



THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

- A G E N D A -

Thursday November 6, 2025

SPECIAL MEETING OF COUNCIL

7:00 pm, Council Chambers, Fingal/Via Video Link

For the purpose of Budget Deliberations

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY INTEREST

3. REPORT

(a) FIN 2025-26 2026 Capital Budget - Report #2.

4. OTHER BUSINESS

(a) 2026 Budget Deliberations
- Fire Capital

5. REPORT

(a) FIN 2025-27 2026 Budget Wages CPI

6. BY-LAW

(a) By-law No. 2025-61, being a by-law to confirm the resolutions and motions of the Council of the Township of Southwold, which were adopted on November 6, 2025

6. ADJOURNMENT: NEXT REGULAR MEETING OF COUNCIL

Monday November 10, 2025 @ 7:00 P.M.
Council Chambers, Fingal/Via Video Link

NEXT SPECIAL MEETING OF COUNCIL

- Asset Management Workshop

Tuesday, November 11, 2025 @ 7:00 P.M.
Council Chambers, Fingal/Via Video Link



TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: November 6, 2025

PREPARED BY: Michele Lant, Director of Corporate Services/Treasurer

REPORT NO: FIN 2025-26

SUBJECT MATTER: 2026 Capital Budget – Report #2

Recommendation:

1. None – For Information

Purpose:

To obtain Council direction for inclusions and deletions from the 2026 Capital Budget discussions.

Budget Discussion:

The 2026 Capital Budget discussions prioritize the capital needs of the Township for Council's consideration. Staff from each department will present capital budget recommendations in three categories:

- A. Critical
 - Locked in commitments approved by Council in prior years
 - Projects with prior legally binding commitments
 - Projects that are required for the Health and Safety of citizens, to adhere to the Asset Management Plan and to maintain the current Levels of Service
- B. Important
 - To maintain critical components at the current service levels and in a state of good repair
 - Projects that will become critical in future years
 - Infrastructure that has a high risk of breakdown or service disruption
- C. Recommended
 - Projects will bring infrastructure back to recommended levels or increase from the current levels of service

Remaining meetings scheduled in the budget process for 2026:

December 11, 2025 – Asset Management Workshop

December 2025 – Operating Budget preparation and circulation to Council

Thursday, January 8, 2026 – Operating Budget

Thursday, January 15, 2026 – Operating Budget and Approval of Capital Forecast and Operating Budget

The attachment summarizes the items for the Fire department that staff included in the 2026 Capital Budget Forecast. Note that the category assigned to each item is a staff recommendation to assist Council in making Capital Budget decisions. The attachment also summarizes the respective Reserve balances based on the itemized list. Changes to these reports will be made as the 2026 budget is confirmed by Council.

Summary

In summary, staff would like direction from Council for inclusion or deletion of capital budget items in preparing the 2026 Capital Budget binder.

Staff is looking forward to working collaboratively with Council on the 2026 Budget and delivering our important services to the residents of the Township.

Financial and Resource Implications:

None. The Budget and Capital Forecast will help establish and guide financial planning for 2026 and beyond.

Strategic Plan Goals:

The above recommendation helps the Township meet the Strategic Plan Goal of:

- ☐ Managed Growth
- ☐ Welcoming and Supportive Neighbourhoods
- ☐ Economic Development
- ☒ Fiscal Responsibility and Accountability

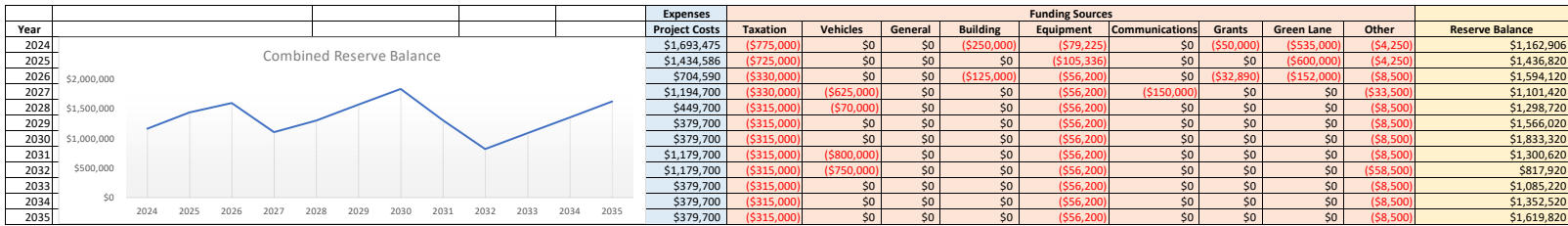
Respectfully submitted by:

Michele Lant
Director of Corporate
Services/Treasurer

Approved for submission by:

Jeff Carswell
CAO/Clerk

Fire Department

[illegible]

Reserve Breakdown						
Vehicles	General	Building	Equipment	Communications	Total	
(\$685,218)	(\$34,999)	(\$304,775)	(\$66,901)	(\$42,064)	(\$1,133,957)	Year
(\$791,695)	(\$34,999)	(\$422,013)	(\$101,800)	(\$42,064)	(\$1,392,571)	2023
(\$791,695)	(\$34,999)	(\$517,013)	(\$101,800)	(\$42,064)	(\$1,487,571)	2023
(\$791,695)	(\$34,999)	(\$517,013)	(\$191,800)	(\$42,064)	(\$1,577,571)	2023
(\$791,695)	(\$34,999)	(\$517,013)	(\$191,800)	(\$42,064)	(\$1,577,571)	2023
(\$791,695)	(\$34,999)	(\$517,013)	(\$191,800)	(\$72,064)	(\$1,607,571)	2023
(\$815,249)	(\$34,999)	(\$517,013)	(\$191,800)	(\$72,064)	(\$1,631,125)	2023
(\$815,249)	(\$34,999)	(\$517,013)	(\$191,800)	(\$72,064)	(\$1,631,125)	2023
(\$815,249)	(\$34,999)	(\$217,013)	(\$191,800)	(\$72,064)	(\$1,331,125)	2023
(\$815,249)	(\$34,999)	(\$217,013)	(\$191,800)	(\$72,064)	(\$1,331,125)	2023
(\$815,249)	(\$34,999)	(\$217,013)	(\$111,800)	(\$72,064)	(\$1,251,125)	2023
(\$815,249)	(\$34,999)	(\$167,013)	(\$111,800)	(\$72,064)	(\$1,201,125)	2023
(\$815,249)	(\$34,999)	(\$167,013)	(\$91,774)	(\$72,064)	(\$1,181,099)	2023
(\$815,249)	(\$34,999)	(\$167,013)	(\$85,752)	(\$72,064)	(\$1,175,077)	2023
(\$815,249)	(\$34,999)	(\$167,013)	(\$58,586)	(\$72,064)	(\$1,147,911)	2023
(\$815,249)	(\$34,999)	(\$167,013)	(\$52,388)	(\$72,064)	(\$1,141,731)	2023
(\$815,249)	(\$34,999)	(\$167,013)	(\$33,166)	(\$72,064)	(\$1,122,491)	2023
(\$805,639)	(\$34,999)	(\$167,013)	(\$33,166)	(\$72,064)	(\$1,112,881)	2023
(\$805,639)	(\$34,999)	(\$167,013)	(\$33,166)	(\$72,064)	(\$1,112,881)	2023
(\$955,639)	(\$34,999)	(\$167,013)	(\$33,166)	(\$72,064)	(\$1,262,881)	2024
(\$955,639)	(\$34,999)	(\$262,013)	(\$33,166)	(\$72,064)	(\$1,357,881)	2024
(\$955,639)	(\$34,999)	(\$262,013)	(\$133,166)	(\$72,064)	(\$1,457,881)	2024
(\$959,889)	(\$34,999)	(\$262,013)	(\$133,166)	(\$72,064)	(\$1,462,131)	2024
(\$959,889)	(\$34,999)	(\$262,013)	(\$133,166)	(\$102,064)	(\$1,492,131)	2024
(\$959,889)	(\$34,999)	(\$12,013)	(\$133,166)	(\$102,064)	(\$1,242,131)	2024
(\$959,889)	(\$34,999)	(\$12,013)	(\$133,166)	(\$102,064)	(\$1,242,131)	2024
(\$959,889)	(\$34,999)	(\$12,013)	(\$113,166)	(\$102,064)	(\$1,222,131)	2024
(\$959,889)	(\$34,999)	(\$12,013)	(\$93,140)	(\$102,064)	(\$1,202,105)	2024
(\$959,889)	(\$34,999)	(\$12,013)	(\$89,644)	(\$102,064)	(\$1,198,609)	2024
(\$959,889)	(\$34,999)	(\$12,013)	(\$74,644)	(\$102,064)	(\$1,183,609)	2024
(\$959,889)	(\$34,999)	(\$12,013)	(\$70,644)	(\$102,064)	(\$1,179,609)	2024
(\$959,889)	(\$34,999)	(\$12,013)	(\$53,941)	(\$102,064)	(\$1,162,906)	2024
(\$959,889)	(\$34,999)	(\$12,013)	(\$53,941)	(\$102,064)	(\$1,162,906)	2024
(\$1,109,889)	(\$34,999)	(\$12,013)	(\$53,941)	(\$102,064)	(\$1,312,906)	2025
(\$1,109,889)	(\$34,999)	(\$107,013)	(\$53,941)	(\$102,064)	(\$1,407,906)	2025
(\$1,109,889)	(\$34,999)	(\$107,013)	(\$153,941)	(\$102,064)	(\$1,507,906)	2025
(\$1,114,139)	(\$34,999)	(\$107,013)	(\$153,941)	(\$102,064)	(\$1,512,156)	2025
(\$1,114,139)	(\$34,999)	(\$107,013)	(\$153,941)	(\$132,064)	(\$1,542,156)	2025
(\$1,114,139)	(\$34,999)	(\$107,013)	(\$153,941)	(\$132,064)	(\$1,542,156)	2025
(\$1,114,139)	(\$34,999)	(\$107,013)	(\$133,805)	(\$132,064)	(\$1,522,020)	2025
(\$1,114,139)	(\$34,999)	(\$107,013)	(\$127,605)	(\$132,064)	(\$1,515,820)	2025
(\$1,114,139)	(\$34,999)	(\$107,013)	(\$122,605)	(\$132,064)	(\$1,510,820)	2025
(\$1,114,139)	(\$34,999)	(\$107,013)	(\$118,605)	(\$132,064)	(\$1,506,820)	2025
(\$1,114,139)	(\$34,999)	(\$107,013)	(\$98,605)	(\$132,064)	(\$1,486,820)	2025
(\$1,114,139)	(\$34,999)	(\$107,013)	(\$48,605)	(\$132,064)	(\$1,436,820)	2025
(\$1,264,139)	(\$34,999)	(\$107,013)	(\$48,605)	(\$132,064)	(\$1,586,820)	2026
(\$1,264,139)	(\$34,999)	(\$157,013)	(\$48,605)	(\$132,064)	(\$1,636,820)	2026
(\$1,264,139)	(\$34,999)	(\$157,013)	(\$148,605)	(\$132,064)	(\$1,736,820)	2026
(\$1,272,639)	(\$34,999)	(\$157,013)	(\$148,605)	(\$132,064)	(\$1,745,320)	2026
(\$1,272,639)	(\$34,999)	(\$157,013)	(\$148,605)	(\$162,064)	(\$1,775,320)	2026
(\$1,272,639)	(\$34,999)	(\$157,013)	(\$148,605)	(\$162,064)	(\$1,775,320)	2026
(\$1,272,639)	(\$34,999)	(\$32,013)	(\$148,605)	(\$162,064)	(\$1,650,320)	2026
(\$1,272,639)	(\$34,999)	(\$32,013)	(\$148,605)	(\$162,064)	(\$1,650,320)	2026

Year	Project	Addl Info	Act/Comm/Est	To Reserve	Expenses Project Costs	Taxation	Vehicles	General	Building	Funding Sources					Other	Notes	Check
2026	Bunker gear		Estimate		\$21,000					Equipment							\$0
2026	Cylinders		Estimate		\$6,200					(\$21,000)							\$0
2026	Hoses and Appliances		Estimate		\$5,000					(\$5,000)							\$0
2026	Portable Radios & pagers		Estimate		\$4,000					(\$4,000)							\$0
2026	SCBA		Estimate		\$20,000					(\$20,000)							\$0
2027	To Vehicle Reserve		Estimate	Vehicles	\$150,000	(\$150,000)											\$0
2027	To Building Reserve		Estimate	Building	\$50,000	(\$50,000)											\$0
2027	To Equipment Reserve		Estimate	Equipment	\$100,000	(\$100,000)											\$0
2027	To Vehicle Reserve WE Contribution		Estimate	Vehicles	\$8,500										(\$8,500)	WE Contribution to Capital Replacement	\$0
2027	To Comm Reserve		Estimate	Communications	\$30,000	(\$30,000)											\$0
2027	Communications System Replacement		Estimate		\$150,000							(\$150,000)					\$0
2027	Bunker gear		Estimate		\$21,000					(\$21,000)							\$0
2027	Cylinders		Estimate		\$6,200					(\$6,200)							\$0
2027	Hoses and Appliances		Estimate		\$5,000					(\$5,000)							\$0
2027	Portable Radios & pagers		Estimate		\$4,000					(\$4,000)							\$0
2027	SCBA		Estimate		\$20,000					(\$20,000)							\$0
2027	Talbotville Rescue Replacement		Estimate		\$650,000		(\$625,000)										\$0
2028	To Vehicle Reserve		Estimate	Vehicles	\$150,000	(\$150,000)									(\$25,000)	DC Contribution	\$0
2028	To Building Reserve		Estimate	Building	\$50,000	(\$50,000)											\$0
2028	To Equipment Reserve		Estimate	Equipment	\$100,000	(\$100,000)											\$0
2028	To Vehicle Reserve WE Contribution		Estimate	Vehicles	\$8,500										(\$8,500)	WE Contribution to Capital Replacement	\$0
2028	To Comm Reserve		Estimate	Communications	\$15,000	(\$15,000)											\$0
2028	Fire Chief Vehicle Replacement		Estimate		\$70,000		(\$70,000)										\$0
2028	Bunker gear		Estimate		\$21,000					(\$21,000)							\$0
2028	Cylinders		Estimate		\$6,200					(\$6,200)							\$0
2028	Hoses and Appliances		Estimate		\$5,000					(\$5,000)							\$0
2028	Portable Radios & pagers		Estimate		\$4,000					(\$4,000)							\$0
2028	SCBA		Estimate		\$20,000					(\$20,000)							\$0
2029	To Vehicle Reserve		Estimate	Vehicles	\$150,000	(\$150,000)											\$0
2029	To Building Reserve		Estimate	Building	\$50,000	(\$50,000)											\$0
2029	To Equipment Reserve		Estimate	Equipment	\$100,000	(\$100,000)											\$0
2029	To Vehicle Reserve WE Contribution		Estimate	Vehicles	\$8,500										(\$8,500)	WE Contribution to Capital Replacement	\$0
2029	To Comm Reserve		Estimate	Communications	\$15,000	(\$15,000)											\$0
2029	Bunker gear		Estimate		\$21,000					(\$21,000)							\$0
2029	Cylinders		Estimate		\$6,200					(\$6,200)							\$0
2029	Hoses and Appliances		Estimate		\$5,000					(\$5,000)							\$0
2029	Portable Radios & pagers		Estimate		\$4,000					(\$4,000)							\$0
2029	SCBA		Estimate		\$20,000					(\$20,000)							\$0
2030	To Vehicle Reserve		Estimate	Vehicles	\$150,000	(\$150,000)											\$0
2030	To Building Reserve		Estimate	Building	\$50,000	(\$50,000)											\$0
2030	To Equipment Reserve		Estimate	Equipment	\$100,000	(\$100,000)											\$0
2030	To Vehicle Reserve WE Contribution		Estimate	Vehicles	\$8,500										(\$8,500)	WE Contribution to Capital Replacement	\$0
2030	To Comm Reserve		Estimate	Communications	\$15,000	(\$15,000)											\$0
2030	Bunker gear		Estimate		\$21,000					(\$21,000)							\$0
2030	Cylinders		Estimate		\$6,200					(\$6,200)							\$0
2030	Hoses and Appliances		Estimate		\$5,000					(\$5,000)							\$0
2030	Portable Radios & pagers		Estimate		\$4,000					(\$4,000)							\$0
2030	SCBA		Estimate		\$20,000					(\$20,000)							\$0
2031	To Vehicle Reserve		Estimate	Vehicles	\$150,000	(\$150,000)											\$0
2031	To Building Reserve		Estimate	Building	\$50,000	(\$50,000)											\$0
2031	To Equipment Reserve		Estimate	Equipment	\$100,000	(\$100,000)											\$0
2031	To Vehicle Reserve WE Contribution		Estimate	Vehicles	\$8,500										(\$8,500)	WE Contribution to Capital Replacement	\$0
2031	To Comm Reserve		Estimate	Communications	\$15,000	(\$15,000)											\$0
2031	Bunker gear		Estimate		\$21,000					(\$21,000)							\$0
2031	Cylinders		Estimate		\$6,200					(\$6,200)							\$0
2031	Hoses and Appliances		Estimate		\$5,000					(\$5,000)							\$0
2031	Portable Radios & pagers		Estimate		\$4,000					(\$4,000)							\$0
2031	SCBA		Estimate		\$20,000					(\$20,000)							\$0
2031	Shedden Tanker (replace 2003)		Estimate		\$800,000		(\$800,000)										\$0
2032	To Vehicle Reserve		Estimate	Vehicles	\$150,000	(\$150,000)											\$0
2032	To Building Reserve		Estimate	Building	\$50,000	(\$50,000)											\$0
2032	To Equipment Reserve		Estimate	Equipment	\$100,000	(\$100,000)											\$0
2032	To Vehicle Reserve WE Contribution		Estimate	Vehicles	\$8,500										(\$8,500)	WE Contribution to Capital Replacement	\$0
2032	To Comm Reserve		Estimate	Communications	\$15,000	(\$15,000)											\$0
2032	Talbotville Tanker		Estimate		\$800,000		(\$750,000)								(\$50,000)	DC Contribution	\$0
2032	Bunker gear		Estimate		\$21,000					(\$21,000)							\$0
2032	Cylinders		Estimate		\$6,200					(\$6,200)							\$0
2032	Hoses and Appliances		Estimate		\$5,000					(\$5,000)							\$0
2032	Portable Radios & pagers		Estimate		\$4,000					(\$4,000)							\$0
2032	SCBA		Estimate		\$20,000					(\$20,000)							\$0
2033	To Vehicle Reserve		Estimate	Vehicles	\$150,000	(\$150,000)											\$0
2033	To Building Reserve		Estimate	Building	\$50,000	(\$50,000)											\$0
2033	To Equipment Reserve		Estimate	Equipment	\$100,000	(\$100,000)											\$0
2033	To Vehicle Reserve WE Contribution		Estimate	Vehicles	\$8,500										(\$8,500)	WE Contribution to Capital Replacement	\$0

Vehicles	General	Building	Equipment	Communications	Total	Year
(\$685,218)	(\$34,999)	(\$304,775)	(\$66,901)	(\$42,064)	(\$1,133,957)	
(\$1,272,639)	(\$34,999)	(\$32,013)	(\$127,605)	(\$162,064)	(\$1,629,320)	2026
(\$1,272,639)	(\$34,999)	(\$32,013)	(\$121,405)	(\$162,064)	(\$1,623,120)	2026
(\$1,272,639)	(\$34,999)	(\$32,013)	(\$116,405)	(\$162,064)	(\$1,618,120)	2026
(\$1,272,639)	(\$34,999)	(\$32,013)	(\$112,405)	(\$162,064)	(\$1,614,120)	2026
(\$1,272,639)	(\$34,999)	(\$32,013)	(\$92,405)	(\$162,064)	(\$1,594,120)	2026
(\$1,422,639)	(\$34,999)	(\$32,013)	(\$92,405)	(\$162,064)	(\$1,744,120)	2027
(\$1,422,639)	(\$34,999)	(\$82,013)	(\$92,405)	(\$162,064)	(\$1,794,120)	2027
(\$1,422,639)	(\$34,999)	(\$82,013)	(\$192,405)	(\$162,064)	(\$1,894,120)	2027
(\$1,431,139)	(\$34,999)	(\$82,013)	(\$192,405)	(\$162,064)	(\$1,902,620)	2027
(\$1,431,139)	(\$34,999)	(\$82,013)	(\$192,405)	(\$192,064)	(\$1,932,620)	2027
(\$1,431,139)	(\$34,999)	(\$82,013)	(\$192,405)	(\$42,064)	(\$1,782,620)	2027
(\$1,431,139)	(\$34,999)	(\$82,013)	(\$171,405)	(\$42,064)	(\$1,761,620)	2027
(\$1,431,139)	(\$34,999)	(\$82,013)	(\$165,205)	(\$42,064)	(\$1,755,420)	2027
(\$1,431,139)	(\$34,999)	(\$82,013)	(\$160,205)	(\$42,064)	(\$1,750,420)	2027
(\$1,431,139)	(\$34,999)	(\$82,013)	(\$156,205)	(\$42,064)	(\$1,746,420)	2027
(\$1,431,139)	(\$34,999)	(\$82,013)	(\$136,205)	(\$42,064)	(\$1,726,420)	2027
(\$806,139)	(\$34,999)	(\$82,013)	(\$136,205)	(\$42,064)	(\$1,101,420)	2027
(\$956,139)	(\$34,999)	(\$82,013)	(\$136,205)	(\$42,064)	(\$1,251,420)	2028
(\$956,139)	(\$34,999)	(\$132,013)	(\$136,205)	(\$42,064)	(\$1,301,420)	2028
(\$956,139)	(\$34,999)	(\$132,013)	(\$236,205)	(\$42,064)	(\$1,401,420)	2028
(\$964,639)	(\$34,999)	(\$132,013)	(\$236,205)	(\$42,064)	(\$1,409,920)	2028
(\$964,639)	(\$34,999)	(\$132,013)	(\$236,205)	(\$57,064)	(\$1,424,920)	2028
(\$894,639)	(\$34,999)	(\$132,013)	(\$236,205)	(\$57,064)	(\$1,354,920)	2028
(\$894,639)	(\$34,999)	(\$132,013)	(\$215,205)	(\$57,064)	(\$1,333,920)	2028
(\$894,639)	(\$34,999)	(\$132,013)	(\$209,005)	(\$57,064)	(\$1,327,720)	2028
(\$894,639)	(\$34,999)	(\$132,013)	(\$204,005)	(\$57,064)	(\$1,322,720)	2028
(\$894,639)	(\$34,999)	(\$132,013)	(\$200,005)	(\$57,064)	(\$1,318,720)	2028
(\$894,639)	(\$34,999)	(\$132,013)	(\$180,005)	(\$57,064)	(\$1,298,720)	2028
(\$1,044,639)	(\$34,999)	(\$132,013)	(\$180,005)	(\$57,064)	(\$1,448,720)	2029
(\$1,044,639)	(\$34,999)	(\$182,013)	(\$180,005)	(\$57,064)	(\$1,498,720)	2029
(\$1,044,639)	(\$34,999)	(\$182,013)	(\$280,005)	(\$57,064)	(\$1,598,720)	2029
(\$1,053,139)	(\$34,999)	(\$182,013)	(\$280,005)	(\$57,064)	(\$1,607,220)	2029
(\$1,053,139)	(\$34,999)	(\$182,013)	(\$280,005)	(\$72,064)	(\$1,622,220)	2029
(\$1,053,139)	(\$34,999)	(\$182,013)	(\$259,005)	(\$72,064)	(\$1,601,220)	2029
(\$1,053,139)	(\$34,999)	(\$182,013)	(\$252,805)	(\$72,064)	(\$1,595,020)	2029
(\$1,053,139)	(\$34,999)	(\$182,013)	(\$247,805)	(\$72,064)	(\$1,590,020)	2029
(\$1,053,139)	(\$34,999)	(\$182,013)	(\$243,805)	(\$72,064)	(\$1,586,020)	2029
(\$1,053,139)	(\$34,999)	(\$182,013)	(\$223,805)	(\$72,064)	(\$1,566,020)	2029
(\$1,203,139)	(\$34,999)	(\$182,013)	(\$223,805)	(\$72,064)	(\$1,716,020)	2030
(\$1,203,139)	(\$34,999)	(\$232,013)	(\$223,805)	(\$72,064)	(\$1,766,020)	2030
(\$1,203,139)	(\$34,999)	(\$232,013)	(\$323,805)	(\$72,064)	(\$1,866,020)	2030
(\$1,211,639)	(\$34,999)	(\$232,013)	(\$323,805)	(\$72,064)	(\$1,874,520)	2030
(\$1,211,639)	(\$34,999)	(\$232,013)	(\$323,805)	(\$87,064)	(\$1,889,520)	2030
(\$1,211,639)	(\$34,999)	(\$232,013)	(\$302,805)	(\$87,064)	(\$1,868,520)	2030
(\$1,211,639)	(\$34,999)	(\$232,013)	(\$296,605)	(\$87,064)	(\$1,862,320)	2030
(\$1,211,639)	(\$34,999)	(\$232,013)	(\$291,605)	(\$87,064)	(\$1,857,320)	2030
(\$1,211,639)	(\$34,999)	(\$232,013)	(\$287,605)	(\$87,064)	(\$1,853,320)	2030
(\$1,211,639)	(\$34,999)	(\$232,013)	(\$267,605)	(\$87,064)	(\$1,833,320)	2030
(\$1,361,639)	(\$34,999)	(\$232,013)	(\$267,605)	(\$87,064)	(\$1,983,320)	2031
(\$1,361,639)	(\$34,999)	(\$282,013)	(\$267,605)	(\$87,064)	(\$2,033,320)	2031
(\$1,361,639)	(\$34,999)	(\$282,013)	(\$367,605)	(\$87,064)	(\$2,133,320)	2031
(\$1,370,139)	(\$34,999)	(\$282,013)	(\$367,605)	(\$87,064)	(\$2,141,820)	2031
(\$1,370,139)	(\$34,999)	(\$282,013)	(\$367,605)	(\$102,064)	(\$2,156,820)	2031
(\$1,370,139)	(\$34,999)	(\$282,013)	(\$346,605)	(\$102,064)	(\$2,135,820)	2031
(\$1,370,139)	(\$34,999)	(\$282,013)	(\$340,405)	(\$102,064)	(\$2,129,620)	2031
(\$1,370,139)	(\$34,999)	(\$282,013)	(\$335,405)	(\$102,064)	(\$2,124,620)	2031
(\$1,370,139)	(\$34,999)	(\$282,013)	(\$331,405)	(\$102,064)	(\$2,120,620)	2031
(\$1,370,139)	(\$34,999)	(\$282,013)	(\$311,405)	(\$102,064)	(\$2,100,620)	2031
(\$570,139)	(\$34,999)	(\$282,013)	(\$311,405)	(\$102,064)	(\$1,300,620)	2032
(\$720,139)	(\$34,999)	(\$282,013)	(\$311,405)	(\$102,064)	(\$1,450,620)	2032
(\$720,139)	(\$34,999)	(\$332,013)	(\$311,405)	(\$102,064)	(\$1,500,620)	2032
(\$720,139)	(\$34,999)	(\$332,013)	(\$411,405)	(\$102,064)	(\$1,600,620)	2032
(\$728,639)	(\$34,999)	(\$332,013)	(\$411,405)	(\$102,064)	(\$1,609,120)	2032
(\$728,639)	(\$34,999)	(\$332,013)	(\$411,405)	(\$117,064)	(\$1,624,120)	2032
\$21,361	(\$34,999)	(\$332,013)	(\$411,405)	(\$117,064)	(\$874,120)	2032
\$21,361	(\$34,999)	(\$332,013)	(\$390,405)	(\$117,064)	(\$853,120)	2032
\$21,361	(\$34,999)	(\$332,013)	(\$384,205)	(\$117,064)	(\$846,920)	2032
\$21,361	(\$34,999)	(\$332,013)	(\$379,205)	(\$117,064)	(\$841,920)	2032
\$21,361	(\$34,999)	(\$332,013)	(\$375,205)	(\$117,064)	(\$837,920)	2032
\$21,361	(\$34,999)	(\$332,013)	(\$355,205)	(\$117,064)	(\$817,920)	2032
(\$128,639)	(\$34,999)	(\$332,013)	(\$355,205)	(\$117,064)	(\$967,920)	2033
(\$128,639)	(\$34,999)	(\$382,013)	(\$355,205)	(\$117,064)	(\$1,017,920)	2033
(\$128,639)	(\$34,999)	(\$382,013)	(\$455,205)	(\$117,064)	(\$1,117,920)	2033
(\$137,139)	(\$34,999)	(\$382,013)	(\$455,205)	(\$117,064)	(\$1,126,420)	2033

Year	Project	Addl Info	Act/Comm/Est	To Reserve	Expenses	Funding Sources									Notes	Check
					Project Costs	Taxation	Vehicles	General	Building	Equipment	Communications	Grants	Green Lane	Other		
2033	To Comm Reserve		Estimate	Communications	\$15,000	(\$15,000)										\$0
2033	Bunker gear		Estimate		\$21,000					(\$21,000)						\$0
2033	Cylinders		Estimate		\$6,200					(\$6,200)						\$0
2033	Hoses and Appliances		Estimate		\$5,000					(\$5,000)						\$0
2033	Portable Radios & pagers		Estimate		\$4,000					(\$4,000)						\$0
2033	SCBA		Estimate		\$20,000					(\$20,000)						\$0
2034	To Vehicle Reserve		Estimate	Vehicles	\$150,000	(\$150,000)										\$0
2034	To Building Reserve		Estimate	Building	\$50,000	(\$50,000)										\$0
2034	To Equipment Reserve		Estimate	Equipment	\$100,000	(\$100,000)										\$0
2034	To Vehicle Reserve WE Contribution		Estimate	Vehicles	\$8,500									(\$8,500)	WE Contribution to Capital Replacement	\$0
2034	To Comm Reserve		Estimate	Communications	\$15,000	(\$15,000)										\$0
2034	Bunker gear		Estimate		\$21,000					(\$21,000)						\$0
2034	Cylinders		Estimate		\$6,200					(\$6,200)						\$0
2034	Hoses and Appliances		Estimate		\$5,000					(\$5,000)						\$0
2034	Portable Radios & pagers		Estimate		\$4,000					(\$4,000)						\$0
2034	SCBA		Estimate		\$20,000					(\$20,000)						\$0
2035	To Vehicle Reserve		Estimate	Vehicles	\$150,000	(\$150,000)										\$0
2035	To Building Reserve		Estimate	Building	\$50,000	(\$50,000)										\$0
2035	To Equipment Reserve		Estimate	Equipment	\$100,000	(\$100,000)										\$0
2035	To Vehicle Reserve WE Contribution		Estimate	Vehicles	\$8,500									(\$8,500)	WE Contribution to Capital Replacement	\$0
2035	To Comm Reserve		Estimate	Communications	\$15,000	(\$15,000)										\$0
2035	Bunker gear		Estimate		\$21,000					(\$21,000)						\$0
2035	Cylinders		Estimate		\$6,200					(\$6,200)						\$0
2035	Hoses and Appliances		Estimate		\$5,000					(\$5,000)						\$0
2035	Portable Radios & pagers		Estimate		\$4,000					(\$4,000)						\$0
2035	SCBA		Estimate		\$20,000					(\$20,000)						\$0

Vehicles	General	Building	Equipment	Communications	Total	Year
(\$685,218)	(\$34,999)	(\$304,775)	(\$66,901)	(\$42,064)	(\$1,133,957)	2033
(\$137,139)	(\$34,999)	(\$382,013)	(\$455,205)	(\$132,064)	(\$1,141,420)	2033
(\$137,139)	(\$34,999)	(\$382,013)	(\$434,205)	(\$132,064)	(\$1,120,420)	2033
(\$137,139)	(\$34,999)	(\$382,013)	(\$428,005)	(\$132,064)	(\$1,114,220)	2033
(\$137,139)	(\$34,999)	(\$382,013)	(\$423,005)	(\$132,064)	(\$1,109,220)	2033
(\$137,139)	(\$34,999)	(\$382,013)	(\$419,005)	(\$132,064)	(\$1,105,220)	2033
(\$137,139)	(\$34,999)	(\$382,013)	(\$399,005)	(\$132,064)	(\$1,085,220)	2033
(\$287,139)	(\$34,999)	(\$382,013)	(\$399,005)	(\$132,064)	(\$1,235,220)	2034
(\$287,139)	(\$34,999)	(\$432,013)	(\$399,005)	(\$132,064)	(\$1,285,220)	2034
(\$287,139)	(\$34,999)	(\$432,013)	(\$499,005)	(\$132,064)	(\$1,385,220)	2034
(\$295,639)	(\$34,999)	(\$432,013)	(\$499,005)	(\$132,064)	(\$1,393,720)	2034
(\$295,639)	(\$34,999)	(\$432,013)	(\$499,005)	(\$147,064)	(\$1,408,720)	2034
(\$295,639)	(\$34,999)	(\$432,013)	(\$478,005)	(\$147,064)	(\$1,387,720)	2034
(\$295,639)	(\$34,999)	(\$432,013)	(\$471,805)	(\$147,064)	(\$1,381,520)	2034
(\$295,639)	(\$34,999)	(\$432,013)	(\$466,805)	(\$147,064)	(\$1,376,520)	2034
(\$295,639)	(\$34,999)	(\$432,013)	(\$462,805)	(\$147,064)	(\$1,372,520)	2034
(\$295,639)	(\$34,999)	(\$432,013)	(\$442,805)	(\$147,064)	(\$1,352,520)	2034
(\$445,639)	(\$34,999)	(\$432,013)	(\$442,805)	(\$147,064)	(\$1,502,520)	2035
(\$445,639)	(\$34,999)	(\$482,013)	(\$442,805)	(\$147,064)	(\$1,552,520)	2035
(\$445,639)	(\$34,999)	(\$482,013)	(\$542,805)	(\$147,064)	(\$1,652,520)	2035
(\$454,139)	(\$34,999)	(\$482,013)	(\$542,805)	(\$147,064)	(\$1,661,020)	2035
(\$454,139)	(\$34,999)	(\$482,013)	(\$542,805)	(\$162,064)	(\$1,676,020)	2035
(\$454,139)	(\$34,999)	(\$482,013)	(\$521,805)	(\$162,064)	(\$1,655,020)	2035
(\$454,139)	(\$34,999)	(\$482,013)	(\$515,605)	(\$162,064)	(\$1,648,820)	2035
(\$454,139)	(\$34,999)	(\$482,013)	(\$510,605)	(\$162,064)	(\$1,643,820)	2035
(\$454,139)	(\$34,999)	(\$482,013)	(\$506,605)	(\$162,064)	(\$1,639,820)	2035
(\$454,139)	(\$34,999)	(\$482,013)	(\$486,605)	(\$162,064)	(\$1,619,820)	2035



SOUTHWOLD FIRE DEPARTMENT





Capital Project Sheet: Fire Department

Shedden Station – 4th Apparatus Bay

Project Rating: Important

Project Overview:

Funds were previously included in capital budget planning for an addition of a 4th apparatus bay to the Shedden Station.

Staff are recommending an adjustment from the previous amount of \$150,000 to \$175,000 to account for overall cost increases.

Additionally, staff are considering additional future improvements, including a permanent second entrance, to create drive around capability along with installing rear overhead bay doors to create a partial drive through station. These potential improvements take into consideration residential development in Shedden and would be presented in the future for further consideration.



Project Funding Source

	2026	2027
Levy		
Development Charges		
User Fees		
Reserves	\$ 175,000	
Grants		
Other		

Project Alignment with Strategic Plan:

Safety



Asset Renewal





Capital Project Sheet: Fire Department

Talbotville Rescue Replacement

Project Rating: Important

Project Update:

Based on current and likely future residential and industrial growth in the Talbotville area, funds have been included in Capital Budget planning for upgrading the current Rescue 61 pickup, which would be considered light duty, into a medium duty apparatus.

Staff recommend deferring this project to 2027 Budget Deliberations, when the Hwy 3 Bypass project has further progressed, and any future development potential can be assessed. Consideration for any delay between ordering and delivery would be assessed at that time.



Project Funding Source

	2026	2027
Levy		
Development Charges		
User Fees		
Reserves		\$ 650,000
Grants		
Other		

Project Alignment with Strategic Plan:

Safety



Asset Renewal



Capital Project Sheet: Fire Department

Recurring Asset Replacement

Project Rating: Important

Project Overview:

Staff recommend maintaining the following contributions to reserves:

- \$158,500 to Vehicle, for future apparatus replacement
- \$50,000 to Building, adjusted lower due to new Talbotville Station
- \$100,000 to Equipment, for continued asset replacement
- \$30,000 to Communications, to fund a future communications system replacement, in conjunction with the other Elgin County municipalities.

This practice has proved to be effective and efficient in maintaining important equipment replacement, and staff are recommending continuing this.



Project Funding Source

	2026	2027
Levy		
Development Charges		
User Fees		
Reserves	\$ 338,500	\$ 338,500
Grants		
Other		

Project Alignment with Strategic Plan:

Asset Renewal





Capital Project Sheet: Fire Department

Shedden Bunker Gear Room/Washroom Improvements

Project Rating: Important

Project Overview:

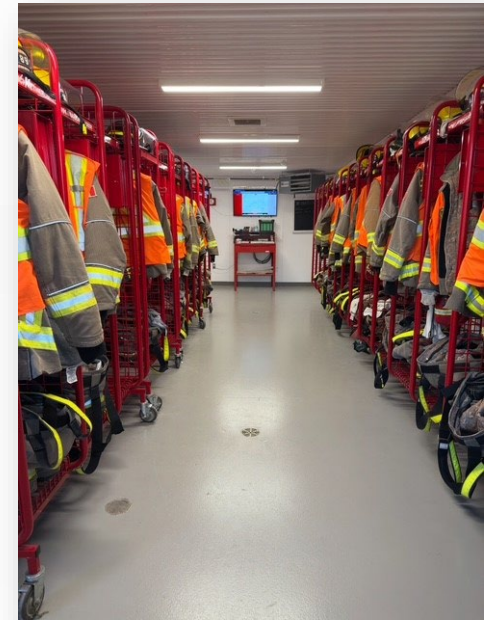
Utilizing Provincial Fire Protection funding, a bunker gear room has been identified by staff for 2026, along with washroom improvements.

This would create a separation for bunker gear from the apparatus bay and provide improved facilities for firefighter decontamination and personal hygiene.

These improvements are consistent with established cancer prevention practices, and to the design of the new Talbotville Station.

Project Funding Source

	2026	2027
Levy		
Development Charges		
User Fees		
Reserves		
Grants	\$32,890	
Other		



Project Alignment with Strategic Plan:

Safety



Asset Renewal





TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: November 6, 2025

PREPARED BY: Michele Lant, Director of Corporate Services/Treasurer

REPORT NO: FIN 2025-27

**SUBJECT MATTER: 2026 Budget – 2026 Wage Grid Adjustment, Assessment,
Budget Direction/Feedback**

Recommendations:

1. That Council direct staff to prepare the 2026 Budget based on adjustments to the Wage Grid, in accordance with the Pay Administration Policy and the Collective Agreement;
2. That Council provide feedback and direction for preparation of the draft 2026 Budget and Capital Forecast.

Purpose:

To seek direction from Council for preparation of the 2026 Budgets.

Background:

As staff prepares the 2026 budget, input from Council would be beneficial in several key areas.

Comments/Analysis:

2026 Wage Grid Adjustment

In 2019, Council approved a Pay Administration Policy. One purpose of the policy is to provide direction on annual adjustments to the Pay Grid. The policy recommends that the Pay Grid be adjusted by the Statistics Canada Ontario CPI for All Goods for the 12 months ending September 30th. The September 30th CPI was 3.1%. This is increased from the 1.63% in 2025.

Based on the policy, the 3.1% adjustment would be applied to the wage grid for full-time non-union staff, firefighter rates, Council rates and other occasional staff rates.

Unionized staff will receive a 1.0% adjustment on January 1, 2026 as per the Collective Agreement signed in 2024.

The chart below shows historical CPI rates and changes from Statistics Canada and the rates applied to the wage grid for both Non-Union and Union employees. Note that 2022 was the first CUPE agreement. As shown below, employee wages are below the Ontario CPI changes.

Historical CPI and Wage Grid Increases								
					Non-Union	Difference	CUPE	Difference
For Year	Sept	Sept CPI	Change	CPI %	Granted	from CPI	Granted	from CPI
2013	2012	122.0						
2014	2013	123.5	1.5	1.23%	1.50%	0.27%	1.50%	0.27%
2015	2014	126.7	3.2	2.59%	1.00%	-1.59%	1.00%	-1.59%
2016	2015	127.8	1.1	0.87%	2.00%	1.13%	2.00%	1.13%
2017	2016	130.1	2.3	1.80%	2.00%	0.20%	2.00%	0.20%
2018	2017	132.3	2.2	1.69%	2.00%	0.31%	2.00%	0.31%
2019	2018	135.2	2.9	2.19%	2.00%	-0.19%	2.00%	-0.19%
2020	2019	137.5	2.3	1.70%	1.70%	0.00%	1.70%	0.00%
2021	2020	138.3	0.8	0.58%	0.60%	0.02%	0.60%	0.02%
2022	2021	144.4	6.1	4.41%	4.40%	-0.01%	4.40%	-0.01%
2023	2022	154.1	9.7	6.72%	4.00%	-2.72%	3.00%	-3.72%
2024	2023	159.7	5.6	3.63%	4.00%	0.37%	4.00%	0.37%
2025	2024	161.1	1.4	0.88%	1.63%	0.75%	1.00%	0.12%
2026	2025	166.1	5	3.10%	3.10%	0.00%	1.00%	-2.10%
			Total	31.40%	29.93%	-1.47%	26.20%	-5.20%
			Last 4 yrs	14.33%	12.73%	-1.60%	9.00%	-5.33%

Assessment

In October 2024, the Province indicated that the property tax reassessments will continue to be deferred indefinitely. This means that 2026 will continue to use a valuation date of January 1, 2016. As a result, properties will remain fully phased in and at their destination value. There should be fewer assessment related changes to taxes due to phase-in and assessment shifts between property classes.

New assessment is continuing to be captured and added to the assessment. Although growth has slowed, the Township should continue to see some residential assessment growth in 2026.

While actual assessment from the ongoing growth and development will take some time to determine, staff would suggest taking the following approach when dealing with this positive, but variable situation:

- Understand that the additional growth and development will contribute to the need for an increase in services, funding and staff to maintain existing services at reasonable levels
- Anticipate, that based on past experience and other jurisdictions, that the large increase in commercial assessment has the potential to significantly decrease rapidly and for several years' retro-actively if there is an assessment appeal. Staff would suggest that Council continues to put a significant portion of new revenue to the tax stabilization reserve in anticipation of a significant tax write-off in future years. The impact of the delayed reassessment has the potential to compound this situation as the valuation year will be 2016 which will be 9 – 10 years behind. Other jurisdictions that used significant assessment growth as a windfall (increased expenses, lowered tax rates and didn't allocate to a Tax Stabilization Reserve) often ran into problems when assessment reductions led to significant write-offs, tax increases and service level reductions. Although staff was anticipating a 2025 resolution to the appeal, it is now anticipated in 2026 but the impact is still unknown at this time
- Maintain taxation and user fees at a lower, but reasonable level compared to our municipal neighbours. While growth and development has the potential to lower tax rates or user fees, it would not be fiscally prudent to do so until sufficient reserves are established and appropriate funding for desired operating service levels are achieved, which will take several years. Continuing with reasonable and inflationary adjustments to taxes would be fiscally prudent for the next several years even if it appears there may be an opportunity to lower taxes.

Budget Direction / Feedback

If there are any comments or suggestions as to budget direction or targets that Council wishes to provide, staff can take that under advisement. At this point, staff are planning to bring forward a budget that attempts the following:

- Maintain programs and services at existing levels, with recommendations for changes in some areas to address current and future demands due to growth and development activity
- Attempt to continue increasing funding for core infrastructure requirements as recommended in the latest Road Needs Study Report

- Focus on continuing to move forward and/or complete some of the larger infrastructure projects that are in progress i.e. Road Infrastructure (increased gravel, resurfacing), Shedden/Fingal Sanitary project
- New projects have been explored and developed for consideration in the Budget and Capital Forecast
- CCBF grant remains the same as 2025 at \$158,871 and OMPF funding has seen an increase of approximately 8%, but operating expenses could see an increase by approximately XX%; using the Non-Residential Building Construction Price Index, 2025 over 2024, and areas that affect the Township, gasoline saw a 6.9% decrease, energy was a 3.9% decrease, transportation saw a 1.2% increase, goods saw a 1.0% increase and services saw a 2.9% increase
- 2026 OPP costs are estimated to increase by 11% over the 2025 OPP costs
- Insurance premiums for 2026 are slightly lower than 2025 premiums but represent a decrease of less than 1% (2025 increase was an overall 7%)
- OCIF funding reduction of \$29,441, representing a 10% decrease
- As staff continues to examine cashflow, a couple of areas that are affecting this are reduced revenues of bank interest with the lower bank balance and lower interest rates and the collection of outstanding taxes reduces the monthly penalty/interest revenues
- In light of the foregoing, and at a very preliminary estimate, a tax increase in the 10% - 12% range (\$210 - \$235 for typical RT assessment)

Financial and Resource Implications:

None at this time.

Strategic Plan Goals:

The above recommendation helps the Township meet the Strategic Plan Goal of:

- ☒ Managed Growth
- ☐ Welcoming and Supportive Neighbourhoods
- ☐ Economic Development
- ☒ Fiscal Responsibility and Accountability

Respectfully submitted by:

Michele Lant
Director of Corporate
Services/Treasurer

Approved for submission by:

Jeff Carswell
CAO/Clerk



THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

BY- LAW NO. 2025-61

Being a by-law to confirm the resolutions and motions of the Council of the Township of Southwold, which were adopted on November 6, 2025.

WHEREAS Section 5(3) of the Municipal Act, 2001, Chapter 25, provides that a municipal power, including a municipality's capacity, rights, powers and privileges under section 8, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it has been expedient that from time to time, the Council of the Corporation of the Township of Southwold should enact by resolution or motion of Council;

AND WHEREAS it is deemed advisable that all such actions that have been adopted by a resolution or motion of Council only should be authorized by By-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD ENACTS AS FOLLOWS:

1. That the actions of the Council of the Township of Southwold at the Special Meeting of Council held on November 6, 2025; in respect to each report, motion, resolution or other action passed and taken by the Council at its meetings, is hereby adopted, ratified and confirmed, as if each resolution or other action was adopted, ratified and confirmed by its separate by-law.
2. That the Mayor and the proper officers of the Corporation are hereby authorized and directed to do all things necessary to give effect to the said action, or obtain approvals, where required, and, except where otherwise provided, the Mayor and the Clerk are hereby directed to execute all documents necessary in that behalf and to affix the Corporate Seal of the Township of Southwold to all such documents.

**READ A FIRST AND SECOND TIME, CONSIDERED READ A THIRD TIME, AND
FINALLY PASSED THIS 6th DAY OF NOVEMBER 2025.**

Mayor
Grant Jones

CAO/Clerk
Jeff Carswell