



THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

- A G E N D A -

Monday February 23, 2026

REGULAR MEETING OF COUNCIL

7:00 p.m., Council Chambers, Fingal/Via Video Link

- 1. CALL TO ORDER**
- 2. ADDENDUM TO AGENDA**
- 3. DISCLOSURE OF PECUNIARY INTEREST**
- 4. ADOPTION AND REVIEW OF MINUTES**
 - (a) Draft Minutes of the Regular Council Meeting of February 9, 2026
 - (b) Draft Minutes of the Southwold Economic Development Committee Meeting of February 5, 2026
 - (c) Draft Minutes of the Southwold War Memorial Committee Meeting of February 10, 2026
- 5. DELEGATION**
 - (a) **8:00 p.m.** Michele Lant, Director Corporate Services/Treasurer
RE: Presentation of 2026 Budget
- 6. DRAINAGE**
 - (a) IDS 2026-05 Notice of Request for Major Drain Improvement, Drainage Act Section 78 (1.1) – Fowler Drain
- 7. PLANNING**
 - (a) **7:00 p.m. Public Meeting Zoning By-law Amendments** PLA 2026-04, ZBA 2026-01, 9210 Union Road, PLA 2026-05, ZBA 2026-03, 4324 Thomas Road and PLA 2026-06, 11432 Sunset Road
 - (b) PLA 2026-07, Consent Application E12-26, 11135 Sunset Road, Follow-up Report
 - (c) PLA 2026-08, Consent Application E19-26, 0141 and 0142 Scotch Line

8. REPORTS

- (a) CBO 2026-06 Keystone Complex Pillars and Fencing
- (b) FIN 2026-06 2025 Council Renumeration & Expenses
- (c) FIN 2026-07 Trillium Grant Report

9. CORRESPONDENCE

10. BY-LAWS

- (a) By-law No. 2026-14, being a by-law to amend By-law No. 2011-14, 9210 Union Road
- (b) By-law No. 2026-15, being a by-law to remove holding provision, 4324 Thomas Road
- (c) By-law No. 2026-16, being a by-law to amend By-law No. 2011-14, 11432 Sunset Road
- (d) By-law No. 2026-17, being a by-law to adopt the Budget Estimates and Capital Projects for the year 2026
- (e) By-law No. 2026-18, being a by-law to confirm the resolutions and motions of the Council of the Township of Southwold, which were adopted on February 23, 2026

11. OTHER BUSINESS *(For Information Only)*

12. CLOSED SESSION

- (a) 239(2) (c) a proposed or pending acquisition or disposition of land by the municipality or local board (Multiple properties)
- (b) 239(2) (h) information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them; (Ministry of Infrastructure)
- (c) 239(2) (b) personal matters about an identifiable individual, including municipal or local board employees (HR Matters)

13. ADJOURNMENT: NEXT REGULAR MEETING OF COUNCIL
Monday March 9, 2026 @ 7:00 P.M.
Council Chambers, Fingal/Via Video Link



THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

MINUTES

Regular Council Meeting
Monday February 9, 2026
7:00 p.m. Council Chambers, Fingal, Shedden/Via Video Link

COUNCIL PRESENT: Mayor Grant Jones
Councillor John Adzija
Councillor Sarah Emons
Councillor Scott Fellows

ALSO PRESENT: Jeff Carswell, CAO/Clerk
Michele Lant, Director of Corporate Services/Treasurer
Aaron Van Oorspronk, Director of Infrastructure and Development
Services
Corey Pemberton, Director of Building and Community
Services/Chief Building Official (Virtually)
Paul Clarke, Planner (Virtually) (7:10 p.m.)
June McLarty, Deputy Clerk

REGRETS: Deputy Mayor Justin Pennings

Mayor Jones called the meeting to order at 7:00 p.m.

ADDENDUM TO AGENDA: None

DISCLOSURES: None were declared

ADOPTION OF MINUTES:

Council Minutes – Adopt

2026-38 Councillor Adzija – Councillor Emons

RESOLVED THAT the Minutes of the Special Council Meeting of January 8th, 2026 and the Minutes of the Regular Council Meeting of January 26th, 2026 are hereby adopted.

CARRIED

Committee Minutes – Review

2026-39 Councillor Fellows – Councillor Emons

RESOLVED THAT Council had reviewed the draft Minutes of the Southwold Young at Heart Committee Meeting of January 29, 2026

CARRIED

PLANNING:

Zoning By-law Amendment ZBA 2026-02, Cornerstone Building Brands Canada Inc, 40684 Talbot Line and Oegema Turkey Farms Inc., 10882 Sunset Road, C/O Rick Pennycooke, Lakeshore Group

In attendance: M. Chan, Lakeshore Group, W. Oegema

Opening of Public Meeting for ZBA 2026-02

2026-40 Councillor Adzija – Councillor Emons

RESOLVED THAT Council of the Township of Southwold now sits as a public meeting under the Planning Act to consider Zoning By-law Amendment file no. ZBA 2026-02, Cornerstone Building Brands Canada Inc, 40684 Talbot Line and Oegema Turkey Farms Inc., 10882 Sunset Road, C/O Rick Pennycooke, Lakeshore Group opens at **7:02 p.m.**

CARRIED

Chairperson Jones called the meeting to order and stated that this is a public meeting as required by Section 34 of the Planning Act to afford any person an opportunity to make representation with respect to a proposed Zoning By-law Amendment to rezone the subject property legally described as Part of Lots 41 & 42, Concession East of the North Branch of Talbot Road.

The proposed Zoning By-law Amendment (ZBA) application would swap the zoning designation between two properties that are subject to a consent application before the Elgin County Land Division Committee for a land swap. The zones being switched are Settlement Reserve (SR) and Commercial/Industrial 1 (CM1).

Chairperson Jones asked if any members of Council had a disclosure of interest concerning the proposal. None were declared.

Chairperson Jones asked the Clerk what method of notice and when was the notice given to the public for this meeting. The Clerk responded that a notice was mailed to neighbouring property owners within 120 meters of the subject lands and emailed to commenting agencies prior to the deadline of January 20. A sign was posted on the subject property before January 20.

Planner Paul Clarke presented his report to Council and the Committee.

Chairperson Jones asked the Clerk if any comments were received from staff. The Clerk responded yes. Staff comments were received, as detailed in the Planning Staff Report.

Chairperson Jones asked if any written submissions were received on this application. The Clerk responded no other comments were received.

Chairperson Jones stated that before opening the meeting to questions from the public please be advised if any person from the public wished to receive further information on the action of the Council regarding the decision on the application for the Zoning By-law Amendment, please ensure that they email their name, address, postal code and phone number to the Planner or Clerk by February 10, 2026. Any person that has contacted the Planner to be part of the public meeting today will receive this further information automatically.

Chairperson Jones asked if the owner and/or applicant is in attendance and to please identify yourself so that the Township has a record of your attendance at this public meeting, with your name and civic address.

Matthew Chan, Junior Planner for the Lakeshore Group, identified himself as a consultant for the applicants. He reported that there were no concerns with the staff report.

W. Oegema, 10906 Sunset Road also identified himself.

Chairperson Jones asked if there were any questions from the public or Council. No questions were asked.

PLA 2026-03 ZBA 2026-02, 40684 Talbot Line/10882 Sunset Road

2026-41 Councillor Adzija – Councillor Emons

RESOLVED THAT Council approve Zoning By-law Amendment Application ZBA 2026-02 to rezone the subject properties from Commercial/Industrial 1 (CM1) to Settlement Reserve (SR) and from Settlement Reserve (SR) to Commercial / Industrial 1 (CM1) Zone, respectively, as presented in By-law 2026-11 attached as Appendix 1 to Report PLA 2026-03; and,

THAT subject to no concerns being raised at the public meeting, that By-law 2026-11 to amend Zoning By-law 2011-14, as amended be presented at the regular meeting of Council on February 9, 2026, for adoption. (PLA 2026-03).

CARRIED

Chairperson Jones stated that the decision may be appealed to the Ontario Land Tribunal by the applicant. This public meeting is now concluded

Closing of Public Meeting for ZBA 2026-02

2026-42 Councillor Fellows – Councillor Adzija

RESOLVED THAT the public meeting to consider the application to amend the zoning on the properties owned by Cornerstone Building Brands Canada Inc, 40684 Talbot Line and Oegema Turkey Farms Inc., 10882 Sunset Road, C/O Rick Pennycooke, Lakeshore Group closes at **7:10 p.m.**

CARRIED

REPORTS:

IDS 2026-04 Activity Report – January 2026

Aaron Van Oorspronk, Director of Infrastructure and Development Services presented this report to Council for information purposes.

CBO 2026-04 Activity Report – January 2026

Corey Pemberton, Director of Building and Community Services presented this report to Council for information purposes.

CBO 2026-05 Changes to O. Reg 747/21- Permit

2026-43 Councillor Fellows – Councillor Emons

RESOLVED THAT Council receive Report CBO 2026-05 for information, and

THAT Council direct staff to update facility rental policies to require Council approval for any “bring-your-own” events at Township facilities.

CARRIED

REPORT – Southwold Young at Heart Committee

2026-44 Councillor Adzija – Councillor Fellows

RESOLVED THAT the Old Timers Euchre Group offer free membership to Southwold residents; and,

THAT the \$5.00 weekly fee to play be paid by everyone; and,

THAT the Old Timers Euchre Group will pay \$800 a year to use the Southwold Keystone Complex main hall and kitchen on Wednesday afternoons when available; and,

THAT these euchre events are sponsored by the Southwold Young at Heart Committee.

CARRIED

REPORT – Economic Development Committee

2026-45 Councillor Emons – Councillor Fellows

RESOLVED THAT the Southwold Economic Development Committee be authorized to oversee and direct all aspects of the Economic Development Plan update project, including issuing an RFP for consulting services, engaging a consultant to develop the plan, acting as the project steering committee, keeping Council apprised of the project activity and recommending adoption of an updated plan.

CAO 2026-02 Activity Report – January 2026

Jeff Carswell, CAO/Clerk presented this report to Council for information purposes.

CAO 2026-03 Strategic Plan 2025 Update

Jeff Carswell, CAO/Clerk presented this report to Council for information purposes.

CORRESPONDENCE:

- Fee Waiver Request – Southwold History Committee – Lawrence Station Play

Southwold Township History Committee – Lawrence Station Play Fee Waiver Request

2026-46 Councillor Emons – Councillor Fellows

RESOLVED THAT Council of the Township of Southwold approves the \$1,130.00 fee waiver request submitted by Southwold History Committee for the use of the Keystone Complex on October 28, 29 and 30, 2026 for the Lawrence Station Play.

CARRIED

BY-LAWS:

- By-law No. 2026-11, being a by-law to amend By-law No. 2011-14, 10882 Sunset Road/40684 Talbot Line
- By-law No. 2026-12, being a by-law to appoint Councillors and Ratepayers to various Boards and Committees requiring Council representation and to repeal By-law No. 2025-13
- By-law No. 2026-13, being a by-law to confirm the resolutions and motions of the Council of the Township of Southwold, which were adopted on February 9, 2026

By-laws

2026-47 Councillor Emons – Councillor Adzija

RESOLVED THAT By-law Nos. 2026-11 and 2026-12, be read a first and second time, considered read a third time and finally passed this 9th day of February, 2026.

CARRIED

OTHER BUSINESS

- ROMA Conference Delegation – MPAC Reassessment
- ROMA Conference Delegation – Resolving Valuation Day Conflict for

CLOSED SESSION:

2026-48 Councillor Fellows – Councillor Adzija

RESOLVED THAT Council of the Township of Southwold now moves again into a session of the meeting that shall be closed to the public at **7:34 p.m.** in accordance with Section 239 (2) of the Municipal Act, S.O. 2001, c. 25 for discussion of the following matters;

- 239(2) (c) a proposed or pending acquisition or disposition of land by the municipality or local board (Multiple properties)

CARRIED

Adjournment of Closed Session

2026-49 Councillor Fellows – Councillor Adzija

RESOLVED THAT Council of the Township of Southwold adjourns the Closed Session of the Regular Council meeting at **8:08 p.m.**

CARRIED

STAFF DIRECTION

Staff was directed by Council to the items that were discussed in the Closed Session.

Confirmation By-law

2026-50 Councillor Emons – Councillor Adzija

RESOLVED THAT By-law No. 2026-13 be read a first and second time, considered read a third time and finally passed this 9th day of February, 2026.

CARRIED

ADJOURNMENT:

2026-51 Councillor Adzija – Councillor Fellows

RESOLVED THAT Council for the Township of Southwold adjourns this Regular meeting of Council at **8:09 p.m.**

Mayor
Grant Jones

CAO/Clerk
Jeff Carswell



Southwold Economic Development Committee

Meeting Minutes

**Thursday, February 5, 2026 at 8:00 am
Council Chambers/Webex Meeting**

Present: Deputy Mayor Justin Pennings
Councillor John Adzija
Steve Bushell

Staff/Resource: Aaron VanOorspronk, Director of Infrastructure and Development
Jeff Carswell, CAO/Clerk
Carolyn Krahn, Manager of Economic Development
& Strategic Initiatives

Guests: Tanya Buttinger
Stuart Lackey

Regrets: Barry Harrison
Tanya Wilson, Elgin Business Resource Centre
Scott Young

1. Call to Order

Deputy Mayor Pennings called the meeting to order at 8:05 am.

2. Approval of Agenda

The Committee approved the agenda for the February 5, 2026 meeting.

3. Disclosure of Pecuniary Interest

None

4. Approval of the November 6, 2025 Minutes

The Committee approved the minutes as drafted from the November 6, 2025 meeting.

5. Economic Development Plan Update

The Committee reviewed information related to development of an updated Economic Development Plan with funding from the ROD Program. A draft timeline illustrating the various steps required to complete the updated plan was reviewed. Steps included drafting an RFP for consulting services, selection of a consultant, project kick-off, community consultation, development of the plan and action items, and final approval by Council.

In order to move the project forward in an efficient manner, the Committee discussed acting as the Project Steering Committee and seeking approval from Council to decide on matters such as selection of the consultant, development of the work plan with the consultant and recommendations to Council on key decisions and approvals. The following recommendation will be made to Council:

“That the Southwold Economic Development Committee be authorized to oversee and direct all aspects of the Economic Development Plan update project, including issuing an RFP for consulting services, engaging a consultant to develop the plan, acting as the project steering committee, keeping Council apprised of the project activity and recommending adoption of an updated plan.”

6. Elgin County Economic Development Update

Anne Kleinsteuber, Business Enterprise Facilitator, provided updates on the following matters:

- The Pitch
- The Ed Co Conference
- 2026 Visitors Guide, which includes a new Itinerary Section
- National Women’s Lifestyle Show
- Recent Trade Shows
- Twas the Night Before Christmas in Elgin County featuring 58 local businesses
- Elgin Holiday Gift Guide
- New Economic Development Website
- New Economic Development and Tourism Plan (copy attached to agenda)

- 2026 Performance Plan (copy attached to agenda)

7. Development and Infrastructure Updates

Director of Infrastructure and Development Services, Aaron VanOorspronk reported on the following matters:

- a. Fingal Reconstruction – Construction is well underway. The County is organizing a meeting with the Elgin Federation of Agriculture to review updates to the road design. The committee encouraged that a date be established as soon as possible.
- b. Shedden/Fingal Sanitary Servicing – The contractor is completing work to remedy any infiltration and complete commissioning of the sewer in Union Road, Shedden. The road will remain as base asphalt over the winter.
- c. WWTP Updates for Shedden & Talbotville – The Shedden WWTP construction has started. Staff are working with the Ministry of Infrastructure to finalize the revised plans for improvements to the Talbotville Wastewater system.
- d. Parks and Trails Master Plan Project – The consultant is finalizing the report for presentation to Council.
- e. Staff and County Planning will be starting the Zoning By-law update project. Items identified by the Economic Development Committee will be included for consideration, as well as being further consulted through the update process.

8. New and Other Business

The Committee requested that appointments of additional members be added to the next agenda.

9. Next Meeting date, time and location

The next meeting was scheduled for March 26, 2026 at 8:00 am.

10. Adjourn

The meeting adjourned at 9:16 am.

Chairperson, Justin Pennings

Staff Resource, Jeff Carswell



Southwold War Memorial Committee

February 10, 2026
Council Chambers, Fingal
3:30 PM

Attending: Rev. Diane Macpherson, Leah Morise, Rev. John Brown, Councillor Emons
Staff Resource: Caitlin Wight
Regrets: Karen Lynch, Len Lynch

Called to order at 3:30 PM

Motion to approve Minutes from November 20, 2025 meeting by Rev. Diane Macpherson, Seconded by Leah Morise. All in favour. Carried.

Motion to approve Agenda for February 10, 2026, meeting by Rev. Diane Macpherson, Seconded by Leah Morise. All in favour. Carried.

Business Arising from Minutes/Wrap Up

- Curtains for Keystone –

Motion to recommend that staff investigate the details on curtain options for the complex – Permanent vs. Semi-Permanent, and the costs associated with the different options – by Leah Morise, Seconded by Rev. John Brown. All in favour. Carried.

- Audio – Councillor Emons to connect with Deputy Mayor Pennings on the cables that are taped to the floor during the service for the speaker system. Committee agreed that the current set up of the sound system is better when Ted Barris is using a mic.

- Silver Cross - will be Guy Clark(e). Diane Macpherson is working on the possibility of connecting with a distant relative to lay the wreath.
- Councillor Emons - will speak with Len Lynch on if he was able to connect with Mike Rivard & Linda Sawyer re: process for the cadets for the service.

Plans for November 8, 2026

- Caitlin Wight to put together laminated "Reserved" signs for seats for the Wreath Presenters, and Committee members
- Posting of video time on Remembrance Day - Councillor Emons to connect with Grayden Laing to request it be posted at 9:30AM
- 2026 Theme - The Liberation of the Netherlands - Caitlin to email Ted Barris to advise this is what the committee would like for the theme.
 - Update - Ted reached out, and the anniversary of The Liberation of the Netherlands was last year. He is still happy to present on the topic but wondered if the committee wanted to pick a different one.
 - Committee currently deciding on a different theme topic. Caitlin will reach back out to Ted once it has been determined.

New Business

- In Memoriam - Gayle Bogart
- First Hussars - Nick Corrie - Caitlin Wight to reach out and find out if the group has their own wreath for presenting, or if one is needed for them.
 - Update - Nick Corrie responded that they do not have a wreath nor someone that is able to present the wreath currently. Was asked to keep us posted if there are any changes in future that they can have someone present.
- Southwold Remembers Poster Contest - Leah Morise has been in touch regarding the prizing - to be determined closer to the date of the contest (Contest is to take place at Shedden Fair in August). She is to follow up later.
- New Wreaths? Caitlin to reach out to MP Andrew Lawton's office on if they have a contact or company to purchase new wreaths in future.
- Southwold Veteran's Wreath - suggestion of a different person in community. Leah knows person and will reach out and ask.
 - Update - person has accepted and will lay wreath.
- Bill Aarts - Caitlin Wight to connect with him regarding position on committee. Has he completely resigned, or just from MC'ing the service.
- Crocheted Poppy Blanket borrowed from Dutton - Karen Lynch to reach out to the Shedden community to see about the possibility of getting one made for Southwold.

Next Meeting

The next meeting is Tuesday, July 14th, 2026, at 3:30 PM in Council Chambers in Fingal.

Adjournment

Motion to adjourn meeting by Diane Macpherson, seconded by John Brown.

The meeting was adjourned at 4:22 p.m.

DRAFT

Schedule A – Possible Subjects for 2026

In 2026, Canada will mark several major World War I and II anniversaries with national and international commemorations, including battlefield tours, ceremonies, and educational initiatives. Here are the most notable events and milestones planned:

Major Canadian WWI & WWII Anniversaries in 2026

- 80th Anniversary of the Liberation of the Netherlands (1945-2026)
 - Significance: Canadian forces played a pivotal role in liberating the Netherlands during the final months of WWII.
 - Planned Commemorations:
 - May 4, 2026: Canadian-led ceremony at Holten Canadian War Cemetery in the Netherlands.
 - May 5, 2026: Liberation Day celebrations in Dutch cities, with Canadian veterans and youth delegations expected to participate.
 - Battlefield tours retracing the Maple Leaf Route from Normandy to Holland are scheduled by groups like Liberation Tours and Special Travel International.
- 110th Anniversary of the Start of World War I (1914-2026)
 - While not a traditional milestone year, this anniversary may be acknowledged through educational programming and remembrance events, especially in schools and museums.
- 109th Anniversary of the Battle of Vimy Ridge (1917-2026)
 - April 9, 2026: Vimy Ridge Day will be marked with ceremonies at the Canadian National Vimy Memorial in France and across Canada.
- 82nd Anniversary of D-Day and the Battle of Normandy (1944-2026)
 - June 6, 2026: Commemorations at Juno Beach Centre in France, with Canadian delegations expected.
 - Tours and ceremonies will highlight Canada's role in the landings and subsequent campaign.
- 82nd Anniversary of the Dieppe Raid (1942-2026)
 - August 19, 2026: Memorial events in Dieppe, France, and Canadian communities to honour the heavy sacrifices made during this ill-fated operation.
- National and Local Commemorations
 - Veterans Affairs Canada and the Royal Canadian Legion will support ceremonies across the country, especially around:
 - Battle of the Atlantic Sunday (first Sunday in May)
 - Remembrance Day (November 11)
 - Vimy Ridge Day (April 9)
 - The Commemorate Canada program offers funding for local initiatives marking these anniversaries.



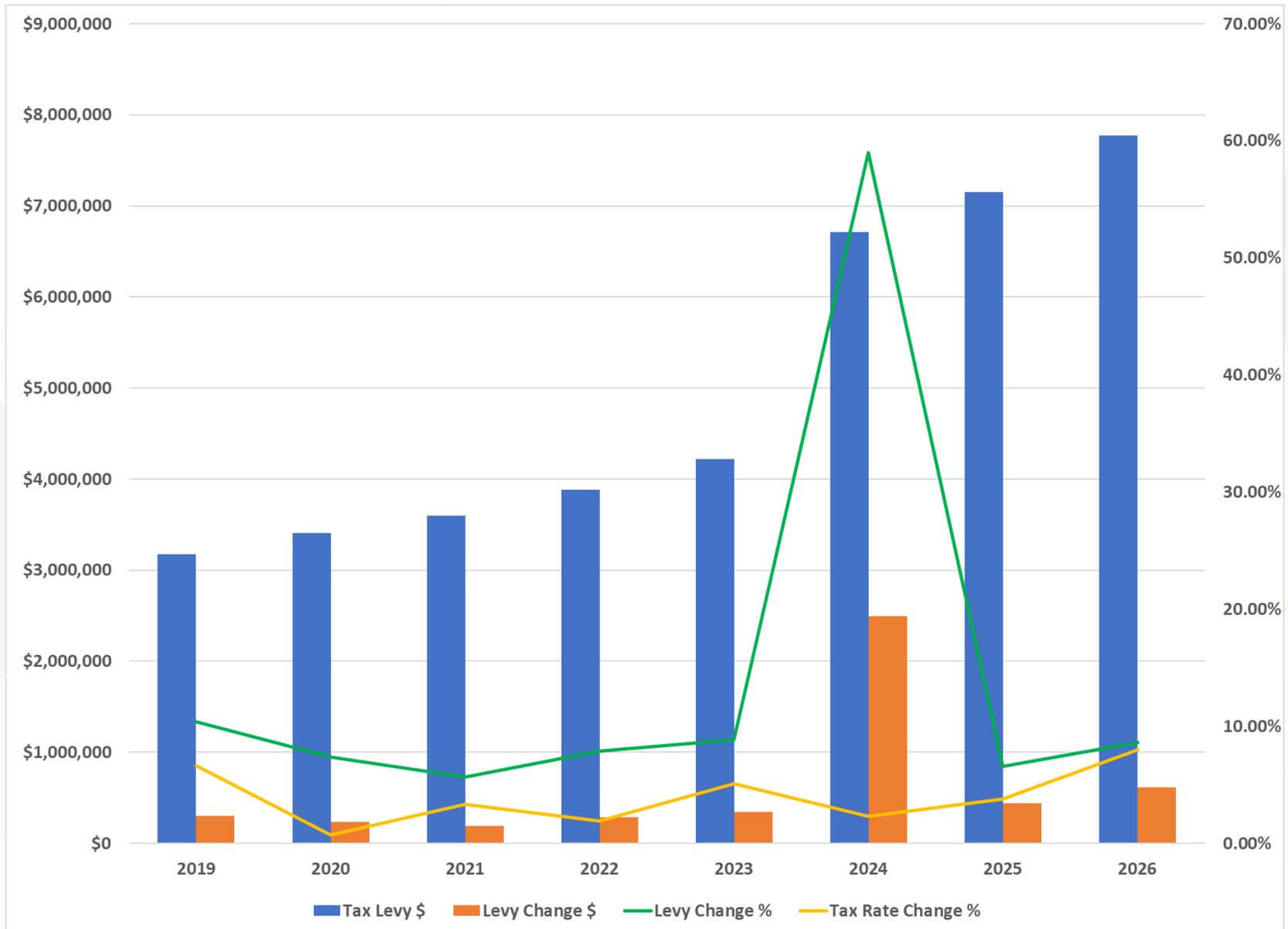
Township of Southwold 2026 Budget





Key Numbers	
2025 Levy	\$7,153,451
2026 Levy	\$7,768,081
Levy \$ Increase	\$614,630
Levy % Increase	8.59%
Growth Adjusted Levy \$ Increase	\$576,060
Growth Adjusted Levy % Increase	8.05%
Tax Rate Change	8.01%

Historical Tax Levies



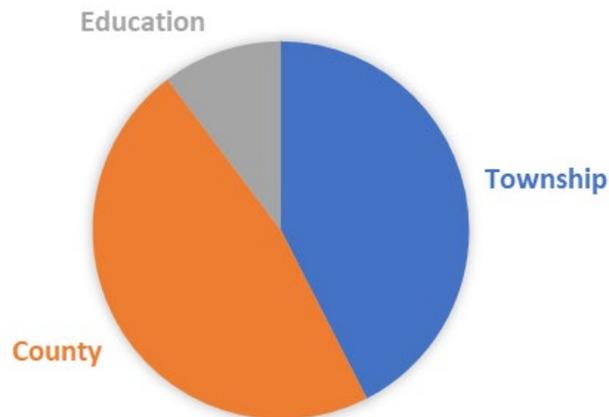


Township Median Residential Property		
Year	Assessment	Taxes
2025	\$260,000.00	\$1,519.69
2026	\$260,000.00	\$1,641.41
\$ Change Annual	\$0.00	\$121.72
\$ Change / Month	\$0.00	\$10.14
% Change	0.00%	8.01%

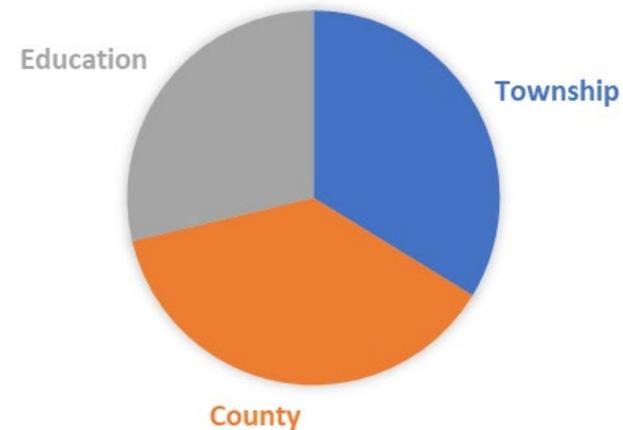
Property Tax Allocation



PROPERTY TAX ALLOCATION - RESIDENTIAL



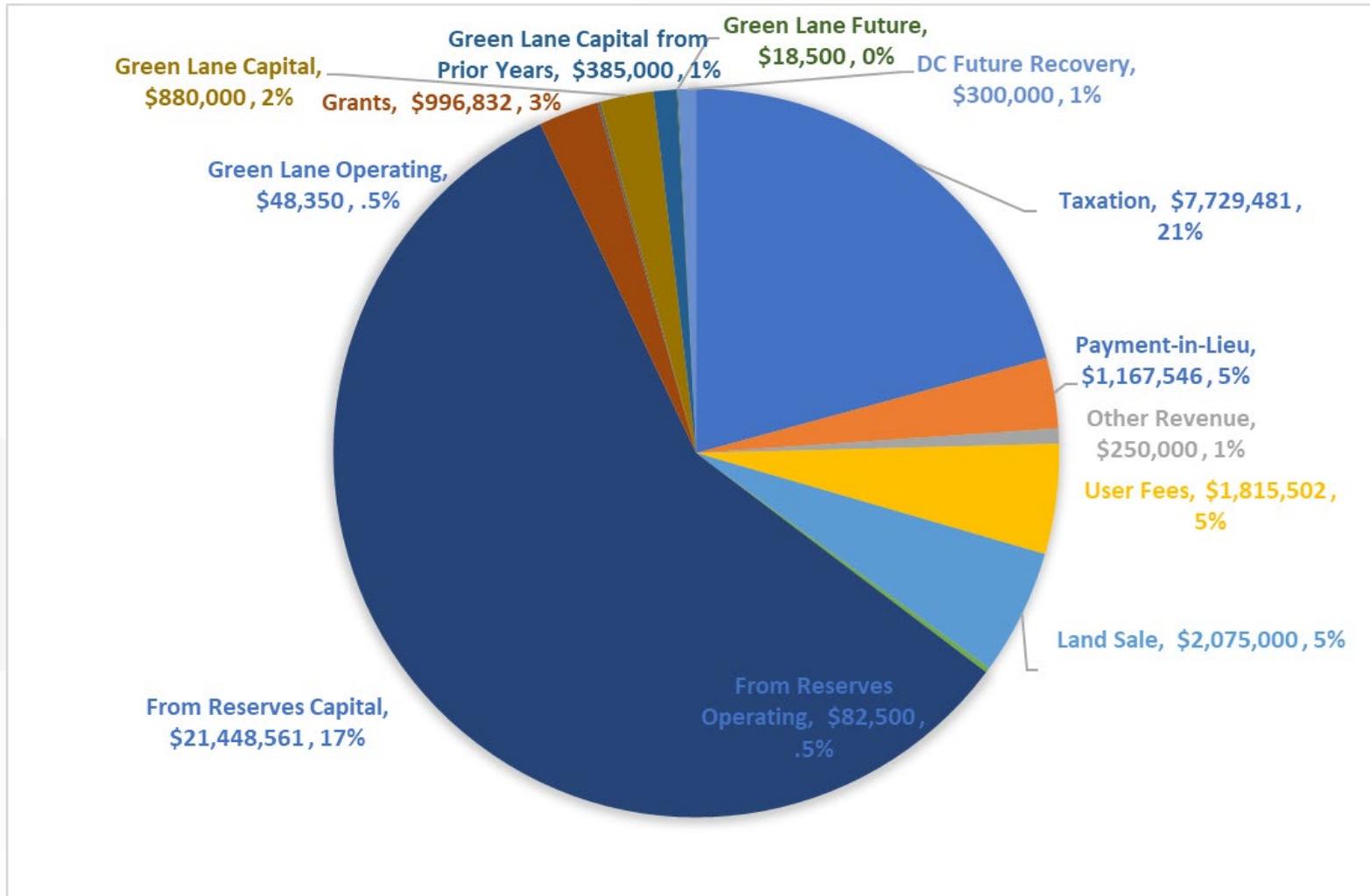
PROPERTY TAX ALLOCATION - COMMERCIAL



Education Tax Rates are set by the Province.

Over time, the rates have been lowered to reflect increasing assessment; however, the decreases for Commercial/Industrial properties have not been as large or as often as the Residential/Farm rate decreases. This results in approximately 30% of the Commercial/Industrial tax bills being directed to education versus 11% for Residential/Farm.

Revenue Breakdown \$37,197,272

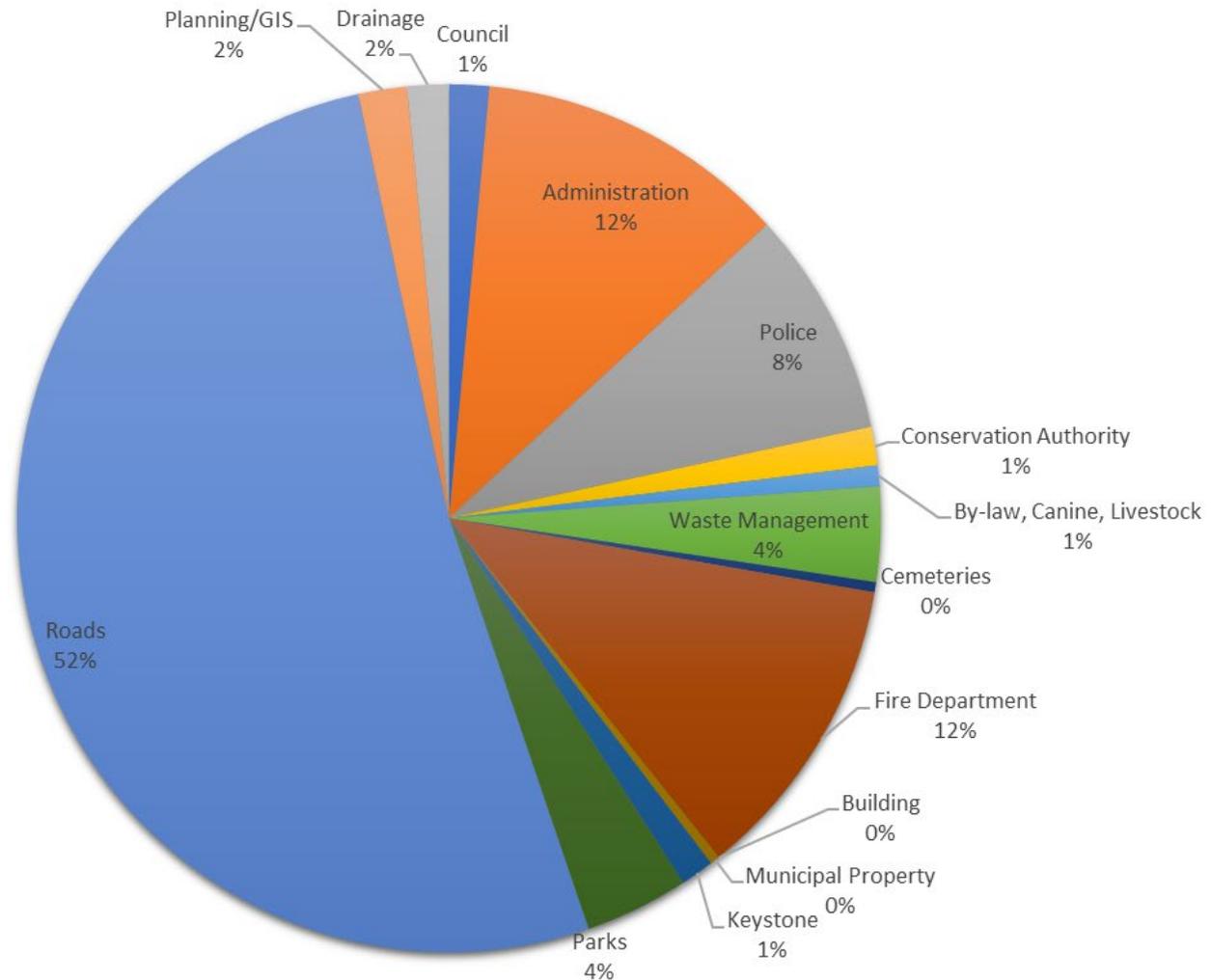


Allocation of \$7,768,081 Tax Levy

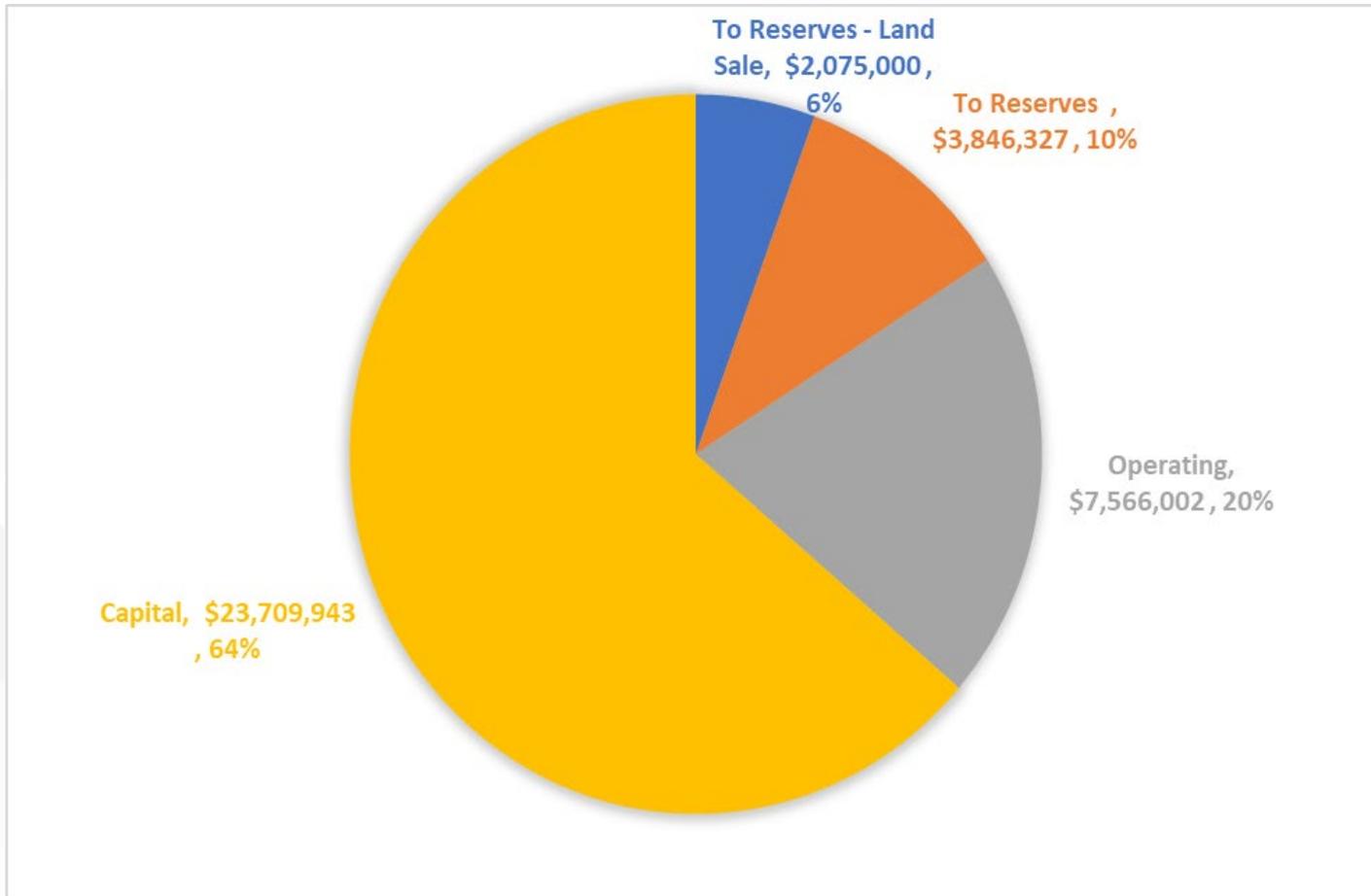


TOWNSHIP OF
Southwold

Allocation of \$7,768,081 Tax Levy



Expense Breakdown \$37,197,272

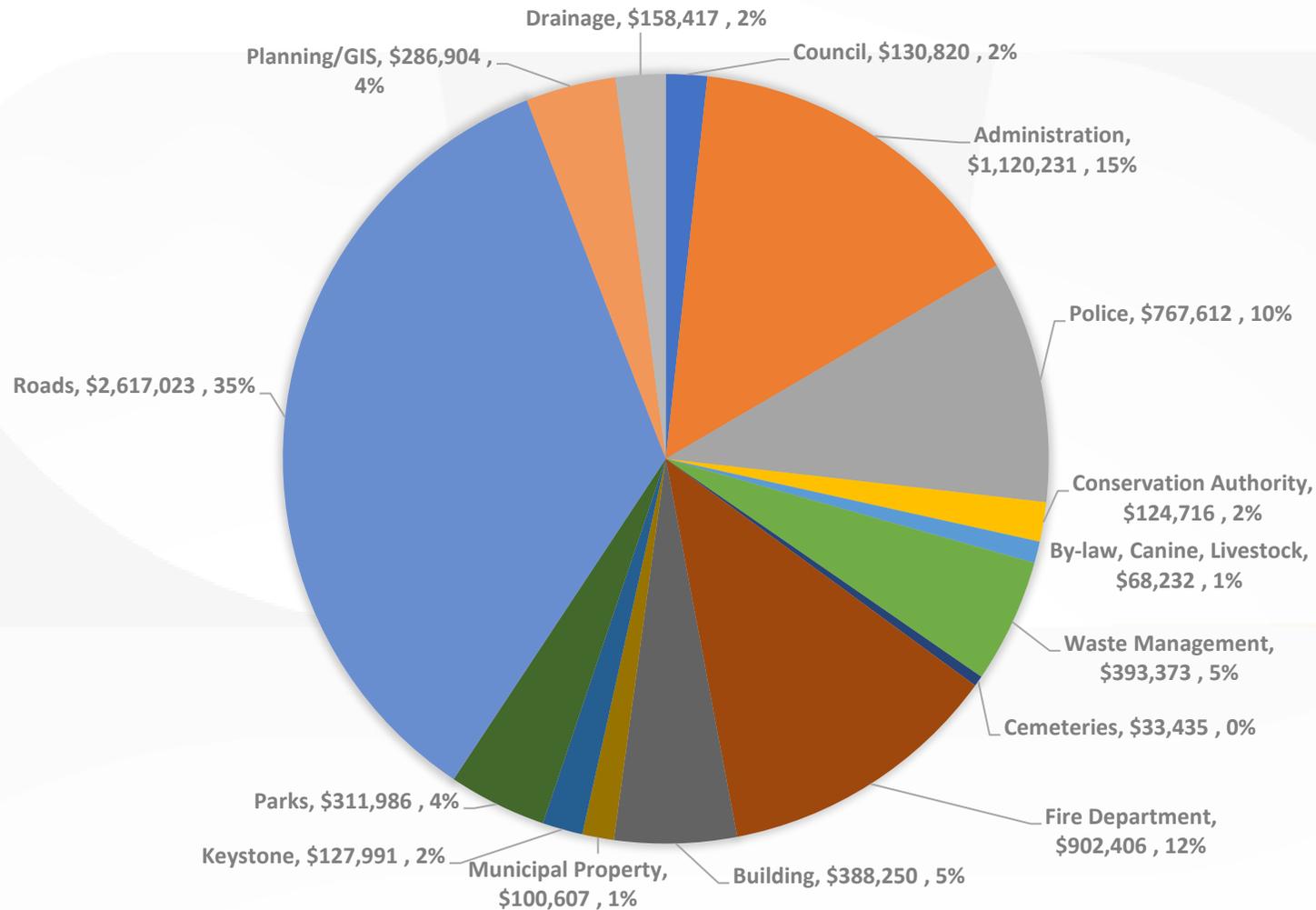


Operating Expense Breakdown

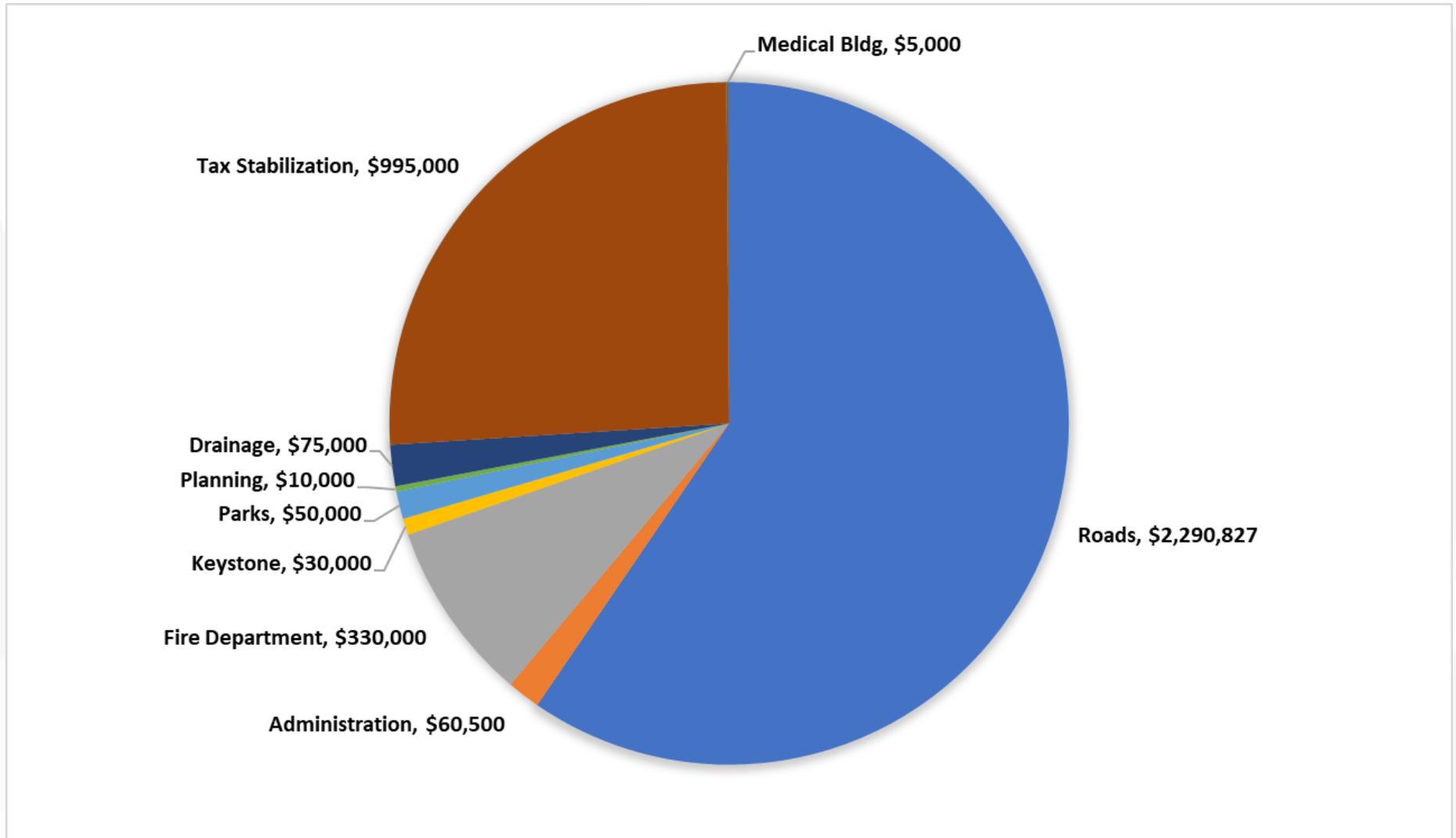


TOWNSHIP OF
Southwold

Operating Expense Breakdown



Reserve Transfer Breakdown





2026 Capital Program \$21,536,061

- Details included in Schedule "B" to By-law 2026-17

Admin	\$55,000
Fire	\$374,590
Building	\$87,500
Admin Facility	\$100,000
Keystone and Library	\$0
Medical Centre	\$90,000
Parks	\$90,000
Roads	\$18,863,971
Drainage	\$500,000
Bridges and Culverts	\$780,000
Road Facility	\$175,000
Road Equipment	\$420,000



Administration Projects

- Technology replacements
- Website Upgrade
- Compensation Study

Administration Facility

- Sanitary Connection
- Minor renovations to main office area

Medical Centre

- Sanitary Connection
- Parking Lot Paving/Improvements



Fire Department

- Electronic Sign – \$35,000 – new Talbotville Station (2024 allocation funded through Green Lane Trust Community Fund)
- Ongoing equipment replacements – \$5,000
- PPE, Bunker Gear, SCBA replacements – \$47,200
- Portable Radios and pagers – \$4,000
- Auto Extrication Equipment – \$50,000
- Shedden Hall 4th Bay – \$175,000 (\$50,000 funded through Green Lane Community Trust Fund)
- Shedden Bunker Gear Room/Washroom Improvements – \$32,890



Parks

- Walking trail conversion - \$5,000
- Corsley Park sanitary connection - \$50,000

Building

- Vehicle Replacement



Roads and Infrastructure

- Gravel Road Improvements \$700,000
- Edge Repairs – various locations - \$50,000
- Rehabilitation Paynes Mills Road - \$260,000
- Rehabilitation Scotch Line – Coon to Lake Line- \$132,000
- Rehabilitation Parsons Road – \$429,000
- Rehabilitation Second Line – Magdala to Mill - \$100,000
- Thomas Road Reconstruction – at time of subdivision construction - \$2,359,335
- Micro Surface Grand Canyon Road - \$25,000
- Reconstruction Elizabeth and John Street - \$600,000
- Fingal Reconstruction – Fowler and Millpark sidewalk and boulevard improvements – HEWSF Grant/Reserves
- Guardrails and Edge Repairs - \$100,000



Roads and Infrastructure

- Annual Ditching Program - \$20,000
- Bridges
 - Lyle Bridge rehabilitation - \$200,000
 - Scotch Line Culvert Replacement- \$525,000
 - Thomas Road Culvert at Union Road - \$25,000 – replace at time of reconstruction
 - Jones Road Culvert Engineering (in-house) - \$15,000
 - Bi-Annual Bridge Study



Roads and Infrastructure

- Road Equipment
 - Replace 2016 Dodge Crew Cab - \$70,000 – delayed from 2024
- Drainage
 - Fingal Storm Road Assessment - \$500,000 (\$400,000 funded from Green Lane Community Trust Fund)
- Planning
 - DC By-Law update - \$50,000 (carry forward from 2025)
 - Zoning By-Law update - \$50,000 (carry forward from 2025)



2025 Total Taxes - \$260,000 Residential



Based on the 2025 comparison, Southwold taxes continue to be about \$740 lower than the Elgin County Average and \$305 - \$1,310 lower than our immediate neighbours.



- The Township has adopted an updated **Asset Management Plan (AMP)** in compliance with Provincial regulations.
- The AMP inventories all Township-owned infrastructure – roads, bridges, facilities, water, wastewater and drainage systems – and outlines what it will cost to maintain them in a safe and reliable condition.
- Based on engineering assessments and lifecycle costing, the AMP identifies an **annual infrastructure funding gap of approximately \$2.07 million.**
- This funding gap has developed over decades due to changes in government funding, downloaded responsibilities, aging infrastructure, and historically limited technical/review capacity.
- The Plan includes a **15-year phased strategy** to gradually close this gap and place the Township on a financially sustainable path.
- The strategy is designed to grow revenues responsibly, including capturing net new assessment growth each year.
- The Plan also conservatively accounts for potential impacts from outstanding property assessment appeals (**currently estimated at over \$900K annually**).





TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: February 23, 2026

PREPARED BY: Brent Clutterbuck, Drainage Superintendent

REPORT NO: IDS 2026-05

SUBJECT MATTER: Fowler Drain Improvement

Recommendation:

1. That Council instructs the Mayor to sign a Section 78(1.1) request to improve the Fowler Drain open portion from about 8086 Millpark Street (Fingal Optimist Park) downstream or as determined by the engineer.

Purpose:

The purpose of this report is to seek Council instruction for the Mayor to sign a Section 78(1.1) major drainage improvement, to improve the Fowler Drain to provide for an adequate outlet for the Fingal regional storm water management system.

Background:

Engineers working on the Fingal regional storm water management system (SWM) have determined that the Fowler Drain from 8086 Millpark Street (Fingal Optimist Park) downstream needs to be cleaned and improved to provide an adequate outlet for the SWM facility. The current open ditch drain needs to be deepened to provide the required outlet.

The report for the Fowler Drain 2000 did not include any work on the Main Drain Open Portion from about 50 metres downstream of the west property line of the Fingal Optimist Park. This same report also recommended that a new up to date maintenance schedule be done when reconstruction or maintenance of this section is required. This new report would also provide for a future maintenance schedule for this section of drain.

At this time, it is anticipated that the design of the engineer that is working on the SWM facility will be incorporated into the report of the Engineer under the Drainage Act. The location of the proposed work is shown below.

**Comment/Analysis:**

Completing the request for improvement will allow for the administrative timeline to be completed in advance of design review and onboarding of the drainage engineer to the design team to review and complete the drainage report for improvement of a portion of the Fowler Drain. The improvement will ensure that the regional SWM facility is compliant with the design guidelines and requirements of the Ministry. Alternatives were explored including a separate channel through development lands located to the west, however the drainage act provides the most expedient process to complete the works and minimize impacts to undisturbed lands.

Financial and Resource Implications:

Costs are unknown currently. The appointed drainage engineer will prepare the various assessment schedules that are required under the Drainage Act.

Strategic Plan Goals:

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

- Managed Growth
- Welcoming and Supportive Neighbourhoods
- Economic Opportunity
- Fiscal Responsibility and Accountability

Respectfully Submitted by:

Brent Clutterbuck
Drainage Superintendent

Reviewed by:

Aaron VanOorspronk, LET.
Director of Infrastructure and
Development Services

Approved for submission by:

Michele Lant
Director of Corporate
Services/Treasurer

To: The Council of the Corporation of the Township of Southwold

Re: Fowler Drain

(Name of Drain)

In accordance with section 78 (1.1) of the *Drainage Act*, take notice that I, as owner of land affected, request that the above mentioned drain be improved.

The Major Improvement Project work being requested is (check all appropriate boxes):

- Changing the course of the drainage works;
- Making a new outlet for the whole or any part of the drainage works;
- Constructing a tile drain under the bed of the whole or any part of the drainage works;
- Constructing, reconstructing or extending bridges or culverts;
- Extending the drainage works to an outlet;
- Improving or altering the drainage works if the drainage works is located on more than one property;
- Covering all or part of the drainage works;
- Consolidating two or more drainage works; and/or
- Any other activity to improve the drainage works, other than an activity prescribed by the Minister as a minor improvement.

Provide a more specific description of the proposed drain major improvement you are requesting:

to improve the lower portion of the Fowler Drain to accommodate the efficient functioning of the Fingal Storm Water Management system as well as providing an improved outlet for lands within the watershed.

Property Owners

- Your municipal property tax bill will provide the property description and parcel roll number.
- In rural areas, the property description should be in the form of (part) lot and concession and civic address.
- In urban areas, the property description should be in the form of street address and lot and plan number, if available.

Property Description

Fingal Optimist Ball Park, 8086 Millpark Street Fingal On.

Ward or Geographic Township

Southwold

Parcel Roll Number

342400000118104

If property is owned in partnership, all partners must be listed. If property is owned by a corporation, list the corporation's name and the name and corporate position of the authorized officer. Only the owner of the property may request a drain improvement.

Ownership

Corporation

If you need to provide additional information, please attach along with this form.

Corporation (The individual with authority to bind the corporation must sign the form)

Name of Signing Officer (Last, First Name) (Type/Print)

Jones, Grant

Position Title

Mayor

Name of Corporation

Township of Southwold

I have the authority to bind the Corporation.

Signature

Date (yyyy/mm/dd)

Enter the mailing address and primary contact information of property owner below:

Last Name

VanOorspronk

First Name

Aaron

Middle Initial

Mailing Address

Unit Number

Street/Road Number

35663

Street/Road Name

Fingal Line

PO Box

City/Town

Fingal

Province

Onatario

Postal Code

Telephone Number

519-769-2010

Cell Phone Number (Optional)

Email Address (Optional)

development@southwold.ca

To be completed by recipient municipality:

Notice filed this _____ day of _____ 20 26

Name of Clerk (Last, First Name)

Carswell, Jeff

Signature of Clerk



TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: February 23, 2026

PREPARED BY: Paul Clarke, Planner

REPORT NO: PLA 2026-04

**SUBJECT MATTER: Zoning By-law Amendment Application ZBA 2026-04
Part of Lot 16, Concession South of the North Branch of
the Talbot Road, Township of Southwold, and are
described as Parts 8, 9, 13, 14, 18, 19, and 23, on Plan 11R-
10140
Owner: Domus Developments Ltd.**

Recommendations:

1. That Council approve Zoning By-law Amendment Application ZBA 2026-01 to rezone the subject property from Settlement Reserve (SR) Zone to Residential 3 (R3) and Residential 3 – Special Provision 12 (R3-12) and Residential 3 – Special Provision 13 (R3-13) Zone as presented in By-law 2026-11 attached as Appendix 1 to Report PLA 2026-04.
2. That subject to no concerns being raised at the public meeting, that By-law 2026-14 to amend Zoning By-law 2011-14, as amended be presented at the regular meeting of Council on February 9, 2026, for adoption. (PLA 2026-04)

Summary:

- The purpose of this application is to rezone the subject property from Settlement Reserve (SR) to Residential 3 (R3) Zone and Residential 3 – Special Provision 12 (R3-12) and Residential 3 – Special Provision 13 (R3-13) to permit the development of the subject property as a residential subdivision containing a total of 105 townhome dwelling units, and 56 units of apartment dwellings in two (2) apartment buildings.

Purpose:

To rezone the subject land from the Settlement Reserve (SR) zone, as the property is currently the subject of a Draft Plan of Subdivision Application at Elgin County. The purpose of the R3-12 site-specific zone is to reduce the lot area from 250m² to 119m² per unit, frontage from 30m to 25.8m and interior side yard setbacks for an apartment

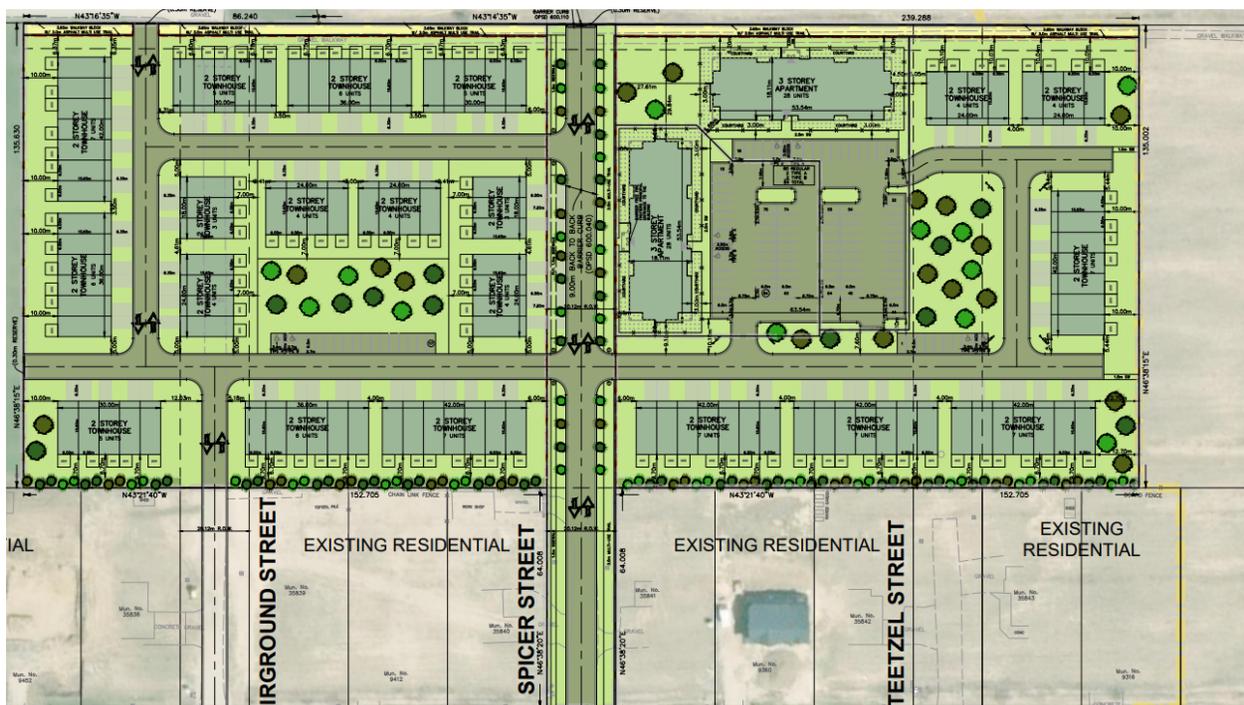
building from 10m to 6.1m. The purpose of the R3-13 zone is to permit a rear yard deck to encroach into the required setback by up to 50%.

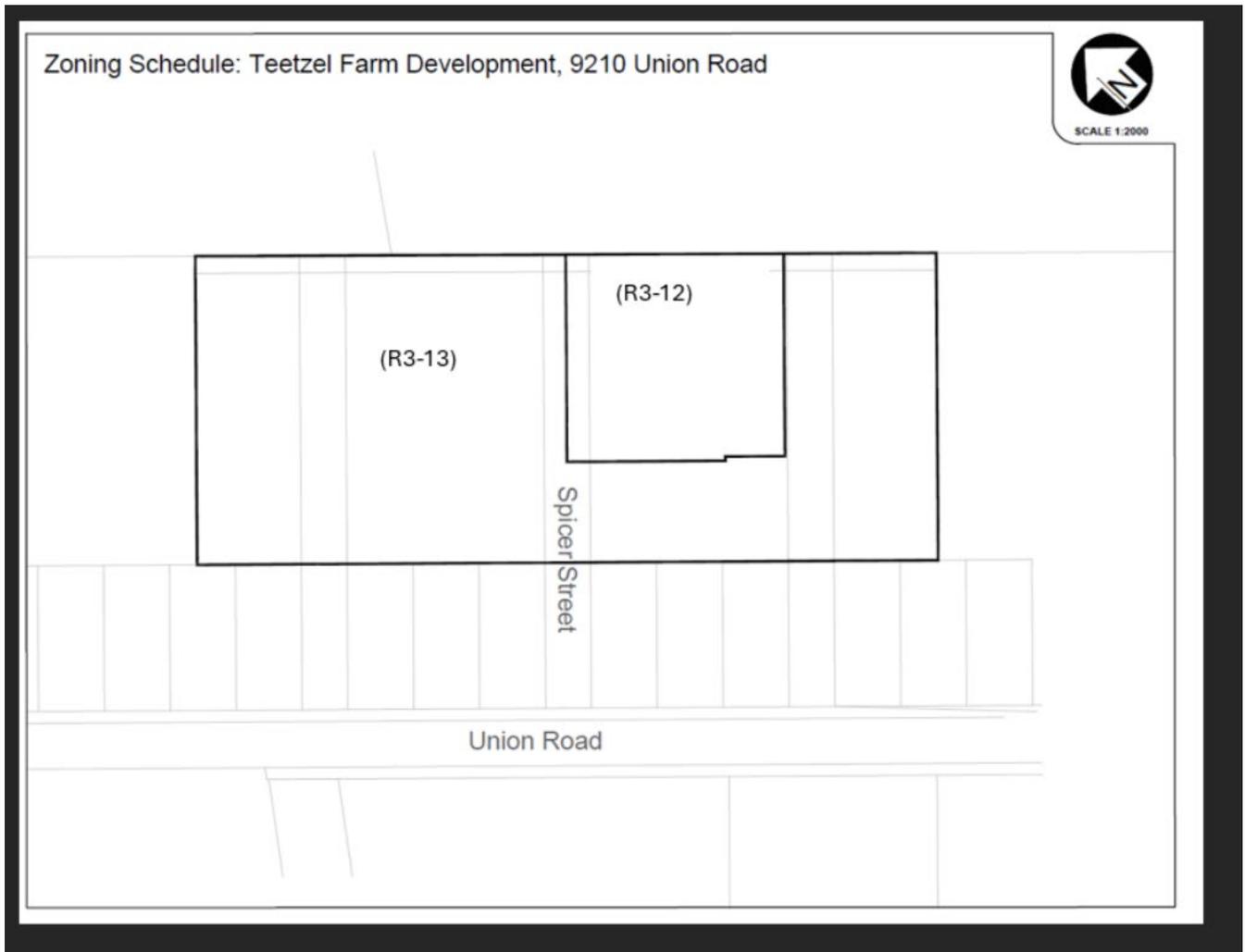
Background:

The subject lands are presently vacant, located within the Fingal Settlement Area with frontage on Union Road. The subject land is surrounded by a mix of existing single detached dwellings to the north-east and agricultural to the south and west.

Application No. ZBA 2026-01	
Owner	Domus Developments Ltd.
Address	Near 9210 Union Road
Water Supply	Municipal Water
Sewage Supply	Municipal Sewer
Buildings/Structures	Vacant
Elgin County Official Plan	Tier 1 Settlement Area
Township of Southwold Official Plan	Settlement Area (Shedden, residential)

Figure 1.0 Applicant Submitted Concept Plan





Proposal:

The applicant proposes to rezone the subject lands from Settlement Reserve (SR) to Residential 3 – Special Provision 12 (R3-12) and Residential 3 – Special Provision 13 (R3-13) and to permit the development of the lands in accordance with the submitted draft plan of subdivision application.

	Section(s)	Relevance To Application	Comments
Provincial Planning Statement, 2024	Section 2.2	Encourages the development of a variety of land uses within settlement areas	Consistent The proposed Zoning By-law Amendment will permit future development of a subdivision including two (2) apartment buildings
	Section 2.3.1	Municipalities are encouraged to provide a mix of housing options and densities	
Elgin County Official Plan	Section 4.3	The County of Elgin Official Plan encourages the development of a variety of residential uses and densities within settlement areas	Conforms The proposed Zoning By-law Amendment will permit the development of a subdivision composed of townhome dwellings and two (2) apartment buildings
Township of Southwold Official Plan	3.2.5 Intensification	The OP directs that the majority of development should occur within serviced settlement areas	Conforms The proposed Zoning By-law Amendment conforms to the residential land use policies of the Official Plan
	3.2.7 Housing	The OP encourages intensification within higher-order settlement areas	

Southwold Zoning Bylaw 2011-14

Section(s)	Provisions
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<p>Existing Zoning Settlement Reserve (SR)</p>	<p>The existing zoning allows existing uses to continue and is intended to be rezoned once a comprehensive development application is received.</p>
<p>Proposed Zoning Residential 3 – Special Provision 12 (R3-12) / Residential 3 – Special Provision 13 (R3-13)</p>	<p>The R3-13 zone will be applied to the majority of the site and allow the construction of townhome dwelling units with a rear yard setback of 7.0m, and decks allowed to occupy up to 50% of the required rear yard setback. The R3-12 zone will be applied to the portion of the site occupied by the apartment dwellings and allows for reductions in multiple provisions of the R3 apartment dwelling provisions</p>

Analysis and Comments:

Planning Policy Review

When considering applications under the provisions of the *Planning Act*, Planning authorities shall ensure that decisions are consistent with the direction and policies within the *Provincial Planning Statement (PPS 2024)*, do not conflict with Provincial Plans and are based on sound planning principles. Decisions shall also conform to the policies County of Elgin Official Plan (CEOP) and Township of Southwold Official Plan (OP).

Circulation:

Lower Thames Valley Conservation Authority/Kettle Creek Conservation Authority – No comments.

Building and Community Services: No comments.

Water: No comments

Drainage: No comments

Infrastructure and Development: No comments

Chief Administrative Officer: No comments

Planning Analysis:

The application has been reviewed with respect to the relevant policies of the *Provincial Planning Statement (2024)* and the Elgin County Official Plan.

Provincial Planning Statement (2024):

2.2 Housing

1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;

b) permitting and facilitating: 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and

2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3

Section 2.3.1 - Settlement Areas

1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:

a) efficiently use land and resources;

b) optimize existing and planned infrastructure and public service facilities;

c) support active transportation;

d) are transit-supportive, as appropriate; and e) are freight-supportive.

Comments: The proposed Zoning By-law Amendment will rezone lands within an existing settlement area and permit the development of the lands for a future subdivision.

Elgin County Official Plan (2025):

4.3 Requiring a Mix of Housing – Providing for a range of housing typologies promotes affordability and ensures that the County maintains options for households at all stages of their lifecycle. In settlement areas where full municipal services are available, a range of housing typologies shall be provided. Where new residential development proposes single detached dwellings, they shall generally not comprise more than 70% of the dwelling mix. This requirement may be waived if:

the proposed development constitutes infilling or intensification;

the development is located on lands that are the subject of a local municipality's secondary plan that identifies an alternative housing mix for the area;

a local municipality's official plan contains an alternative housing mix requirement; or,

due to the scale of the development or servicing or engineering constraints, the provision of a mix of housing types is not feasible.

Where the feasibility of incorporating a mix of housing types is in question, it shall be incumbent on the applicant to demonstrate that the provision of a mix of housing types is not feasible.

Comments: The subject lands are located within the Settlement Area of Fingal. The County OP directs that these areas should be the focus of growth and development and encourages intensification of land uses where servicing allows.

Township of Southwold Official Plan:*3.2.5 - Intensification**3.2.5.1 - General Information*

The Township encourages intensification within its four Settlement Areas and seven Hamlets. All new intensification may be permitted where such development would constitute minor infilling or rounding out of existing development within the Settlement Area or Hamlet boundaries.

3.2.5.2 - Intensification Target

Intensification is the development of a property, site or area at a higher density than currently exists through:

1. *Redevelopment, including the reuse of brownfield and greyfield sites;*
2. *The development of vacant and/or underutilized lots within previously developed areas;*
3. *Infill development; and*
4. *The expansion or conversion of existing buildings.*

The Official Plan intensification target is 51%, recognizing that the majority of future growth is expected to occur on greenfield lands within the Settlement Areas.

3.2.7 - Housing Supply

The Township will provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the Township. To that end, the Township planning shall:

1. *Maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*
2. *Maintain at all times where new development is to occur, land with servicing capability sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*

11.6 Schedule 4b: Shedden Land Use

TOWNSHIP OF SOUTHWOLD OFFICIAL PLAN

SHEDDEN LAND USE
SCHEDULE 4B



Statutory Notice Requirements:

The Notice of the Public Meeting was provided in accordance with the provisions of the Planning Act. Property owners within 120m of the subject lands were provided notice through regular mail delivery. Applicable persons and public bodies were provided notice of the Public Meeting and a request for comments via email. Signage advising of the date of the Public Meeting, as well as the purpose and effect of the application, was placed on the subject property and details of the application and Public Meeting were also posted publicly on the Township’s website.

Conclusion:

Subject to receiving additional comments from the public and Council, staff can state that the proposed zoning by-law amendment as proposed in By-law 2026-14 is:

- i) consistent with the direction of the Provincial Planning Statement 2024, including but not limited to Section 2.3.1;
- ii) Conforms to the relevant policies of Township of Southwold Official Plan, including but not limited to Section 3.2.5 and 3.2.7;

iii) Satisfies the criteria of Section 7.15 when amending Zoning By-law 2011-14, as amended.

Upon Council making a decision regarding ZBA 2026-01, the required notice of decision will be circulated as prescribed under the regulations of the *Planning Act*. There is a 20-day appeal period where objections may be submitted to the Ontario Land Tribunal (OLT). To ensure that the OLT has regard to Council's decision, Council should be able to demonstrate that its decision was fully supported by relevant information and that the information was considered by Council.

Financial and Resource Implications:

Township application fees were collected in accordance with the Township's Tariff of Fees By-law, as amended from time to time.

There are no significant financial implications related to the consideration of Zoning By-law Amendment Application ZBA 2026-01.

Strategic Plan Goals:

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

- Managed Growth
- Welcoming and Supportive Neighbourhoods
- Economic Opportunity
- Fiscal Responsibility and Accountability

Respectfully submitted by:

Paul Clarke
Planner

Reviewed by:

Mat Vaughan

Director of Planning Development (Elgin County)

Approved for submission by:

Aaron Van Oorspronk, L.E.T.
Director of Infrastructure and Development

Attachments:

Appendix 1 – Draft By-law 2026-14



THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

BY-LAW NO. 2026-14

Being a By-law to Amend By-law No. 2011-14

WHEREAS under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, authorizes municipalities to pass and amend zoning by-laws governing the use of land, buildings and structures;

AND WHEREAS the requirements for the giving notice and the holding of a public meeting of a zoning by-law amendment have been met;

AND WHEREAS the Council of the Corporation of the Township of Southwold deems it advisable to amend By-law 2011-14, being the Zoning By-law of the Township of Southwold;

THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD HEREBY ENACTS AS FOLLOWS:

1. **THAT:** Schedule 'A', Map 13 of By-Law No. 2011-14, as amended, are hereby amended by changing from Settlement Reserve (SR) Zone to Residential 3 (R3) Zone and Residential 3 – Special Provision 12 (R3-12), those lands outlined in heavy solid lines on Schedule 'A' attached hereto and forming part of this By-law.
2. **THAT** subsection 10.4 of By-law 2011-14, as amended, is hereby amended by adding the following Special Provision:

a. Residential 3 – Special Provision 12 (R3-12)

i. Regulations:

- | | |
|---|-------------------|
| 1. Minimum Lot Area | 119m ² |
| 2. Minimum Lot Frontage | 25.8m |
| 3. Minimum interior apartment side yard | 6.1m |
| 4. Minimum Front Yard Depth | 4.0m |
| 5. Minimum Off-Street Parking Spaces | 1.25 per unit |

3. **THAT** subsection 10.4 of By-law 2011-14, as amended, is hereby amended by adding the following Special Provision:

a. Residential 3 – Special Provision 13 (R3-13)

i. Regulations:

1. A deck may extend into not more than 50% of the required rear yard setback

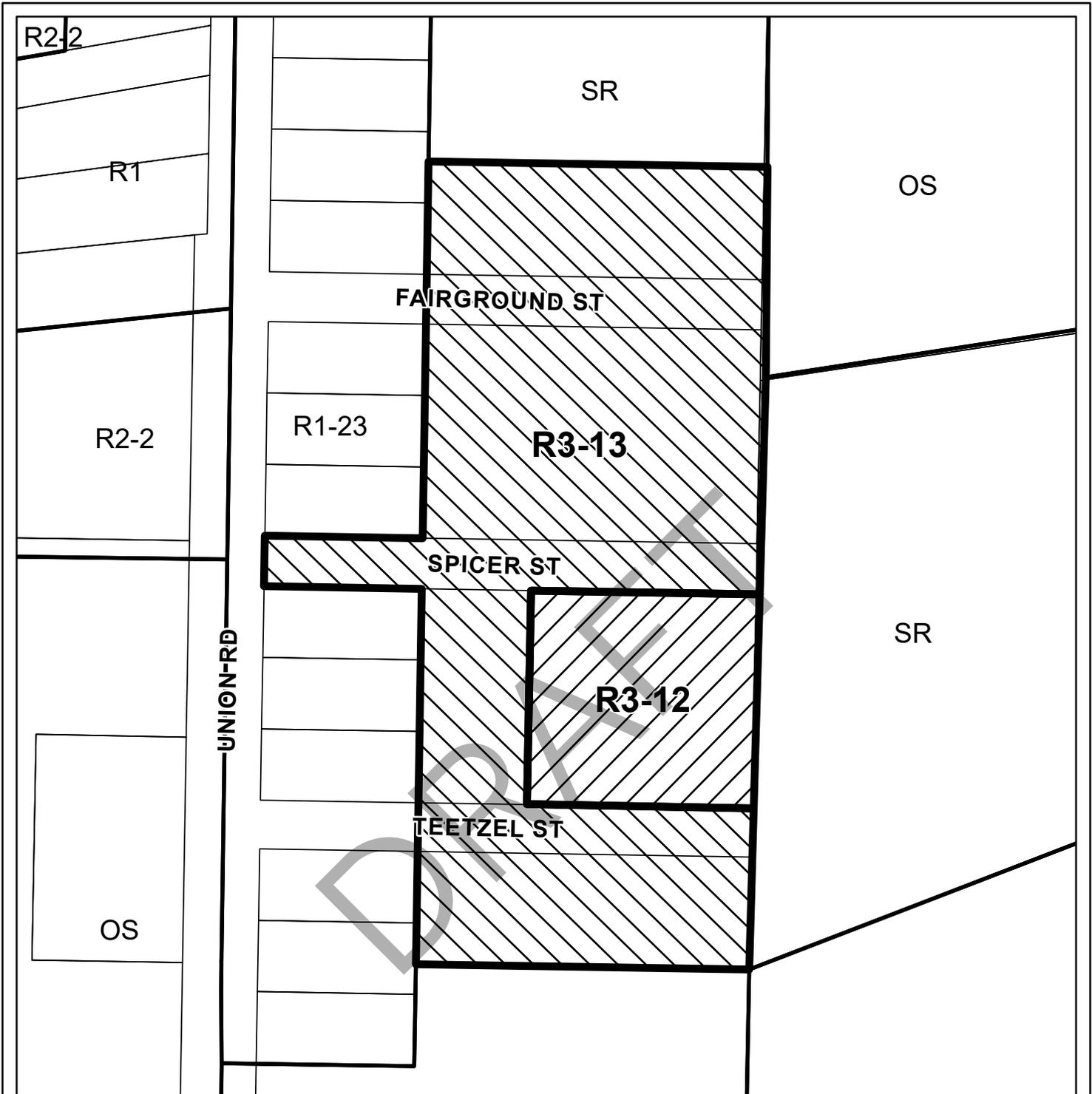
4. **THAT:** this By-law shall come into force pursuant to Section 34(2) of the Planning Act, RSO 1990.

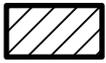
READ A FIRST AND SECOND TIME, CONSIDERED READ A THIRD TIME AND FINALLY PASSED THIS 23rd DAY OF FEBRUARY 2026.

Mayor
Grant Jones

CAO/Clerk
Jeff Carswell

DRAFT



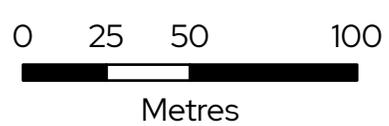
-  Zone to change from Settlement Reserve (SR) Zone to Residential 3 - Special Provision 12 (R3-12)
-  Zone to change from Settlement Reserve (SR) Zone to Residential 3 - Special Provision 13 (R3-13)

This is Schedule "A" to By-law No. 2026-14 passed on the 23rd day of February, 2026.

MAYOR

C.A.O./CLERK

TOWNSHIP OF SOUTHWOLD
 COMPREHENSIVE ZONING BY-LAW 2011-14
 SCHEDULE 'A' MAP 13





TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: February 23, 2026

PREPARED BY: Paul Clarke, Planner

REPORT NO: PLA 2026-05

SUBJECT MATTER: Zoning By-law Amendment Application ZBA 2026-03

**Part of Lot 61, North Fingal Street Registered Plan 20 and
Part of Lot 15, Range 2 South of Union Road and Part of the
Road Allowance between Range 2, South of Union Road and
Range 2 North of Lake Road (Closed by
E461644) (Geographic Township of Southwold), Township
of Southwold, County of Elgin
Owner: Al Rickwood**

Recommendations:

1. That Council approve Zoning By-law Amendment Application ZBA 2026-03 to remove the holding provision on the subject lands as the conditions to remove the holding provision have been met.
2. That subject to no concerns being raised at the public meeting, that By-law 2026-15 to amend Zoning By-law 2011-14, as amended be presented at the regular meeting of Council on February 23, 2026, for adoption. (PLA 2026-05)

Summary:

- The purpose of this application is to remove the holding provision from the subject lands to enable the development of the lands in accordance with their subdivision agreement.

Purpose:

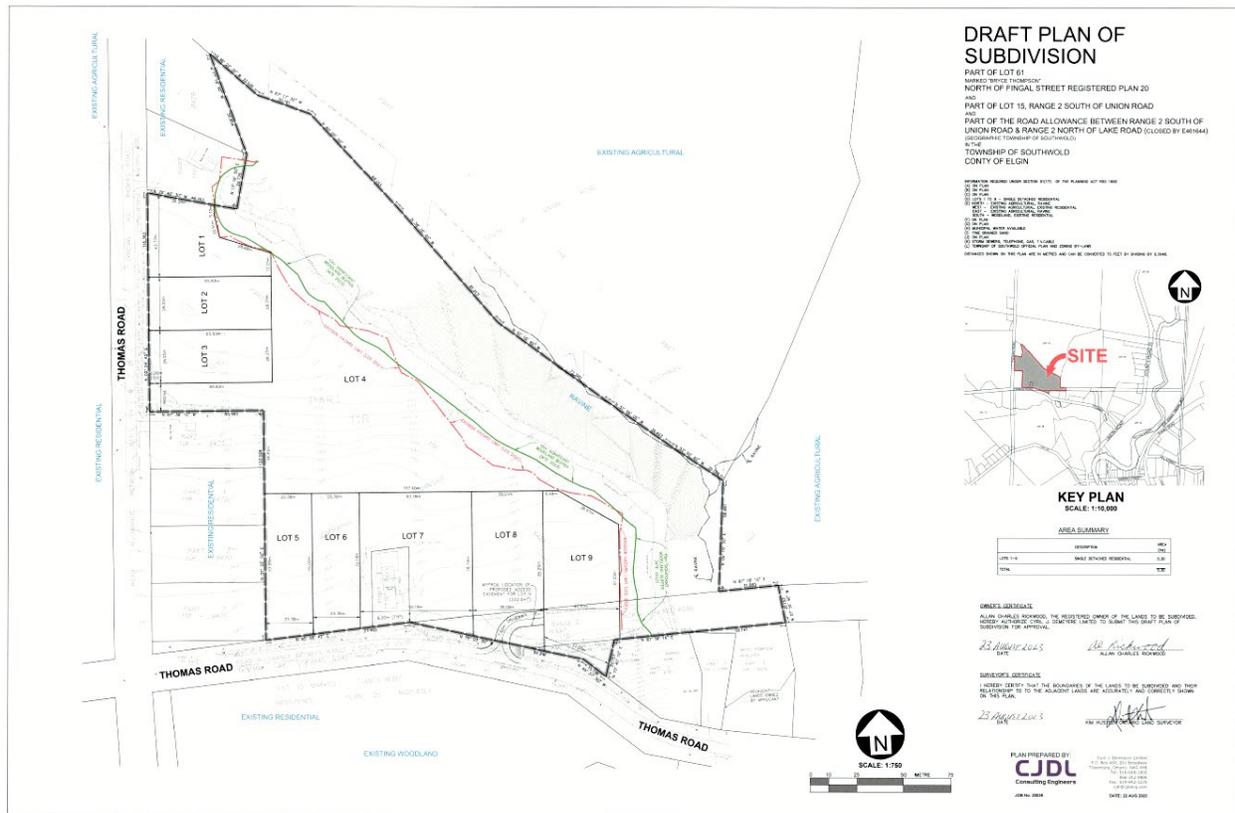
To remove the holding provision from the subject property and enable the draft plan of subdivision to move forward. Holding provisions are added to temporarily restrict development until specific conditions are met.

Background:

Holding provisions are added to temporarily restrict development until specific conditions are met. In order to remove the holding provision from the subject land, the owner was required to enter into a subdivision agreement, and have such agreement registered. That condition has now been satisfied, and the agreement registered with the County (the approval authority for subdivisions), and planning staff are now satisfied that the holding can be removed, and development can proceed forward.

Application No. ZBA 2026-03	
Owner	Al Rickwood
Address	4324 Thomas Road
Water Supply	Municipal Water
Sewage Supply	Private Septic
Buildings/Structures	Single detached home (future subdivision)
Elgin County Official Plan	Tier 2 Settlement Area
Township of Southwold Official Plan	Settlement Area (North Port Stanley)

Figure 1.0 Applicant Submitted Draft Plan



Proposal:

The applicant has requested that the Township of Southwold remove the holding provision from the subject land, to enable development in accordance with the subdivision agreement.

Statutory Notice Requirements:

The Notice of the Public Meeting was provided in accordance with the provisions of the Planning Act by way of posting a notice on the Townships website. Full circulation to commenting agencies and members of the public is not required for holding removals.

Conclusion:

The subdivision agreement has been registered, which was the requirement for removal of the holding provision. Mylars of the plan of subdivision have been submitted to the Land Registry Office (LRO) for approval, and staff recommend that the holding provision be removed to enable development of the land in accordance with the subdivision agreement.

Upon Council's decision regarding ZBA 2026-03, the required notice of decision will be circulated as prescribed under the regulations of the Planning Act. There is a 20-day appeal period where objections may be submitted to the Ontario Land Tribunal (OLT). To ensure that the OLT has regard to Council's decision, Council should be able to demonstrate that its decision was fully supported by relevant information and that the information was considered by Council.

Financial and Resource Implications:

Township application fees were collected in accordance with the Township's Tariff of Fees By-law, as amended from time to time.

There are no significant financial implications related to the consideration of Zoning By-law Amendment Application ZBA 2026-03.

Strategic Plan Goals:

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

- Managed Growth
- Welcoming and Supportive Neighbourhoods
- Economic Opportunity
- Fiscal Responsibility and Accountability

Respectfully submitted by:

Paul Clarke
Planner

Approved for submission by:

Aaron Van Oorspronk, L.E.T.
Director of Infrastructure and Development

Attachments:

Appendix 1 – Draft By-law 2026-15



THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

BY-LAW NO. 2026-15

Being a By-law to Amend By-law No. 2011-14

WHEREAS under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, authorizes municipalities to pass and amend zoning by-laws governing the use of land, buildings and structures;

AND WHEREAS the requirements for the giving notice and the holding of a public meeting of a zoning by-law amendment have been met;

AND WHEREAS the Council of the Corporation of the Township of Southwold deems it advisable to amend By-law 2011-14, being the Zoning By-law of the Township of Southwold;

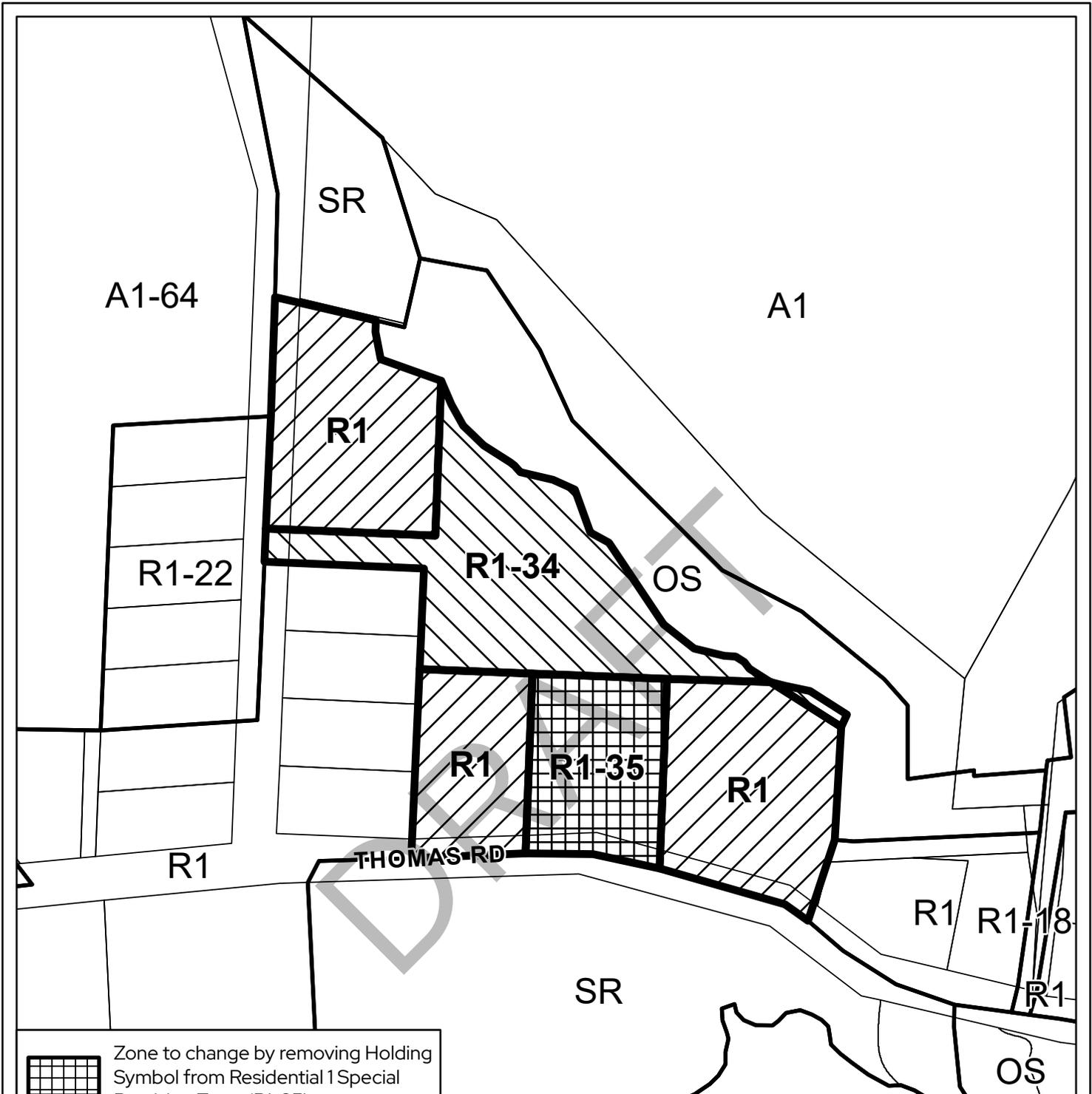
**THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD
HEREBY ENACTS AS FOLLOWS:**

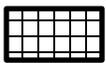
1. **THAT:** Schedule 'A', Map 10 of By-Law No. 2011-14, as amended, are hereby amended by removing the holding provision from those lands outlined in heavy solid lines on Schedule 'A' attached hereto and forming part of this By-law.
2. **THAT:** this By-law shall come into force pursuant to Section 34(2) of the Planning Act, RSO 1990.

**READ A FIRST AND SECOND TIME, CONSIDERED READ A THIRD TIME
AND FINALLY PASSED THIS 23rd DAY OF FEBRUARY, 2026.**

Mayor
Grant Jones

CAO/Clerk
Jeff Carswell

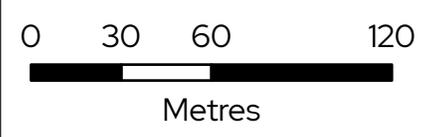


- 
 Zone to change by removing Holding Symbol from Residential 1 Special Provision Zone (R1-35)
- 
 Zone to change by removing Holding Symbol from Residential 1 Zone (R1)
- 
 Zone to change by removing Holding Symbol from Residential 1 Special Provision Zone (R1-34)

This is Schedule "A" to By-law No. 2026-15 passed on the 23rd day of February, 2026.

MAYOR

C.A.O./CLERK





TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: February 23, 2026

PREPARED BY: Paul Clarke, Planner

REPORT NO: PLA 2026-06

SUBJECT MATTER: Zoning By-law Amendment Application ZBA 2026-04
Part of Lot 45, Concession East of the North Branch of Talbot
Road.

Owner: Murphy Machinery Co. Ltd.

Recommendations:

1. That Council approve Zoning By-law Amendment Application ZBA 2026-04 to rezone the subject property from Settlement Reserve (SR) Zone to Commercial / Industrial 1 (CM1) Zone as presented in By-law 2026-16 attached as Appendix 1 to Report PLA 2026-06.
2. That subject to no concerns being raised at the public meeting, that By-law 2026-16 to amend Zoning By-law 2011-14, as amended be presented at the regular meeting of Council on February 23, 2026, for adoption. (PLA 2026-06)

Summary:

- The purpose of this application is to rezone the subject property from Settlement Reserve (SR) to Commercial / Industrial 1 (CM1) to permit the use of the land as a contractor's yard.

Purpose:

To rezone the subject land from the Settlement Reserve (SR) zone to a Commercial / Industrial 1 (CM1) zone, to permit the lands to be used as a contractor's yard for Murphy Machinery Co.

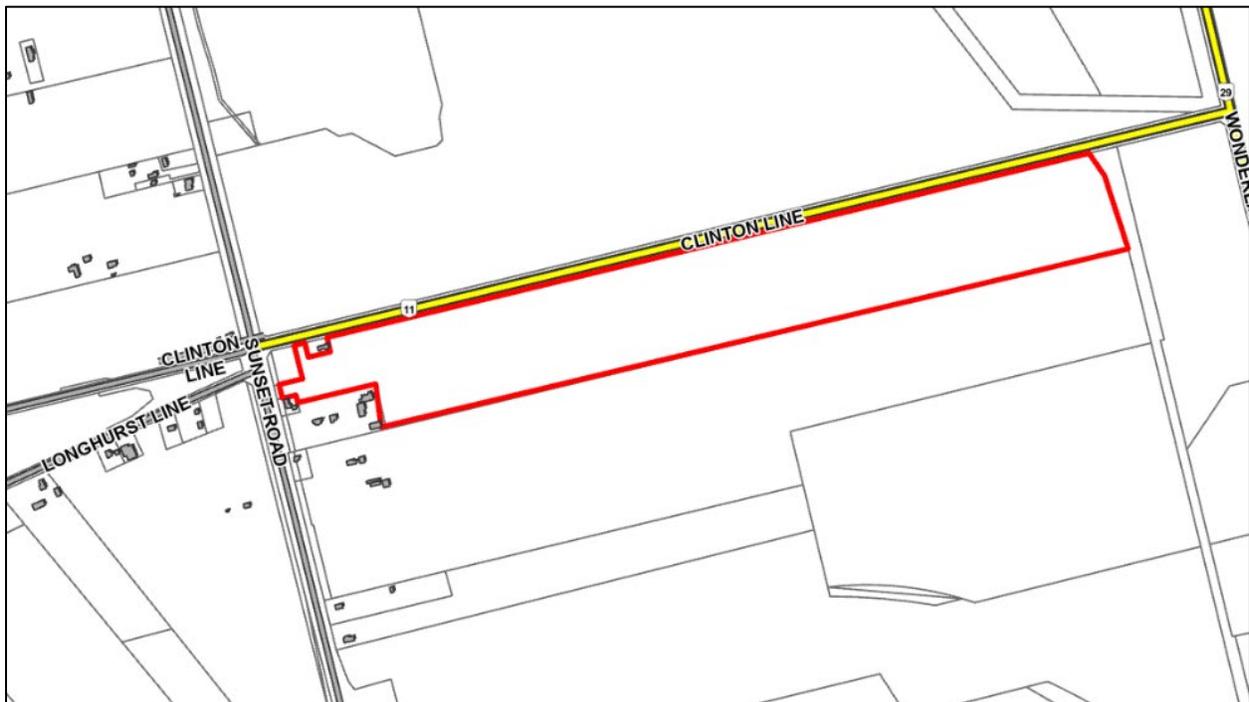
Background:

The subject lands are presently vacant, located within the Talbotville Settlement Area with frontage on Sunset Road. The subject land is surrounded by a mix of existing agricultural uses to the south and industrial uses to the north, and is within the Industrial designation and designated employment area of the Township Official Plan. Murphy Machinery Co. is currently located in London, ON and provides a variety of building and contracting services, including the installation of utilities such as water and wastewater,

and site grading. As part of this business, Murphy Machine Co. requires a parcel of land with sufficient area on which the business can be operated and heavy equipment stored prior to being dispatched to various sites.

Application No. ZBA 2026-04	
Owner	Murphy Machinery Co.
Address	11432 Sunset Road
Water Supply	Municipal Water
Sewage Supply	Private Septic
Buildings/Structures	Vacant
Elgin County Official Plan	Tier 2 Settlement Area
Township of Southwold Official Plan	Settlement Area (Talbotville, Industrial)

Figure 1.0 Subject Lands Outline



Proposal:

The applicant proposes to rezone the subject lands from Settlement Reserve (SR) to Commercial / Industrial 1 (CM1).

	Section(s)	Relevance To Application	Comments
Provincial Planning Statement, 2024	Section 2.2 Section 2.8	Encourages the development of a variety of land uses within settlement areas Municipalities are encouraged to provide a mix of employment options and take into consideration the needs of existing and future businesses	Consistent The proposed Zoning By-law Amendment will permit Murphy Machinery Co. to operate a contractors yard on the subject land
Elgin County Official Plan	Section 3.1 Section 3.3	The County of Elgin Official Plan supports the expansion of employment uses within employment areas The subject lands are within a strategic employment area.	Conforms The proposed Zoning By-law Amendment will permit the use of the land for an industrial use within a strategic employment area
Township of Southwold Official Plan	3.3.11 5.2.4	The Southwold OP directs Council to encourage new and expanding industrial uses The OP permits a variety of industrial and related land uses within employment areas	Conforms The proposed Zoning By-law Amendment conforms to the industrial land use policies of the Official Plan

Southwold Zoning Bylaw 2011-14

Section(s)	Provisions
<p>Existing Zoning Settlement Reserve (SR)</p>	<p>The existing zoning allows existing uses to continue and is intended to be rezoned once a comprehensive development application is received. Future construction on the site will be subject to Site Plan Control, but zoning must be in place prior to a Site Plan Control application.</p>
<p>Proposed Zoning Commercial / Industrial 1 (CM1)</p>	<p>The CM1 Zone permits a variety of industrial uses. While a <i>Contractor’s Yard</i> is a defined term in the Zoning By-law, and its definition is consistent with the use proposed by Murphy Machinery Co., a Contractor’s Yard is not a permitted use in any zone within the Zoning By-law.</p> <p>However, a <i>Building or Contracting Establishment</i> is permitted and meets the intended use as well. It is the opinion of staff that a Building or Contracting Establishment, as well as a Contractor’s Yard, is a related use that should co-exist and is permitted in the CM1 Zone.</p>

Analysis and Comments:

Planning Policy Review

When considering applications under the provisions of the *Planning Act*, Planning authorities shall ensure that decisions are consistent with the direction and policies within the *Provincial Planning Statement (PPS 2024)*, do not conflict with Provincial Plans and are based on sound planning principles. Decisions shall also conform to the policies County of Elgin Official Plan (CEOP) and Township of Southwold Official Plan (OP).

Circulation:

Lower Thames Valley Conservation Authority/Kettle Creek Conservation Authority – No comments.

Building and Community Services: No comments.

Water: No comments

Drainage: No comments

Infrastructure and Development: No comments

Chief Administrative Officer: No comments

Planning Analysis:

The application has been reviewed with respect to the relevant policies of the *Provincial Planning Statement (2024)* and the Elgin County Official Plan.

Provincial Planning Statement (2024):

Section 2.3.1 - Settlement Areas

1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:

a) efficiently use land and resources;

b) optimize existing and planned infrastructure and public service facilities;

c) support active transportation;

d) are transit-supportive, as appropriate; and e) are freight-supportive.

Comments: The proposed Zoning By-law Amendment will rezone lands within an existing settlement area and employment area to expand industrial uses.

Elgin County Official Plan (2025):

3.3 Strategic Employment Areas – It is recognized that industries such as manufacturing, processing, the trades, research and development, and distribution and logistics, will continue to be major drivers of economic growth in the County. It is also recognized that certain major employment areas in the County are of importance not just to the local municipality's economy, but to the broader regional and/or the provincial economy. As such, it is imperative that these strategic employment areas be identified and protected from conversion and incompatible development. Strategic employment areas are employment areas that are:

- a) large in scale and designed to accommodate large industrial users and/or operations with significant employment requirements;
- b) located in close proximity to major transportation corridors or routes, including highways, railways, airports, and marine ports; and
- c) ideally serviced by both municipal water and sanitary sewer service. Strategic employment areas are designated with a symbol on Schedule 'A' of this Plan. The actual extent of the strategic employment shall be delineated in each local official plan.

Comments: The subject lands are located within the Settlement Area of Talbotville. The County OP directs that these areas should be the focus of growth and development and encourages the protection and development of industrial land uses.

Township of Southwold Official Plan:

3.3.1.3 - Employment Areas:

The Township's Employment Areas are located in the Settlement Areas of Talbotville and Shedden and are designated as Industrial. The supply of Employment land in the Township will be reviewed periodically through the Municipality's Municipal Comprehensive Review to ensure that there is an appropriate amount of designated land to meet the Municipality's long term planning needs. A significant supply of vacant employment land is located in Talbotville, with a portion of it containing Ford's former St. Thomas Assembly Plant site on Sunset Drive. The expectation of the Township is that this site will be redeveloped for employment purposes and the Township supports the rehabilitation and redevelopment of this strategic site for employment purposes.

Section 5.2.4.2 - Permitted Uses in the Industrial Area:

Lands designated Industrial allow for a full range of the following:

- 1. Manufacturing;*
- 2. Warehousing;*
- 3. Logistics, office;*
- 4. Alternative energy projects;*

- 5. *Research and development uses;*
- 6. *Cannabis processing facilities, in accordance with policy 5.2.4.4.2; and*
- 7. *Accessory uses, in accordance with policy 5.2.4.2.1.*

11.5 Schedule 4a: Talbotville Land Use

TOWNSHIP OF SOUTHWOLD OFFICIAL PLAN
TALBOTVILLE LAND USE
 SCHEDULE 4A



Statutory Notice Requirements:

The Notice of the Public Meeting was provided in accordance with the provisions of the *Planning Act*. Property owners within 120m of the subject lands were provided notice through regular mail delivery. Applicable persons and public bodies were provided notice of the Public Meeting and a request for comments via email. Signage advising of the date of the Public Meeting, as well as the purpose and effect of the application, was placed on the subject property and details of the application and Public Meeting were also posted publicly on the Township’s website.

Conclusion:

Subject to receiving additional comments from the public and Council, staff can state that the proposed zoning by-law amendment as proposed in By-law 2026-16 are:

- i) is consistent with the direction of the *Provincial Planning Statement 2024*, including but not limited to Section 2.3.1;
- ii) Conforms to the relevant policies of Township of Southwold Official Plan, including but not limited to Section 3.2.5 and 3.2.7;
- iii) Satisfies the criteria of Section 7.15 when amending Zoning By-law 2011-14, as amended.

Upon Council making a decision regarding ZBA 2026-04, the required notice of decision will be circulated as prescribed under the regulations of the *Planning Act*. There is a 20-day appeal period where objections may be submitted to the Ontario Land Tribunal (OLT). To ensure that the OLT has regard to Council's decision, Council should be able to demonstrate that its decision was fully supported by relevant information and that the information was considered by Council.

Financial and Resource Implications:

Township application fees were collected in accordance with the Township's Tariff of Fees By-law, as amended from time to time.

There are no significant financial implications related to the consideration of Zoning By-law Amendment Application ZBA 2026-04.

Strategic Plan Goals:

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

- Managed Growth
- Welcoming and Supportive Neighbourhoods
- Economic Opportunity
- Fiscal Responsibility and Accountability

Respectfully submitted by:

Paul Clarke
Planner

Reviewed by:

Mat Vaughan

Director of Planning and Development (Elgin County)

Approved for submission by :

Aaron Van Oorspronk, L.E.T.
Director of Infrastructure and Development

Attachments:

Appendix 1 – Draft By-law 2026-16



THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

BY-LAW NO. 2026-16

Being a By-law to Amend By-law No. 2011-14

WHEREAS under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, authorizes municipalities to pass and amend zoning by-laws governing the use of land, buildings and structures;

AND WHEREAS the requirements for the giving notice and the holding of a public meeting of a zoning by-law amendment have been met;

AND WHEREAS the Council of the Corporation of the Township of Southwold deems it advisable to amend By-law 2011-14, being the Zoning By-law of the Township of Southwold;

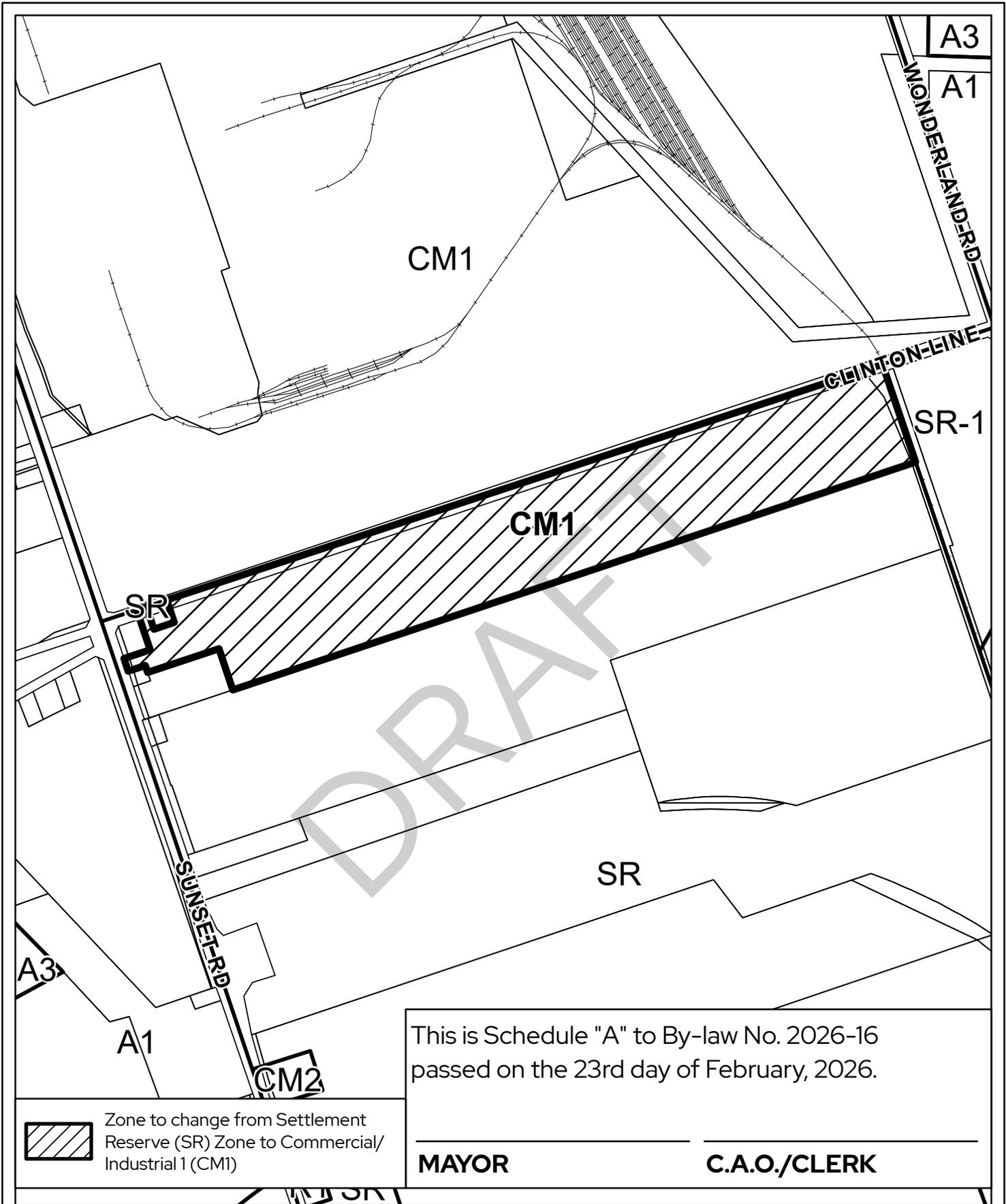
**THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD
HEREBY ENACTS AS FOLLOWS:**

1. **THAT:** Schedule 'A', Map 4 of By-Law No. 2011-14, as amended, are hereby amended by changing from Settlement Reserve (SR) to Commercial / Industrial 1 (CM1) those lands outlined in heavy solid lines on Schedule 'A' attached hereto and forming part of this By-law.
2. **THAT:** this By-law shall come into force pursuant to Section 34(2) of the Planning Act, RSO 1990.

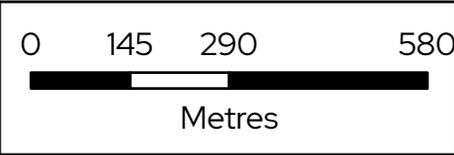
**READ A FIRST AND SECOND TIME, CONSIDERED READ A THIRD TIME
AND FINALLY PASSED THIS 23rd DAY OF FEBRUARY, 2026.**

Mayor
Grant Jones

CAO/Clerk
Jeff Carswell



TOWNSHIP OF SOUTHWOLD
 COMPREHENSIVE ZONING BY-LAW 2011-14
 SCHEDULE 'A' MAP 4





TOWNSHIP OF SOUTHWOLD
Report to Council

MEETING DATE: February 23, 2026

PREPARED BY: Paul Clarke, Planner

REPORT NO: PLA 2026-07

SUBJECT MATTER: Consent Application E 12-26 Follow- up Report

Recommendation:

1. That Council recommend approval to the Elgin County Land Division Committee for Consent Application E 12-26 subject to the recommended conditions provided in this report.

Purpose:

The applicant proposes to sever a parcel with a frontage of 68.5m, a depth of 129.5m, and an area of 0.888ha for a surplus farm dwelling. The applicant proposes to retain a parcel with an area of 6.88ha to remain in agricultural use.

A severance sketch illustrating the proposed severances is attached to this report as Appendix 1.

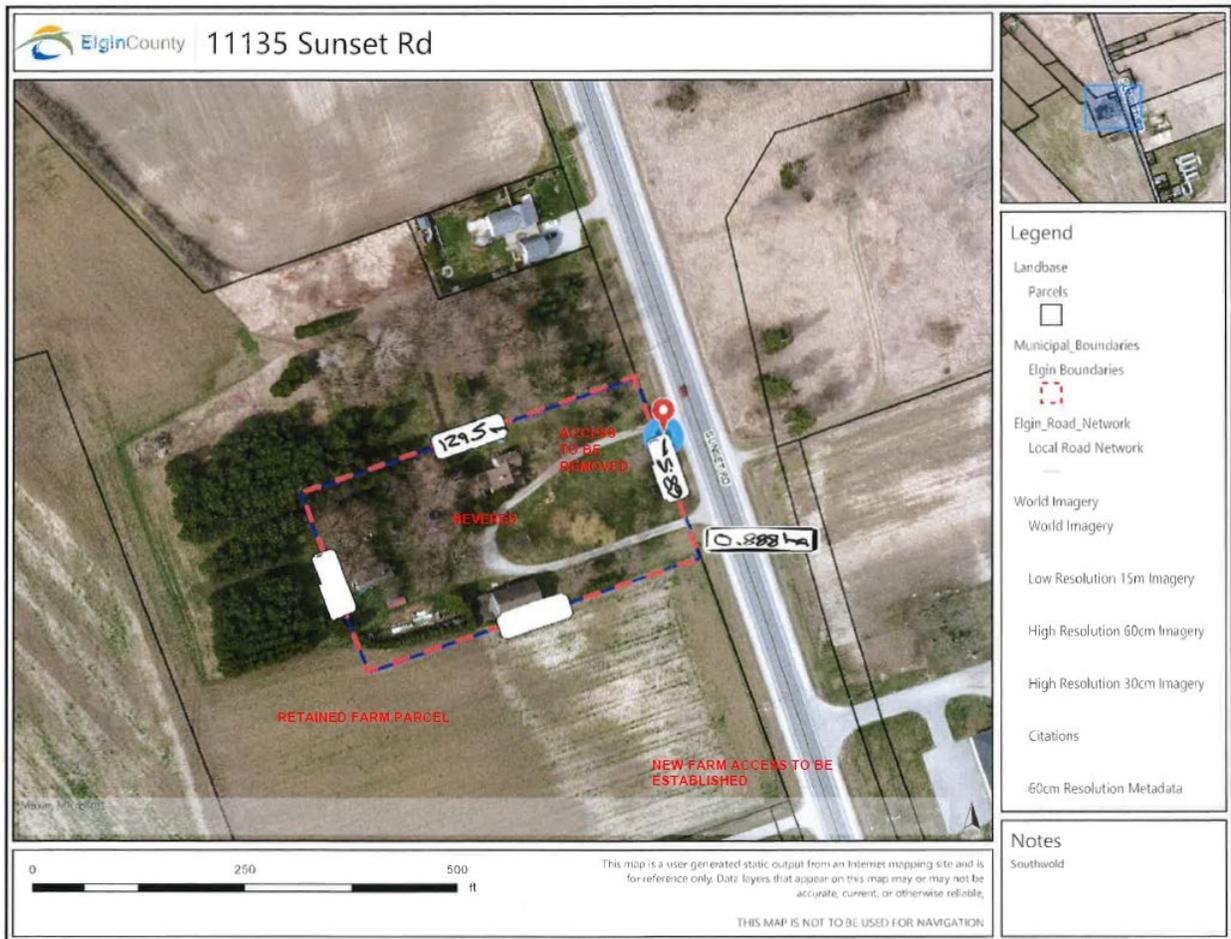
Consent Application E 12-26 has been submitted to Elgin County for lands located within the Township of Southwold.

Background:

Application No.	E 12-26
Owners:	Oegema Grains Ltd.
Agent:	Robert Brown
Address:	11135 Sunset Road
Water Supply:	Municipal Water Supply
Sewage Supply:	Private septic
Buildings/Structures	Singe detached dwelling
Elgin County Official Plan	Agricultural Area
Application No.	E 12-26
Township Official Plan Designation	Agricultural

<p>Zoning By-law 2011-14</p>	<p>Agriculture 1 (A1) Minimum Lot Area – 40.0ha Minimum Lot Frontage – 200m Minimum Front Yard – 19m Minimum Interior Side Yard – 4.5m Minimum Rear Yard – 8.0m</p> <p>For surplus farm lots: Minimum Lot Area – 1,858m² Maximum Lot Area – 6,000m² Minimum Lot Frontage – 30m</p>
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Key Map



Planning Analysis:

Consent Application E12-26 were submitted to, and declared complete, by Elgin County. Elgin County is the Approval Authority for applications considered under Section 53 of the *Planning Act*. The Township of Southwold is a commenting agency and provides a recommendation to the Land Division Committee, including conditions of approval.



Figure 1 - Large accessory structure at south side of severed parcel.

This application was presented to Council for their recommendation on January 26th, 2026 however, Council wished for further justification for the increased lot size of the proposed severed parcel to be provided.



Figure 2 - Accessory structure at rear of severed lot

The proposed area is approximately 8,800m². The Township Zoning By-law specifies that the maximum lot area of a surplus farm dwelling parcel is 6,000m². The dimensions and locations of the proposed property lines are to accommodate existing accessory structures, none of which are, in the opinion of staff, related to agricultural operations. A site visit was conducted, and it was noted that the contents of the larger building shown in Figure 1 did not contain agricultural equipment and were being used for

the storage of vehicles and bicycles associated with residential use.

Consent Application E 12-26 were reviewed by staff with consideration to the Provincial Planning Statement (2024), Elgin County Official Plan, Township of Southwold Official Plan, and the Township of Southwold Zoning Bylaw 2011-14. A summary of the applicable planning policies and

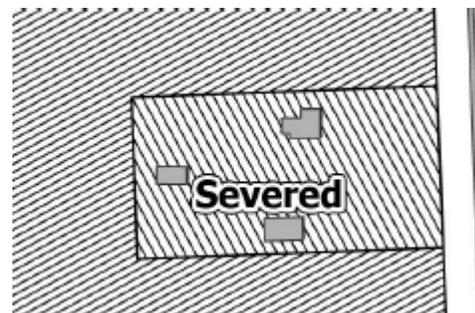


Figure 3 - Excerpt from County public notice showing on-site buildings in relation to proposed property lines

regulations, as well as the relevance to the subject application and commentary, is provided below.

While the Provincial Planning Statement (2024) encourages approval authorities to ensure that severed surplus farm dwellings are of a " minimum size needed to accommodate the use and appropriate sewage and water services," it does not prescribe what the minimum or maximum size is.

Elgin County Official Plan Section 5.9

no new residential building lots are permitted in an agricultural designation in a local official plan with the exception of a lot containing an existing dwelling that has become surplus to a farming operation because of a farm consolidation. Notwithstanding any other polices to the contrary, such a residence may be severed from the farm subject to:

The lot containing the dwelling being limited in size to the area needed to accommodate the dwelling and on-site servicing only; and,

All residential uses being prohibited on the remnant farm parcel by way of official plan amendment and / or zoning by-law amendment.

Township of Southwold Official Plan Section 7.23.4.5

A habitable farm dwelling made surplus to the needs of a farm operation, as a result of farm consolidation, subject to the following conditions:

- 1. The retained farm parcel will be zoned so as to prohibit the construction of any additional dwellings;*
- 2. The non-farm parcel will be zoned to recognize the non-farm residential use; and*
- 3. Minimum Distance Separation I provisions can be met;*

Likewise, neither the County Official Plan nor the Township of Southwold Official Plan prescribes any measurement for the area of a severed surplus farm dwelling. Rather, when evaluating the planning merit of surplus farm dwelling severances, County staff consider numerous factors, including existing site conditions, the type of servicing, and the presence of accessory structures.

The proposed severed parcel does not include any land currently in cultivation. The current property contains two accessory structures, which are proposed to remain with the severed lot. While one of the accessory structures is large, the lot coverage of all accessory structures would be approximately 3.5% post-severance, well within the limits of the Zoning By-law. Neither structure appeared to be used for agricultural storage at the time of the site visit; both were used for residential-related items, including recreational vehicles.

Legislation	Section(s)	Relevance To Application	Comments
Provincial Planning Statement, 2024	2.6 Rural Lands in Municipalities 4.3.3 Lot Creation and Lot Adjustments	<ul style="list-style-type: none"> Residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services Residential lot creation for a surplus residence is permitted, based on lot size limits, appropriate servicing 	Residential lot creation is permitted in the rural area when surplus to an agricultural operation, subject to regulations and appropriate servicing
Elgin County Official Plan	5.9 New Residential Lots in Agricultural Area	<ul style="list-style-type: none"> New lots are permitted to sever surplus farm dwellings 	County OP permits surplus farm dwelling severances provided lot is minimum in size and retained lands are rezoned to prohibit residential development
Township of Southwold Official Plan	5.1 Agricultural Area 7.23.4 Agricultural Consent Policies	<ul style="list-style-type: none"> Existing single-detached non-farm dwellings are permitted Land severances in the Agricultural Area may be permitted for surplus farm dwellings, subject to conditions 	Residential lot creation for surplus farm dwellings may be permitted subject to conditions

Legislation	Section(s)	Relevance To Application	Comments
Township of Southwold Zoning Bylaw	Agricultural 1 (A1)	<ul style="list-style-type: none"> A zoning amendment is required for both the severed and retained lands. 	A zoning by-law amendment will be required to rezone the retained farm parcel to an A3 special provision zone to prohibit residential dwellings and to permit a reduced lot area and frontage. The surplus farm lot requires a special provision permitting an increased lot area.

Consultation:

Consent Application E 12-26 was circulated internally for review and comment by Township departments. At the time of writing this report, the following comments have been received and where applicable, recommended conditions of approval have been included.

Finance	No comments
Infrastructure	Severed lot must comply with MTO access requirements
Chief Administrative Officer	No comments
Building Department	Requests septic system plan
Drainage	Drainage reapportionment, mutual drain agreement
Environmental Services	No comments

Conclusion:

Planning staff recommend support of Consent Applications E 12-26, which would facilitate the severance of a dwelling which is surplus to the needs of a farming operation. This recommendation is subject to the conditions listed below to Planning Report PLA 2026-07. This report and recommended conditions of approval will be forwarded to the Elgin County Land Division Committee and should be considered in the decision-making process.

- That the Applicant must pay all fees, and satisfy all obligations required pursuant to the duly enacted by-laws of the Township of Southwold, to the satisfaction of the Municipality.
- That the Applicant successfully apply to the Township and obtain a zoning by-law amendment to rezone the retained farm parcel to an Agricultural 3 (A3) special provision zone, and the severed lot to an Agricultural 1 (A1) special provision zone.
- That, if necessary, the northern entrance to the proposed severed lot if it does not comply with MTO access requirements.
- That the applicant provide the Township with a plan showing the location of the septic system and setbacks from proposed lot lines.
- Reapportionment of the James Fife, Lindsay and Talbotville Municipal Drains. Mutual Agreement Drain

Financial and Resource Implications:

Township application fees were collected in accordance with the Township's Tariff of Fees By-law, as amended from time to time.

Approval of the application will have no significant financial impact on the Township.

Strategic Plan Goals:

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

- Managed Growth
- Welcoming and Supportive Neighbourhoods
- Economic Opportunity

Fiscal Responsibility and Accountability

Respectfully submitted by:

Paul Clarke
Planner

Approved for submission by:

Aaron Van Oorspronk, L.E.T.
Director of Infrastructure and Development

Appendix 1 – Report from Applicant’s Planner RE: Severed Lot Size

Appendix 2 – Enlarged Applicant Provided Sketch



6 Royal Cres., PO Box 188
Pain Court, ON
N0P 1Z0
519-809-4539
rbrown@oakviewlup.ca

February 2, 2026

Corporation of the County of Elgin
Attn: Planning Services
450 Sunset Drive
St. Thomas, ON
N5R 5V1

RE: 11135 Sunset Road – Application for Surplus Dwelling Consent

Planning:

This letter is in response to two issues of concern raised by Southwold Council regarding the proposed surplus dwelling lot.

- 1) The proposed size of the severed parcel. (surplus dwelling)

Comment: The size of a lot severed from a farm as surplus can vary considerably depending on the existing footprint of the dwelling, location of any supporting facilities such a water well and/or septic system, buildings being included with the lot, topography or nature features. The principal goal outlined in both the Southwold Official Plan and County of Elgin Official Plan is the avoidance of including actively farmed land. The policy does not include direction that lands not currently under cultivation be returned to active use.

The proposed lot at 8,880 sq. m does not include any actively farmed lands, has been part of the yard area around the house and accessory building as is evident from the mature trees and includes one of two existing driveways. The accessory building and dwelling are located at opposite sides of the lot and there are no plans to remove the building as it has been maintained in usable condition and serves no viable purpose for the farming operation.

Based on having dealt with several hundred surplus dwelling lot severance the proposed size of the lot is well within a typical range of 1 to 3 acres. The maximum size of a severed lot in the zoning by-law is a guide or starting point not an absolute yes or no. Each lot for a surplus dwelling has to be based on the individual assessment of each circumstance. The retained lands have to be rezoned to prohibit future dwellings, that same amendment can also address the justifiable increase in lot area of the severed dwelling lot.

2) Two access points

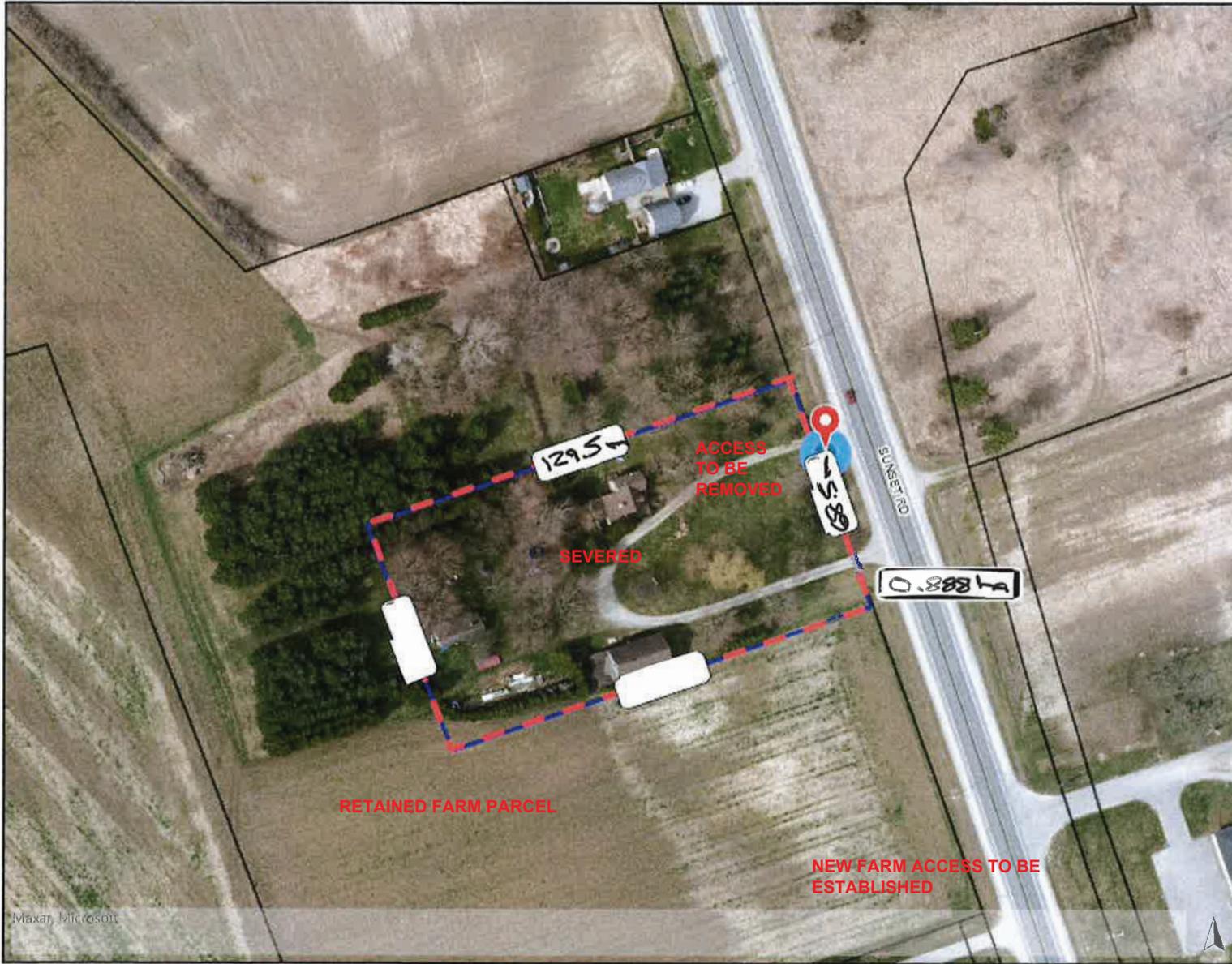
Comment: The proposed lot configuration shown on the sketch submitted with the application clearly indicates that one of the two accesses will need to be removed. This was noted during the pre-consultation with the County and specifically noted by MTO as a requirement. The applicant is aware that the northerly most access will need to be removed as a condition of approval.

Hopefully this provides the necessary additional rationale for the proposed lot size.

Regards,

A handwritten signature in black ink, appearing to read 'Robert Brown', with a long horizontal flourish extending to the right.

Robert Brown, H. Ba, MCIP, RPP
Principal Planner
Oakview LUP - rbrown@oakviewlup.ca



Legend

- Landbase
- Parcels
- Municipal_Boundaries
- Elgin Boundaries
- Elgin_Road_Network
- Local Road Network
- World Imagery
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 60cm Resolution Metadata

Notes

Southwold

Maxar, Microsoft



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



TOWNSHIP OF SOUTHWOLD

Report To Council

MEETING DATE: February 23, 2026

PREPARED BY: Evan McKinsty, Junior Planner

REPORT NO: PLA 2026- 08

**SUBJECT MATTER: Consent Application E 19-26
0141 and 0142 Scotch Line**

Recommendation:

1. That planning staff recommend APPROVAL to the Elgin County Land Division Committee for Consent Application E19-26 subject to the recommended conditions provided in this report.

Purpose:

The applicant proposes to sever a parcel with a frontage of 71.56 m, a depth of 206.4 m, and an area of 2.42 ha to add to an existing lot. The applicant is retaining a lot with an area of 20.72 ha proposed to remain in Agriculture use.

A severance sketch illustrating the proposed severances is attached to this report as Appendix 1.

Consent Application E 19-26 have been submitted to Elgin County for lands located within the Township of Southwold.

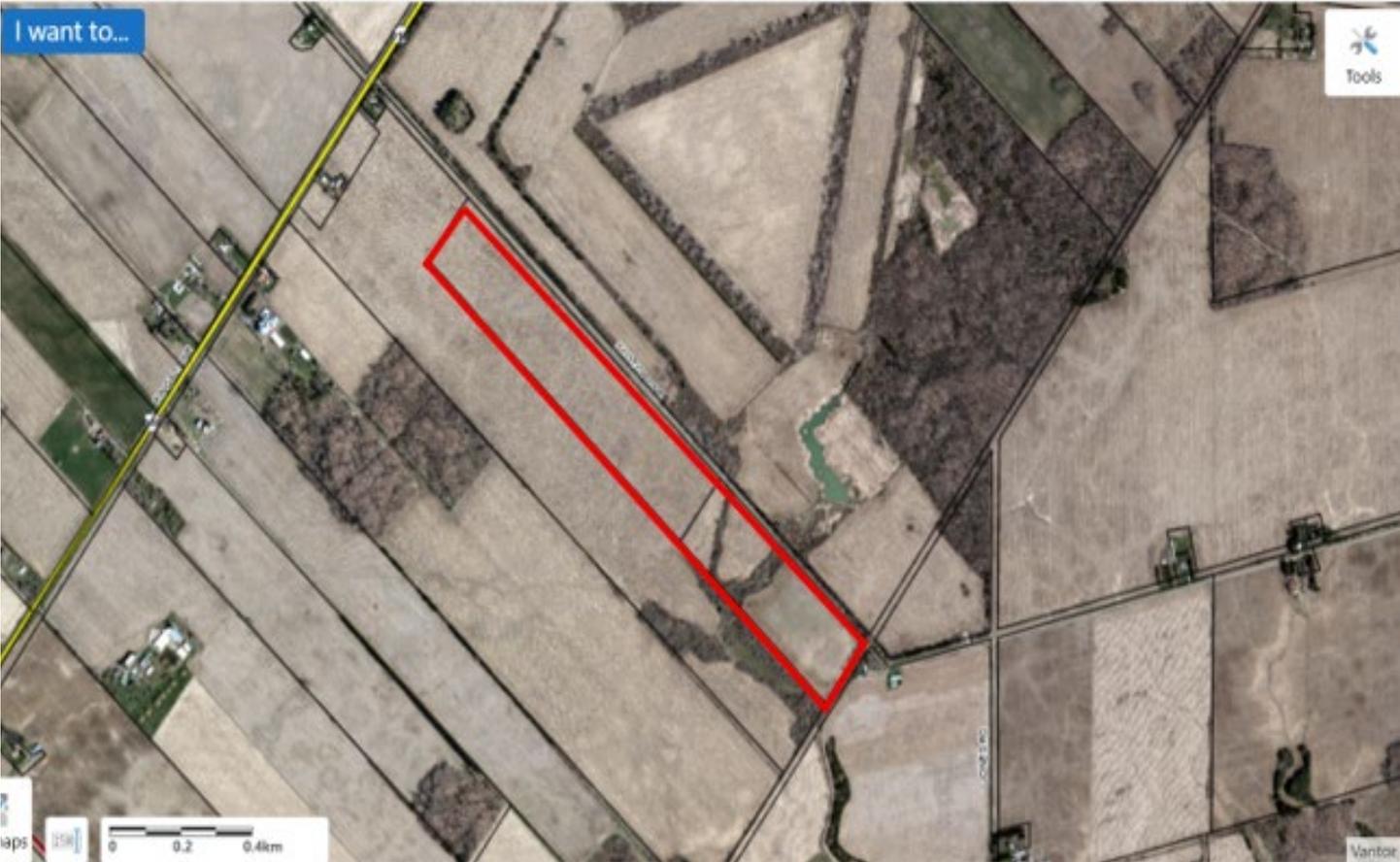
Location: The subject property is located at 0141 & 0142 Scotch Line and is legally described as Part Lot 8. The subject property is shown on the Key Maps provided below.

Background:

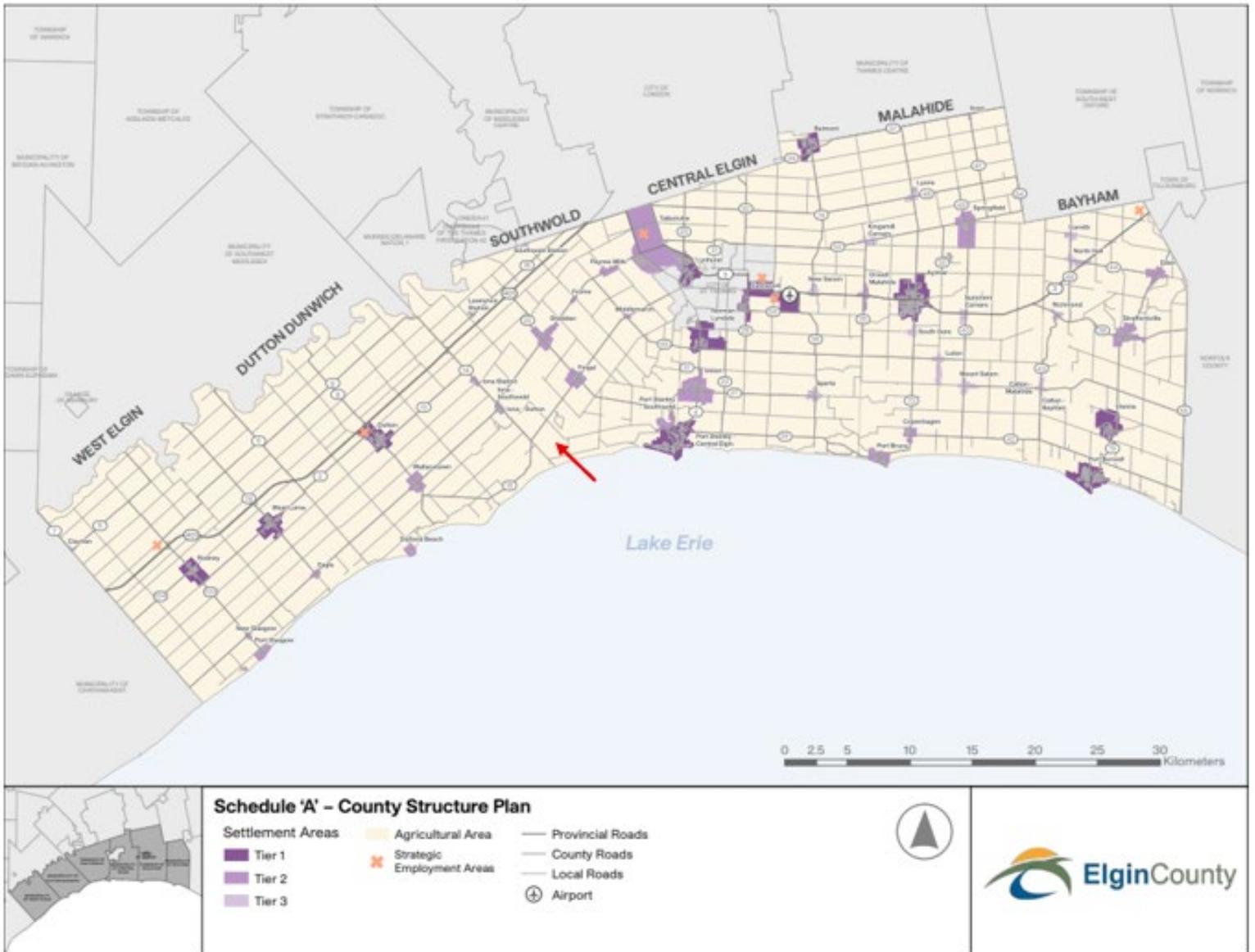
Application No.	E 19-26
Owner:	Jeff Cook
Agent:	Aliyah Richards, Zelinka Priamo Ltd
Address:	0141 & 0142 Scotch Line
Water Supply:	No private servicing on lands
Sewage Supply:	No private servicing on lands

Buildings/Structures	N/A
Elgin County Official Plan	Agriculture Area
Southwold Official Plan Designation	Agriculture Area & Natural Heritage Feature
Southwold Zoning By-law 2011-14 0141 & 0142 Scotch Line	<p>Agriculture 1 (A1) Zone</p> <p>Minimum Lot Area – 40.0ha Minimum Lot Frontage – 200.0m Minimum Front Yard – 19.0m Minimum Interior Side Yard – 4.5m Minimum Rear Yard – 8.0m</p> <p>For surplus farm lots: Minimum Lot Area – 1,858.0 m² Maximum Lot Area – 6,000.0 m² Minimum Lot Frontage – 30.0 m</p>

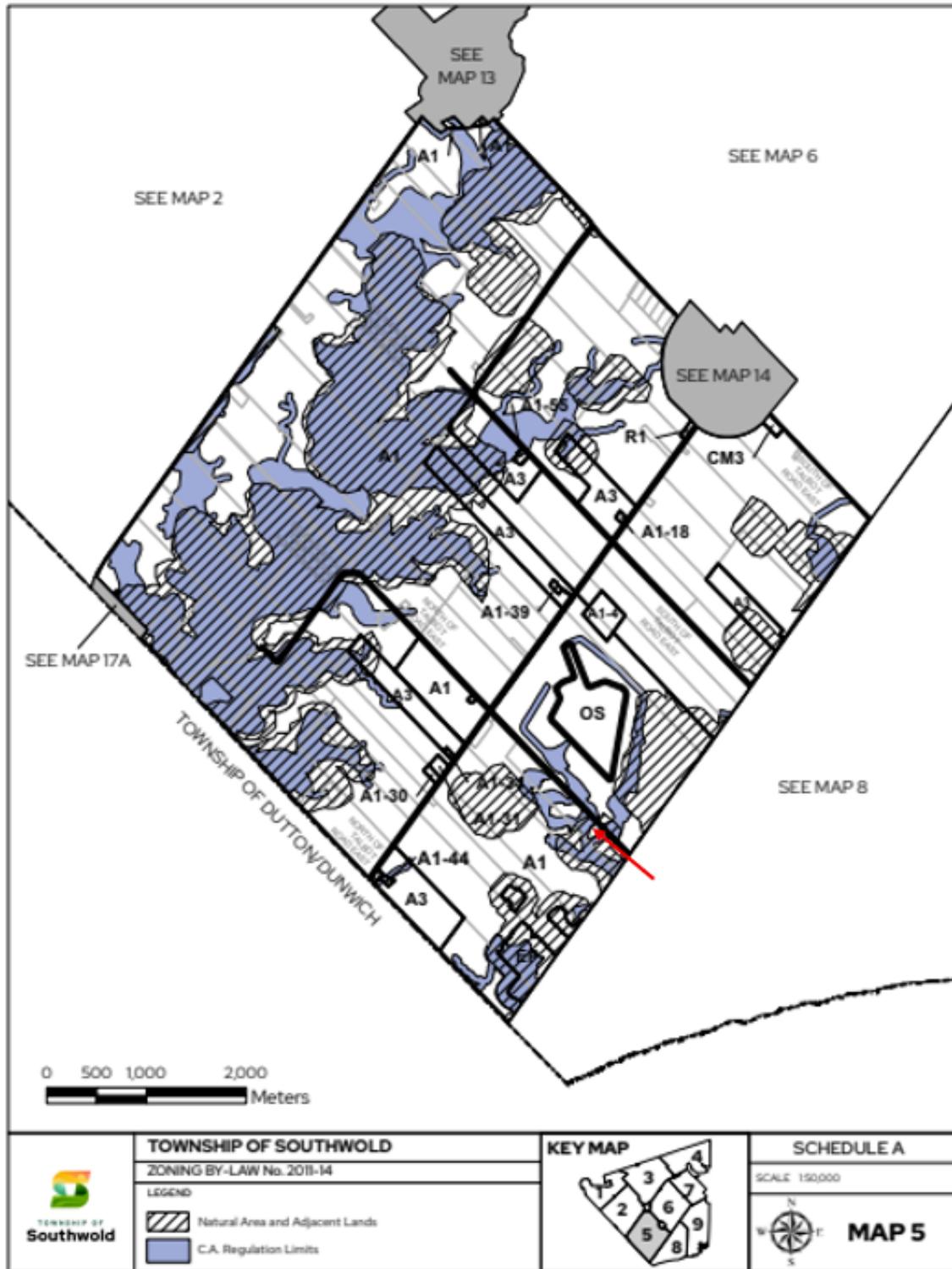
Aerial Map:



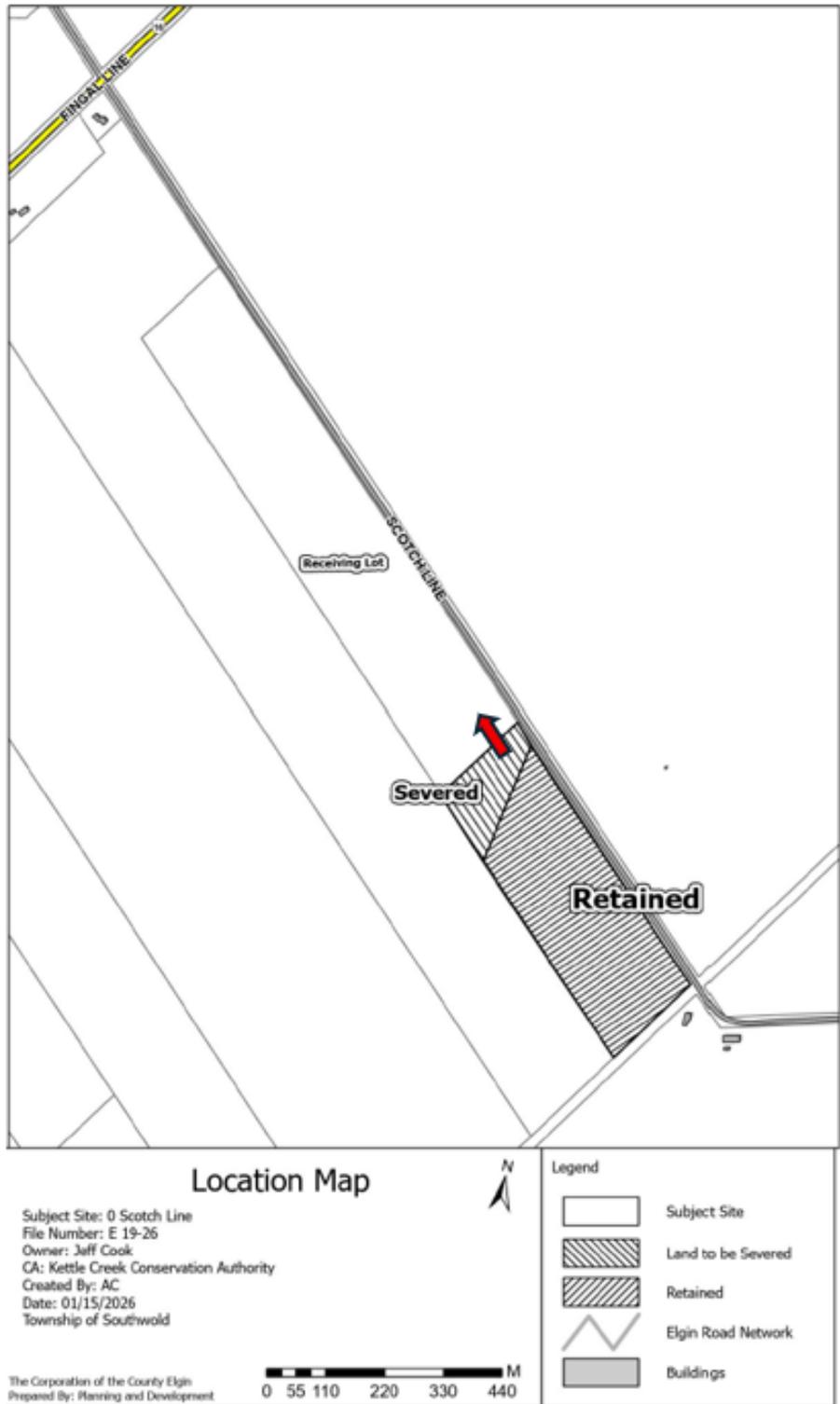
County Official Plan Key Map:



Zoning- By law Map:



Proposed Severance Map:



Planning and Policy Analysis:

Consent Applications E19-26 were submitted to, and declared complete, by Elgin County. Elgin County is the Approval Authority for applications considered under Section 53 of the *Planning Act*. The Township of Southwold is a commenting agency and provides a recommendation to the Land Division Committee, including conditions of approval.

Consent Application E19-26 was review by staff with consideration to the Provincial Planning Statement (2024), Elgin County Official Plan, Township of Southwold Official Plan, and the Township of Southwold Zoning Bylaw 2011-14. A summary of the applicable and commentary is provided below.

Legislation	Section(s)	Relevance To Application	Comments
<p>Provincial Planning Statement, 2024</p>	<p>Section 4.3.3 Lot Creation and Lot Adjustments</p> <p>Section 4.3.3.2 Lot adjustments in prime agriculture areas may be permitted for legal or technical reasons</p>	<ul style="list-style-type: none"> • Lot adjustments are permitted in prime agriculture lands • Agriculture lot addition is permitted to technical reasons, not new lot is being created 	<p>Agriculture lot addition is permitted in agriculture areas as no new lot is being created and the severed lands are being retained by an adjacent parcel.</p>
<p>Elgin County Official Plan</p>	<p>Section 5.5 General Development Policies</p>	<ul style="list-style-type: none"> • Development in agriculture lands must protect agriculture lands and operations • New agriculture lots must be a minimum of 40 ha or larger for both the retained and severed parcel 	<p>The County of Elgin Official Plan permits technical severances for legal or technical lot line adjustments. The lands are to stay in the agriculture designation and zoned to prevent future development. Minor variance submitted (MV 2026-</p>

			01) to address the undersize parcels.
Township of Southwold Official Plan	<p>Section 7.23.4.d</p> <p>Section 5.1.4.6 Minimum Farm Lot Size for Agriculture-Related Uses</p>	<ul style="list-style-type: none"> • Land severances in the Agricultural Area may be permitted to allow minor adjustments which do not result in the creation of a new lot. • Lot may be severed from an agriculture parcel that is less than 40 ha provided that the agriculture land is added to an abutting agriculture lot. 	Proposed severance for a lot addition would be permitted subject to conditions as no new lot is being created and the severed lands are retained by abutting farmland.
Township of Southwold Zoning Bylaw	<p>Section 5.2 Agriculture 1 (A1)</p>	<ul style="list-style-type: none"> • Proposed severed and retained lands meet all zoning requirements of the A1 zone except minimum lot area. • The lot area for the two adjacent parcels following the proposed severance are 23.14 ha and 9.83 ha. 	The A1 zone requires a minimum lot area of 40.0 ha. In this instance a minor variance would be considered minor, as the parcels are already undersized and would become only marginally smaller with no intended change in land use.

Consultation:

Consent Application E19-26 was circulated internally for review and comments by Township and County departments. At the time of writing this report, the following

comments have been received and where applicable, recommends conditions of approval have been included.

Township of Southwold- Recommends Approval, Planning Act application required to permit reduce lot area for the severed and retained parcels.

County Engineering- No concerns

Kettle Creek Conservation Authority - No Concerns

No Further Comments have been received at the time of writing.

Recommendation:

Planning staff recommend support of Consent Application E19-26, which would facilitate the severance to add to an existing lot. This application is consistent with the Provincial Planning Statement (2024), complies with the County of Elgin Official Plan and Township of Southwold Official Plan Policies, but does not comply with the Township of Southwold's Zoning- By-Law due to deficient Lot Area. An additional Planning Application will be required to seek permission for a reduced lot area for both boundary adjusted and retained lands. As such, planning staff are of the opinion that the application is acceptable from a planning perspective. This recommendation is subject to the conditions listed below, the recommended conditions of approval will be forwarded to the Elgin County Land Division Committee and should be considered in the decision making progress.

1. That the Applicant must pay all fees, and satisfy all obligations required pursuant to the duty enacted by-laws of the Township of Southwold, to the satisfaction of the Municipality.
2. That the applicant successfully apply to the Township and obtain a minor variance to amend the undersized severed and retained lands.
3. Reapportionment of municipal drain affecting this property.

Respectfully submitted by:

Evan McKinstry
Junior Planner

Reviewed by:

Mat Vaughan
Director of Planning and Development

Approved for Submission by:

Aaron Van Oorspronk, L.E.T
Director of Infrastructure and Development



TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: February 23, 2026

PREPARED BY: Corey Pemberton, Director of Building and Community Services/Chief Building Official

REPORT NO: CBO 2026-06

SUBJECT MATTER: Keystone Rod Iron Fence and Pillars

Recommendation:

1. That Council provides directions on how to proceed with the wrought iron fence and pillars at the complex.

Background:

Council previously directed staff to have the stone pillars at the entrance of the Keystone Complex repaired. The work was anticipated to be completed in the fall of last year; however, the contractor was unable to finish the repairs before weather conditions deteriorated, preventing completion of the project.

During Winterfest, an incident occurred in which a wagon struck one of the pillars and the wrought iron fence, resulting in extensive damage to the fence and additional damage to the pillar.

In staff's opinion, the fencing is not repairable and would need to be either fully replaced or removed.

Comment/Analysis:

Staff's opinion is that the fence is not repairable and would need to be fully replaced or removed. Council and staff have previously discussed the potential relocation or removal of the pillars to allow for widening of the entrance to the complex.

Staff are seeking direction from Council on how to proceed.

Financial and Resource Implications:

Staff have not researched the financial implications at this time as we are just seeking direction.

Strategic Plan Goals:

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

- Managed Growth
- Welcoming and Supportive Neighbourhoods
- Economic Opportunity
- Fiscal Responsibility and Accountability

Respectfully Submitted by:

Corey Pemberton
Director of Building and Community
Services/Chief Building Official

Approved for submission by:

Michele Lant
Director of Corporate
Services/Treasurer



TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: February 23, 2026

PREPARED BY: Lori Redman, Accounting Clerk

REPORT NO: FIN 2026-06

SUBJECT MATTER: 2025 Council Remuneration & Expenses

Recommendation:

1. THAT Council receive Report No. FIN 2026-06 2025 Council remuneration and expenses for information.

Purpose:

To provide an itemized statement of remuneration and expenses of Council Members for 2025.

Background:

In accordance with Section 284(1) of the Ontario Municipal Act, 2001, the Treasurer of the municipality shall, on or before March 31 of each year, provide Council with an itemized statement of remuneration and expenses paid in the previous year to each member of Council.

Comments/Analysis:

Section 284(1) of the Municipal Act requires an itemized statement on remuneration and expenses paid in the previous year to:

- a) Each member of council in respect of his or her services as a member of the council or any other body, including a local board, to which the member has been appointed by council or on which the member holds office by virtue of being a member of council;
- b) Each member of council in respect of his or her services as an officer or employee of the municipality or other body described in clause (a); and

- c) Each person, other than a member of council, appointed by the municipality to serve as a member of any body, including a local board, in respect of his or her services as a member of the body. 2001, c. 25, s. 284 (1)

By-Law No. 2016-09 provides to the remuneration of members of Council.

Appendix "A" provides the 2025 Statement of Revenue and Expenses for members of Council.

Financial and Resource Implications:

None. All remuneration and expenses were included in the 2025 Operating Budget.

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

Schedule "A": Statement of Remuneration 2025

Township of Southwold Council Member	Honorarium	Committees of Council	Group Benefits	Cell & Data Expenses	Other Expenses	Conference Expenses	Total
Mayor Grant Jones	\$ 17,522.28	\$ 4,764.65	\$ -	\$ 465.03	\$ 1,552.43	\$ 17.24	\$ 24,321.63
Deputy Mayor Justin Pennings	\$ 13,579.80	\$ 3,117.06	\$ -	\$ -	\$ 1,093.46	\$ 4,492.93	\$ 22,283.25
Councillor John Adzija	\$ 11,106.85	\$ 3,982.91	\$ -	\$ -	\$ 983.84	\$ -	\$ 16,073.60
Councillor Sarah Emons	\$ 11,106.85	\$ 5,541.44	\$ 6,461.40	\$ 458.41	\$ 1,089.62	\$ 4,037.59	\$ 28,695.31
Councillor Scott Fellows	\$ 11,106.85	\$ 3,117.06	\$ 6,461.40	\$ -	\$ 1,231.82	\$ 1,395.28	\$ 23,312.41
Total	\$ 64,422.63	\$ 20,523.12	\$ 12,922.80	\$ 923.44	\$ 5,951.17	\$ 9,943.04	\$ 114,686.20

Year ending December 31, 2025

Benefits provided to the Mayor and member of Council include:

Group Benefits: Health & Dental

Other Expenses include: CPP, EHT, Mileage

Conference Expenses include: accommodations, travel, and meals



TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: February 23, 2026

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

REPORT NO: FIN 2026-07

SUBJECT MATTER: Ontario Trillium Foundation – Capital Grant

Recommendation:

1. That Council authorize staff to submit an Application for Funding under the Ontario Trillium Foundation, Capital Grant towards the renewal and improvement of Fingal Ball Park.

Purpose:

The report serves to obtain Council authorization to proceed with an application for funding with the Ontario Trillium Foundation, for the construction of a recreational trail in Fingal Ball Park.

Background:

On January 27, 2026, staff received an email informing the Township of the next intake for Capital Grant applications through the Trillium Fund. Open to applications until March 4th, 2026, the fund supports community-based organizations build places to provide opportunities for activity, recreation, connection and play an important role in creating healthy and vibrant communities where everyone feels a sense of belonging.

Eligible applicants can apply for a grant to update buildings, enhance physical spaces, and purchase fixed and non-fixed equipment so people and communities can thrive. Funding priorities focus on areas that meet one or more of the following criteria:

- Foster physically active lifestyles
- Help people build stronger connections and a deeper sense of belonging in their community
- Enrich lives through arts, culture and heritage
- Support youth to develop stronger social, emotional and leadership skills
- Support participation in the conservation and restoration of the environment

- Enable economically vulnerable people to meet their basic needs and/or strengthen their financial stability

Municipalities with a population under 20,000 people, are eligible to apply for funding in OTF's Active People Action Area fostering more physically active lifestyles, or in OTF's Inspired People Action Area supporting arts, culture and heritage projects.

As part of report IDS 2025-05 Council directed Staff to apply to the same capital grant fund for the construction of a looped trail in the Fingal Ball Park. The 2025 application was ultimately unsuccessful. Staff are optimistic with the Parks and Trails Master Plan almost complete that this would be beneficial support to the grant application.

Comments/Analysis:

Below is a quick snapshot of details about the Trillium Capital Grant:

- Call for applications deadline: March 4, 2026
- Amount range: Minimum of \$10,000 Maximum of \$200,000
- Funding for: Capital Projects that meet one or more of the criteria.
- Eligible costs include construction costs, equipment costs, up to 20% of project budget for development costs (engineering, legal, admin etc.)

Staff consider the construction of a looped trail in Fingal Ball Park to be a suitable project, building on existing commitments of Council to improve the park, and executing improvements identified in the draft Parks and Trails Master Plan. The addition of a looped asphalt trail would create an inclusive recreational space that caters to all age groups and demographics. Accessible trails are among the most popular and frequently utilized community facilities, offering opportunities for residents to stay active and connect with nature.

Financial and Resource Implications:

As part of the 2025 grant submission, estimates of \$300,000 were received. Staff consider the estimate of \$300,000 is still relevant. If the Township is successful in securing a \$200,000 grant from Ontario Trillium Foundation, the additional \$100,000 could be included in the 2026 Green Lane Trust Fund submission. Minimal staff resource is required at this stage as application information will be used from the 2025 submission.

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



THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

BY-LAW NO. 2026-14

Being a By-law to Amend By-law No. 2011-14

WHEREAS under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, authorizes municipalities to pass and amend zoning by-laws governing the use of land, buildings and structures;

AND WHEREAS the requirements for the giving notice and the holding of a public meeting of a zoning by-law amendment have been met;

AND WHEREAS the Council of the Corporation of the Township of Southwold deems it advisable to amend By-law 2011-14, being the Zoning By-law of the Township of Southwold;

THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD HEREBY ENACTS AS FOLLOWS:

1. **THAT:** Schedule 'A', Map 13 of By-Law No. 2011-14, as amended, are hereby amended by changing from Settlement Reserve (SR) Zone to Residential 3 (R3) Zone and Residential 3 – Special Provision 12 (R3-12), those lands outlined in heavy solid lines on Schedule 'A' attached hereto and forming part of this By-law.
2. **THAT** subsection 10.4 of By-law 2011-14, as amended, is hereby amended by adding the following Special Provision:

a. Residential 3 – Special Provision 12 (R3-12)

i. Regulations:

- | | |
|---|-------------------|
| 1. Minimum Lot Area | 119m ² |
| 2. Minimum Lot Frontage | 25.8m |
| 3. Minimum interior apartment side yard | 6.1m |
| 4. Minimum Front Yard Depth | 4.0m |
| 5. Minimum Off-Street Parking Spaces | 1.25 per unit |

3. **THAT** subsection 10.4 of By-law 2011-14, as amended, is hereby amended by adding the following Special Provision:

a. Residential 3 – Special Provision 13 (R3-13)

i. Regulations:

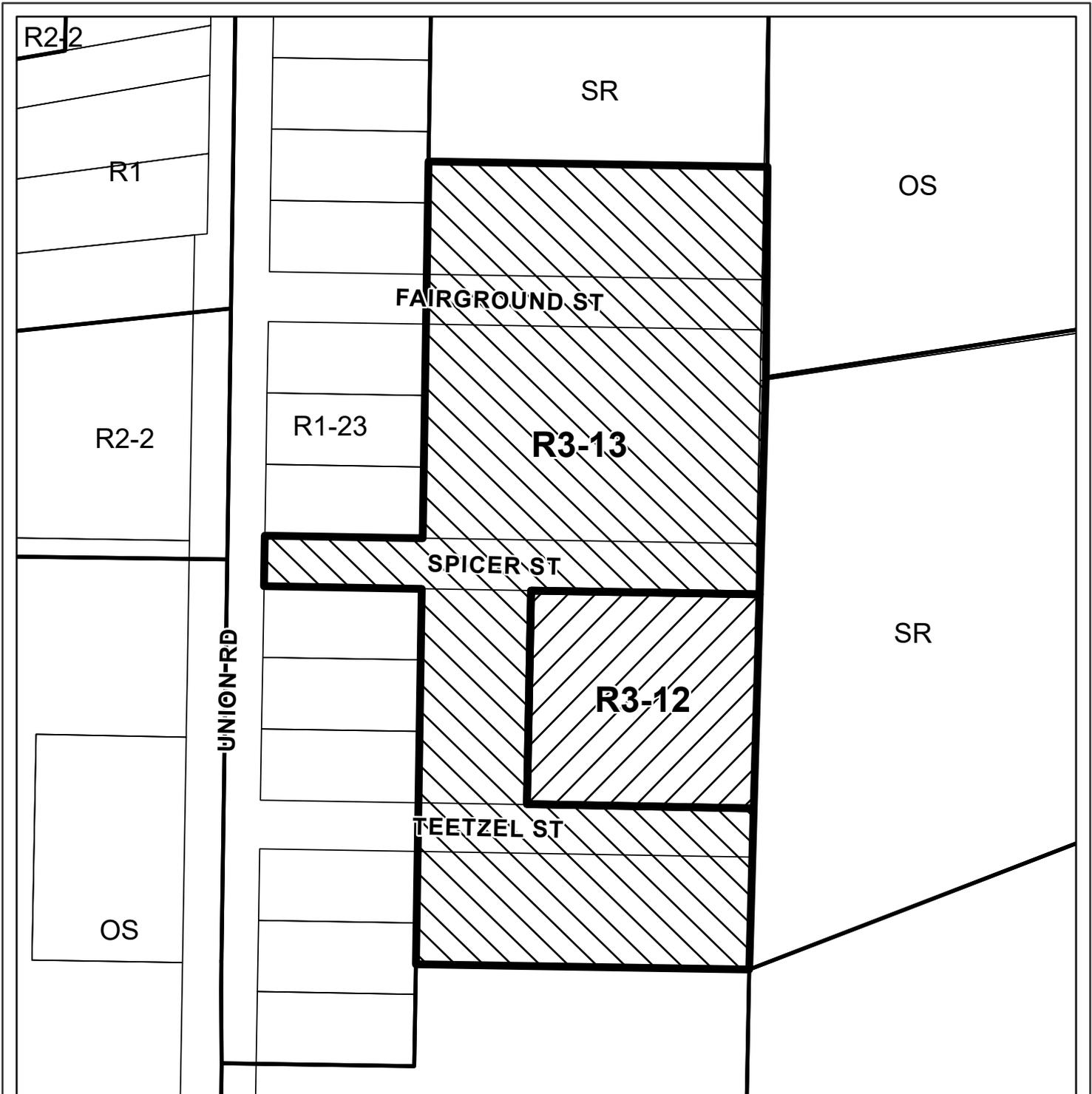
1. A deck may extend into not more than 50% of the required rear yard setback

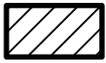
4. **THAT:** this By-law shall come into force pursuant to Section 34(2) of the Planning Act, RSO 1990.

READ A FIRST AND SECOND TIME, CONSIDERED READ A THIRD TIME AND FINALLY PASSED THIS 23rd DAY OF FEBRUARY 2026.

Mayor
Grant Jones

CAO/Clerk
Jeff Carswell

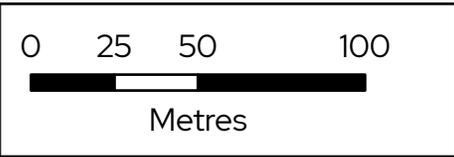


-  Zone to change from Settlement Reserve (SR) Zone to Residential 3 - Special Provision 12 (R3-12)
-  Zone to change from Settlement Reserve (SR) Zone to Residential 3 - Special Provision 13 (R3-13)

This is Schedule "A" to By-law No. _____
 passed on the 23rd day of February, 2026.

MAYOR _____
C.A.O./CLERK

TOWNSHIP OF SOUTHWOLD
 COMPREHENSIVE ZONING BY-LAW 2011-14
 SCHEDULE 'A' MAP 13





THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

BY-LAW NO. 2026-15

Being a By-law to Amend By-law No. 2011-14

WHEREAS under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, authorizes municipalities to pass and amend zoning by-laws governing the use of land, buildings and structures;

AND WHEREAS the requirements for the giving notice and the holding of a public meeting of a zoning by-law amendment have been met;

AND WHEREAS the Council of the Corporation of the Township of Southwold deems it advisable to amend By-law 2011-14, being the Zoning By-law of the Township of Southwold;

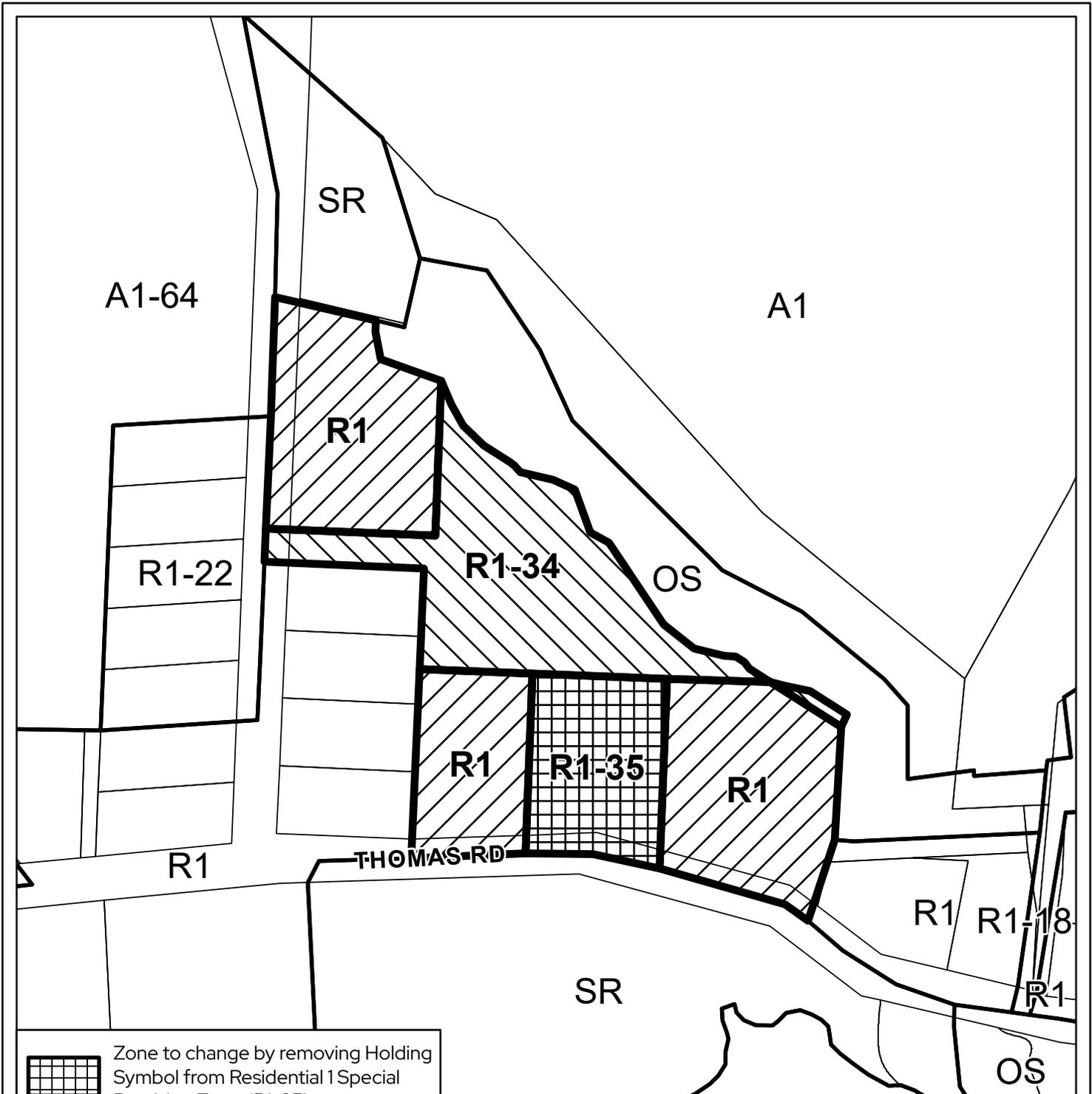
**THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD
HEREBY ENACTS AS FOLLOWS:**

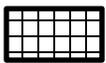
1. **THAT:** Schedule 'A', Map 10 of By-Law No. 2011-14, as amended, are hereby amended by removing the holding provision from those lands outlined in heavy solid lines on Schedule 'A' attached hereto and forming part of this By-law.
2. **THAT:** this By-law shall come into force pursuant to Section 34(2) of the Planning Act, RSO 1990.

**READ A FIRST AND SECOND TIME, CONSIDERED READ A THIRD TIME
AND FINALLY PASSED THIS 23rd DAY OF FEBRUARY, 2026.**

Mayor
Grant Jones

CAO/Clerk
Jeff Carswell



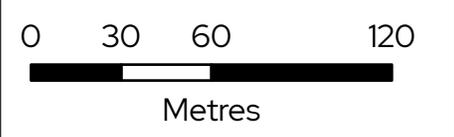
- 
 Zone to change by removing Holding Symbol from Residential 1 Special Provision Zone (R1-35)
- 
 Zone to change by removing Holding Symbol from Residential 1 Zone (R1)
- 
 Zone to change by removing Holding Symbol from Residential 1 Special Provision Zone (R1-34)

This is Schedule "A" to By-law No. 2026-15 passed on the 23rd day of February, 2026.

MAYOR

C.A.O./CLERK

TOWNSHIP OF SOUTHWOLD
 COMPREHENSIVE ZONING BY-LAW 2011-14
 SCHEDULE 'A' MAP 10





THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

BY-LAW NO. 2026-16

Being a By-law to Amend By-law No. 2011-14

WHEREAS under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, authorizes municipalities to pass and amend zoning by-laws governing the use of land, buildings and structures;

AND WHEREAS the requirements for the giving notice and the holding of a public meeting of a zoning by-law amendment have been met;

AND WHEREAS the Council of the Corporation of the Township of Southwold deems it advisable to amend By-law 2011-14, being the Zoning By-law of the Township of Southwold;

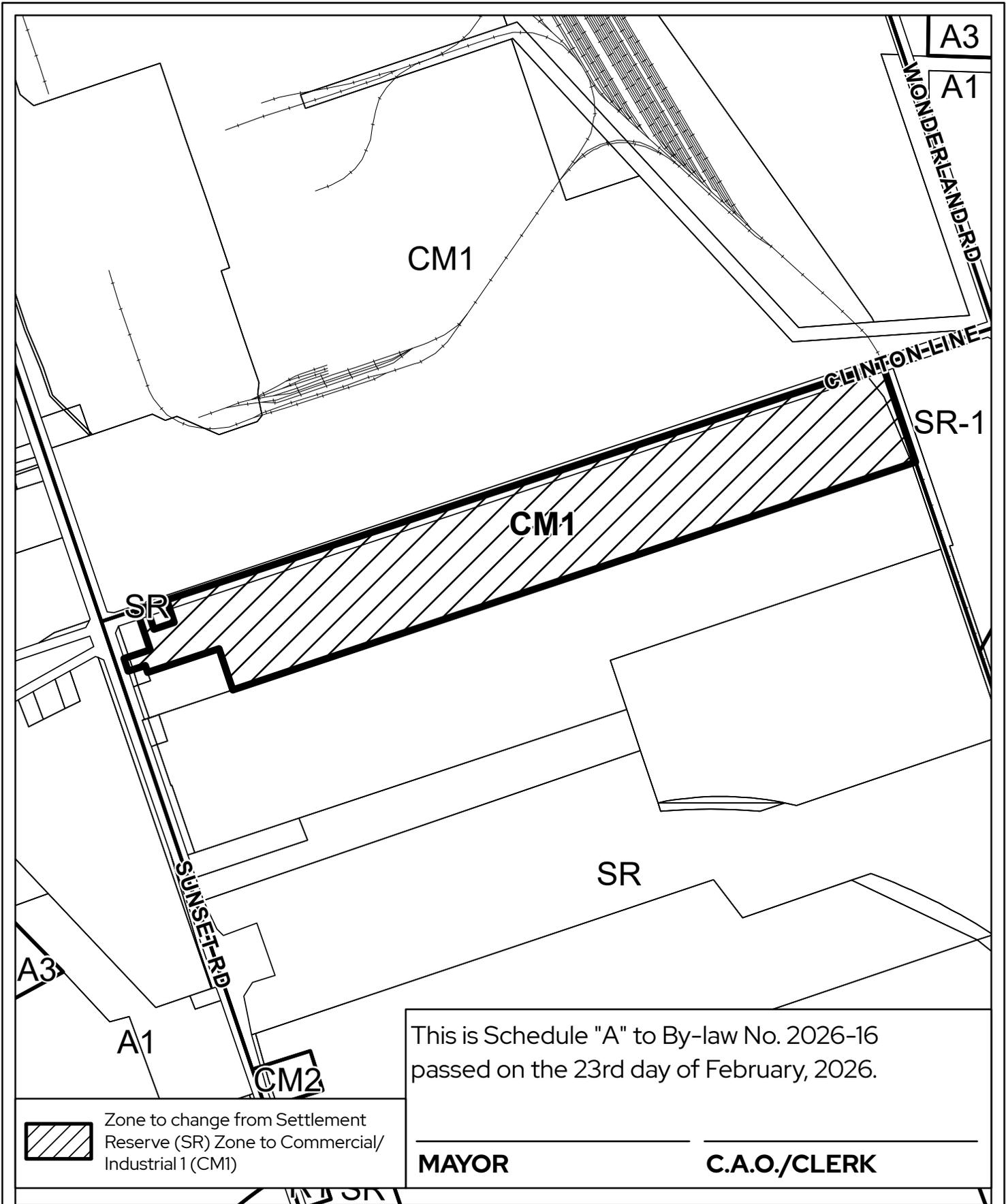
**THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD
HEREBY ENACTS AS FOLLOWS:**

1. **THAT:** Schedule 'A', Map 4 of By-Law No. 2011-14, as amended, are hereby amended by changing from Settlement Reserve (SR) to Commercial / Industrial 1 (CM1) those lands outlined in heavy solid lines on Schedule 'A' attached hereto and forming part of this By-law.
2. **THAT:** this By-law shall come into force pursuant to Section 34(2) of the Planning Act, RSO 1990.

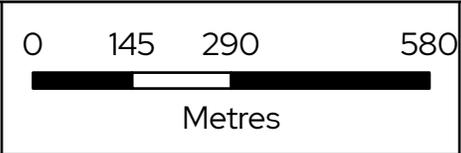
**READ A FIRST AND SECOND TIME, CONSIDERED READ A THIRD TIME
AND FINALLY PASSED THIS 23rd DAY OF FEBRUARY, 2026.**

Mayor
Grant Jones

CAO/Clerk
Jeff Carswell



TOWNSHIP OF SOUTHWOLD
 COMPREHENSIVE ZONING BY-LAW 2011-14
 SCHEDULE 'A' MAP 4





THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

BY-LAW NO. 2026-17

**Being a By-Law to adopt the Budget Estimates
and Capital Projects for the year 2026.**

WHEREAS Section 290 of the Municipal Act, 2001, S.O. 2001, c.25, as amended, provides that a local municipality shall prepare and adopt a budget including estimates of all sums required during the year for the purposes of the municipality;

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

1. THAT the 2026 Budget Estimates as set out in Schedule "A" attached hereto and forming part of this by-law are hereby adopted.
2. THAT the 2026 Capital Projects as set out in Schedule "B" attached hereto and forming part of this by-law are hereby adopted.

**READ A FIRST AND SECOND TIME, CONSIDERED READ A THIRD TIME AND
FINALLY PASSED THIS 23rd DAY OF FEBRUARY, 2026.**

Mayor
Grant Jones

CAO/Clerk
Jeff Carswell

Taxation

Schedule A to By-Law 2026-17

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	Notes
R - Residential	(\$3,782,613)	(\$4,120,827)	(\$4,285,661)	(\$4,457,087)	
C - Commercial	(\$2,427,918)	(\$2,628,363)	(\$2,733,498)	(\$2,842,838)	
C - Commercial - Excess Land	(\$29,102)	(\$31,433)	(\$32,690)	(\$33,998)	
C - Commercial - Vacant Land	(\$10,928)	(\$11,803)	(\$12,275)	(\$12,766)	
C - Commercial	(\$239)	(\$258)	(\$269)	(\$280)	
C - Commercial - C0	(\$142)	(\$154)	(\$160)	(\$166)	
X - New Commercial	\$0	\$0	\$0	\$0	
I - Industrial	(\$12,625)	(\$13,636)	(\$14,181)	(\$14,748)	
I - Industrial	(\$100)	(\$108)	(\$112)	(\$117)	
I - Industrial - Excess Land	(\$310)	(\$334)	(\$348)	(\$362)	
I - Industrial - Vacant Land	\$0	\$0	\$0	\$0	
L - Large Industrial	(\$109,709)	(\$118,587)	(\$123,331)	(\$128,264)	
P - Pipeline	(\$41,091)	(\$43,580)	(\$45,323)	(\$47,136)	
F - Farmland	(\$735,624)	(\$795,544)	(\$827,366)	(\$860,460)	
T - Managed Forest	(\$3,052)	(\$3,452)	(\$3,590)	(\$3,734)	
Total	(\$7,153,451)	(\$7,768,081)	(\$8,078,804)	(\$8,401,956)	

Budget Summary

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast
Property Taxation	(\$7,153,451)	(\$7,768,081)	(\$8,078,804)	(\$8,582,762)
Other Revenue/General Grant	(\$1,014,100)	(\$967,246)	(\$1,872,696)	(\$1,872,696)
Council	\$129,111	\$130,820	\$133,436	\$136,105
Administration	\$836,251	\$1,020,131	\$1,070,065	\$1,093,097
Police	\$720,115	\$737,612	\$824,373	\$908,811
Conservation Authority	\$115,837	\$124,716	\$127,210	\$129,754
By-law, Canine, Livestock	\$56,843	\$67,977	\$69,322	\$70,693
Waste Management	\$306,225	\$308,433	\$314,597	\$320,894
Cemeteries	\$22,631	\$33,435	\$34,399	\$35,087
Fire Department	\$1,351,534	\$1,007,262	\$1,005,498	\$1,008,595
Building	(\$0)	(\$0)	\$0	\$0
Municipal Property	\$52,317	\$30,908	\$21,079	\$11,001
Keystone	\$102,656	\$109,715	\$111,509	\$113,339
Parks	\$330,452	\$339,136	\$345,816	\$352,180
Roads	\$3,867,656	\$4,530,677	\$5,589,266	\$5,965,672
Planning/GIS	\$127,496	\$159,448	\$168,438	\$172,507
Drainage	\$148,428	\$135,058	\$136,492	\$137,722
Net Surplus/Deficit	(\$0)	(\$0)	(\$0)	(\$0)

Budget Revenue and Expense Summary

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast
Tax Levy				
Property Taxation	(\$7,153,451)	(\$7,768,081)	(\$8,078,804)	(\$8,582,762)
Other Rev/Exp				
Other Revenue/General Grants	(\$5,128,100)	(\$4,071,246)	(\$2,032,696)	(\$2,032,696)
Other Expenses	\$3,184,000	\$2,109,000	\$35,000	\$35,000
Net Other Revenue/General Grants	(\$1,944,100)	(\$1,962,246)	(\$1,997,696)	(\$1,997,696)
Departmental Operating Revenue				
Council	\$0	\$0	\$0	\$0
Administration	(\$94,150)	(\$160,600)	(\$76,980)	(\$72,270)
Police	\$0	(\$30,000)	(\$20,000)	(\$20,000)
Conservation Authority	\$0	\$0	\$0	\$0
By-law, Canine, Livestock	(\$405)	(\$255)	(\$255)	(\$255)
Waste Management	(\$69,425)	(\$84,940)	(\$88,341)	(\$95,626)
Cemeteries	\$0	\$0	\$0	\$0
Fire Department	(\$228,984)	(\$225,144)	(\$229,386)	(\$229,386)
Building	(\$368,395)	(\$388,250)	(\$394,165)	(\$401,928)
Municipal Property	(\$97,403)	(\$84,699)	(\$81,696)	(\$83,330)
Keystone	(\$43,100)	(\$38,276)	(\$39,042)	(\$39,822)
Parks	(\$20,900)	(\$22,850)	(\$22,400)	(\$22,400)
Roads	(\$619,798)	(\$627,173)	(\$639,132)	(\$651,331)
Planning/GIS	(\$190,284)	(\$137,456)	(\$269,913)	(\$274,310)
Drainage	(\$96,430)	(\$98,359)	(\$100,326)	(\$102,332)
Total Revenue	(\$1,829,275)	(\$1,898,002)	(\$1,961,636)	(\$1,992,991)

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast
Departmental Operating Expenses				
Council	\$129,111	\$130,820	\$133,436	\$136,105
Administration	\$872,401	\$1,120,231	\$1,086,545	\$1,102,366
Police	\$720,115	\$767,612	\$844,373	\$928,811
Conservation Authority	\$115,837	\$124,716	\$127,210	\$129,754
By-law, Canine, Livestock	\$57,248	\$68,232	\$69,577	\$70,948
Waste Management	\$375,650	\$393,373	\$402,938	\$416,520
Cemeteries	\$22,631	\$33,435	\$34,399	\$35,087
Fire Department	\$855,518	\$902,406	\$904,884	\$922,981
Building	\$368,395	\$388,250	\$394,165	\$401,928
Municipal Property	\$134,720	\$100,607	\$87,775	\$79,331
Keystone	\$125,756	\$127,991	\$130,551	\$133,162
Parks	\$301,352	\$311,986	\$318,216	\$324,580
Roads	\$2,536,498	\$2,617,023	\$3,258,435	\$3,311,580
Planning/GIS	\$307,780	\$286,904	\$423,351	\$431,818
Drainage	\$169,858	\$158,417	\$161,818	\$165,054
Total Expenses	\$7,092,870	\$7,532,002	\$8,377,673	\$8,590,025
Net Operating (Revenue)/Expense	\$5,263,595	\$5,634,000	\$6,416,037	\$6,597,035

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast
Net Cash and Capital				
Other To Tax Stabilization Reserve	\$930,000	\$995,000	\$125,000	\$125,000
Council	\$0	\$0	\$0	\$0
Administration	\$58,000	\$60,500	\$60,500	\$63,000
Police	\$0	\$0	\$0	\$0
Conservation Authority	\$0	\$0	\$0	\$0
By-law, Canine, Livestock	\$0	\$0	\$0	\$0
Waste Management	\$0	\$0	\$0	\$0
Cemeteries	\$0	\$0	\$0	\$0
Fire Department	\$725,000	\$330,000	\$330,000	\$315,000
Building	\$0	\$0	\$0	\$0
Municipal Property	\$15,000	\$15,000	\$15,000	\$15,000
Keystone	\$20,000	\$20,000	\$20,000	\$20,000
Parks	\$50,000	\$50,000	\$50,000	\$50,000
Roads	\$1,950,956	\$2,540,827	\$2,969,963	\$3,305,423
Planning/GIS	\$10,000	\$10,000	\$15,000	\$15,000
Drainage	\$75,000	\$75,000	\$75,000	\$75,000
Total Net Cash and Capital	\$3,833,956	\$4,096,327	\$3,660,463	\$3,983,423
Net Surplus/Deficit	\$0	\$0	(\$0)	\$0
Net Operating and Capital	\$7,153,451	\$7,768,081	\$8,078,804	\$8,582,762

Other Revenue

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	Notes
Penalty and Interest	(\$75,000)	(\$100,000)	(\$75,000)	(\$75,000)	Taxes penalty & interest
Municipal Drain Debenture	\$0	\$0	\$0	\$0	
Tile Loan Debentures	\$0	\$0	\$0	\$0	
Federal Payment In Lieu	(\$200)	(\$200)	(\$200)	(\$200)	
Provincial Paym't In Lieu	(\$15,000)	(\$15,000)	(\$15,000)	(\$15,000)	
Toronto Payment In Lieu	(\$1,070,000)	(\$1,070,000)	(\$1,070,000)	(\$1,070,000)	assumes assessment/tax ratio remains in line with 2024
Other Mun PIL (CE)	(\$38,000)	(\$38,000)	(\$38,000)	(\$38,000)	
Southwold PIL (WWTP)	(\$3,300)	(\$3,300)	(\$3,300)	(\$3,300)	
Elgin WWTP	(\$4,500)	(\$4,500)	(\$4,500)	(\$4,500)	
Ontario Hydro Corridor (IHN)	\$0	(\$196)	(\$196)	(\$196)	
Ontario Hydro Corridor	(\$32,000)	(\$31,750)	(\$31,800)	(\$31,800)	Rates set by MOF.
Railway Corridors	(\$4,600)	(\$4,600)	(\$4,600)	(\$4,600)	Rates set by MOF.
PIL Supps and Writeoffs	\$0	\$0	\$0	\$0	
Interest Income	(\$150,000)	(\$150,000)	(\$150,000)	(\$150,000)	Bank Account interest
Donations	\$0	\$0	\$0	\$0	
Provincial Grant OMPF	(\$500,500)	(\$540,100)	(\$540,100)	(\$540,100)	
Provincial Grant One-Time Efficiencies	\$0	\$0	\$0	\$0	
OCIF Grant	\$0	\$0	\$0	\$0	See Cash and Capital
Land Sale	(\$3,150,000)	(\$2,075,000)	\$0	\$0	Teetzel Lands Sale & Plaza sale
Insurance Mitigation from Reserve	\$0	\$0	\$0	\$0	
Total General Revenue	(\$5,043,100)	(\$4,032,646)	(\$1,932,696)	(\$1,932,696)	
Net Supp/WO Tax Township	(\$85,000)	(\$38,600)	(\$100,000)	(\$100,000)	Est. net assessment growth - based on prior year bldg permit activity, historical est. - new homes at 50% due to variable occupancy time
Total Supps/WO	(\$85,000)	(\$38,600)	(\$100,000)	(\$100,000)	
Total Other Revenue	(\$5,128,100)	(\$4,071,246)	(\$2,032,696)	(\$2,032,696)	

Other Expenses

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	Notes
Fee Waivers/Grants	\$34,000	\$34,000	\$35,000	\$35,000	\$25,526 Fee Waivers approved, \$3,000 Grants, \$5,000 Volunteer Apprec.
Transfer to Reserve	\$3,150,000	\$2,075,000	\$0	\$0	Land Sale Rev to Reserve and Land Held for Resale Account-revenue of \$2,075,000 Teetzel and Plaza
Total Expenses	\$3,184,000	\$2,109,000	\$35,000	\$35,000	
Net Operating (Revenue)/Expense	\$3,184,000	\$2,109,000	\$35,000	\$35,000	
Requirements					
Tax Stabilization Reserve	\$930,000	\$995,000	\$125,000	\$125,000	
Working Capital Reserve	\$0	\$0	\$0	\$0	
Total Net Cash and Capital Requirement	\$930,000	\$995,000	\$125,000	\$125,000	
Total Requirement from TGGR	\$4,114,000	\$3,104,000	\$160,000	\$160,000	

Council

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	Notes
Council Misc Receipts	\$0	\$0	\$0	\$0	
Council Transfer from Reserve	\$0	\$0	\$0	\$0	
Total Revenue	\$0	\$0	\$0	\$0	
Council Salaries & Wages	\$85,373	\$84,000	\$85,680	\$87,394	includes COLA increase as per CPI
Canada Pension	\$4,295	\$3,952	\$4,031	\$4,112	
Council (EHT)	\$1,813	\$1,636	\$1,669	\$1,702	
Council -Group Insurance	\$16,637	\$14,729	\$15,024	\$15,324	
Travel/ Mileage/ Expenses	\$3,600	\$3,672	\$3,745	\$3,820	
Conferences and Training	\$6,500	\$12,000	\$12,240	\$12,485	increase based on actuals
Telephone	\$1,200	\$1,200	\$1,224	\$1,248	
Council- Insurance	\$2,192	\$2,131	\$2,174	\$2,217	
Council-Integrity Commissioner costs	\$1,000	\$1,000	\$1,020	\$1,040	
Council-Grant & Donations	\$0	\$0	\$0	\$0	included in Other Expenses tab
Council - Miscellaneous	\$6,500	\$6,500	\$6,630	\$6,763	
Total Expenses	\$129,111	\$130,820	\$133,436	\$136,105	
Net Operating (Revenue)/Expense	\$129,111	\$130,820	\$133,436	\$136,105	

Administration

Administration

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	Notes
Tax Certificates/Work Orders	(\$7,500)	(\$7,500)	(\$7,650)	(\$7,803)	
License Fees	(\$1,500)	(\$1,500)	(\$1,530)	(\$1,561)	
Marriage Ceremony Fees	(\$350)	\$0	\$0	\$0	
Miscellaneous Receipts	(\$5,000)	(\$5,100)	(\$5,300)	(\$5,406)	NSF fees, Trust Fund Admin Revenue
Provincial Grants	\$0	\$0	\$0	\$0	
Federal Grants	\$0	\$0	\$0	\$0	no Admin summer student in 2025
Other Grants	\$0	\$0	\$0	\$0	
Donations	\$0	(\$5,000)	(\$5,000)	\$0	Long Point World Biosphere grant GLCTF
Gain/Loss on Disposal	\$0	\$0	\$0	\$0	
Transfer from Reserve	(\$20,000)	(\$30,000)	\$0	\$0	\$30,000 H&S Reserve
Other Municipal	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)	West Elgin Bldg Agreement
Transfer From Election Reserve	\$0	(\$22,500)	\$0	\$0	
Total Revenue	(\$59,350)	(\$96,600)	(\$44,480)	(\$39,770)	
Salaries and Wages	\$439,776	\$561,159	\$572,383	\$583,830	Updated Salary Distribution - year end entry
Overhead	\$132,373	\$157,011	\$160,151	\$163,354	
Health Safety	\$1,000	\$42,000	\$42,840	\$43,697	
Travel Mileage	\$515	\$525	\$536	\$547	limited travel
Employee Training	\$6,000	\$6,000	\$6,120	\$6,242	H&S Cert Training, MAP courses
Building Repairs	\$5,000	\$5,000	\$5,100	\$5,202	
Janitorial Supplies	\$200	\$0	\$0	\$0	contractor supplies all cleaning supplies
Emergency management	\$1,500	\$1,500	\$1,530	\$1,561	
Utilities	\$5,562	\$5,675	\$5,789	\$5,904	
Office Supplies	\$15,000	\$15,500	\$15,810	\$16,126	
Postage	\$13,000	\$13,260	\$13,525	\$13,796	YE distribution not completed yet
Advertising	\$2,500	\$2,500	\$2,500	\$2,550	
Telephone	\$3,621	\$3,700	\$3,774	\$3,849	
Insurance	\$28,055	\$38,650	\$39,423	\$40,211	reflects renewal cost
Legal Fees	\$26,000	\$30,000	\$30,600	\$31,212	Audit/FIR fees, Misc legal fees
Equipment Maintenance	\$2,500	\$2,000	\$2,040	\$2,081	
Memberships Subscription	\$55,000	\$78,000	\$79,560	\$81,151	Various memberships and subscriptions, incl. IT, software subscriptions, 2FA, add'l security software, Mtce manager
Property Maintenance	\$1,500	\$1,500	\$1,530	\$1,561	Grass Cutting, Security Alarm
Miscellaneous	\$500	\$5,500	\$5,500	\$500	Long Point World Biosphere grant GLCTF
Remembrance Day Service	\$0	\$0	\$0	\$0	
Election Expenses	\$0	\$30,000	\$0	\$0	2026 Election
Contracted Services	\$7,500	\$7,500	\$7,650	\$7,803	Doc mgmt, shredding service, janitorial services
Computer Support	\$35,000	\$35,700	\$36,414	\$37,142	IT and GIS Support Service - based on prior years
Bank Charges	\$10,000	\$7,500	\$7,650	\$7,803	
Tax reductions and appeals	\$2,500	\$2,550	\$2,601	\$2,653	
Plans and Projects	\$31,000	\$0	\$0	\$0	
Studies	\$1,000	\$0	\$0	\$0	
Ontario One Call Locates	\$2,500	\$2,500	\$2,500	\$2,550	no longer receive credit
Small Equipment Purchases	\$1,000	\$1,000	\$1,020	\$1,040	
Transfer to Reserve	\$7,500	\$0	\$7,500	\$7,500	Election Reserve - Annual Amount
Amortization	\$0	\$0	\$0	\$0	
Total Expenses	\$837,601	\$1,056,231	\$1,054,045	\$1,069,866	
Net Operating (Revenue)/Expense	\$778,251	\$959,631	\$1,009,565	\$1,030,097	

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	Notes
Remembrance Day Committee					
Remembrance Day Comm-Misc Revenue	(\$4,000)	(\$4,000)	(\$4,000)	(\$4,000)	Rosy Rhubarb
Remembrance Day Comm-Donations/Grants	(\$8,800)	(\$6,500)	(\$6,500)	(\$6,500)	Green Lane Trust Fund donation
Total Revenue	(\$12,800)	(\$10,500)	(\$10,500)	(\$10,500)	
Remembrance Day Comm-Misc Expenses	\$12,500	\$9,000	\$9,000	\$9,000	
Transfer to Reserves	\$300	\$1,500	\$1,500	\$1,500	
Total Expenses	\$12,800	\$10,500	\$10,500	\$10,500	
Net Operating (Revenue)/Expense	\$0	\$0	\$0	\$0	
Economic Development					
Economic Development Revenue	\$0	(\$26,000)	\$0	\$0	\$1,000 signs, \$15,000 ROD Grant, \$10,000 Reserve
Transfer from Reserves	\$0	(\$5,000)	\$0	\$0	
Total Revenue	\$0	(\$31,000)	\$0	\$0	
Economic Development	\$0	\$31,000	\$0	\$0	\$1,000 sponsor two events, \$30,000 Ec Dev Strat Plan
Total Expenses	\$0	\$31,000	\$0	\$0	
Net Operating (Revenue)/Expense	\$0	\$0	\$0	\$0	
Seniors' Committee					
Seniors' Committee Donations	(\$8,500)	(\$9,000)	(\$8,500)	(\$8,500)	Green Lane Trust Request \$5,000, drive thru dinners
Grants	\$0	\$0	\$0	\$0	
Total Revenue	(\$8,500)	(\$9,000)	(\$8,500)	(\$8,500)	
Senior's Committee- Southwold Young at Heart	\$8,500	\$9,000	\$8,500	\$8,500	
Transfer to Reserves	\$0	\$0	\$0	\$0	
Total Expenses	\$8,500	\$9,000	\$8,500	\$8,500	
Net Operating (Revenue)/Expense	\$0	\$0	\$0	\$0	
Family Day					
Family Day donations	(\$7,500)	(\$7,500)	(\$7,500)	(\$7,500)	Green Lane Trust Request \$7,500
Transfer from Reserves	\$0	\$0	\$0	\$0	
Total Revenue	(\$7,500)	(\$7,500)	(\$7,500)	(\$7,500)	
Family Day Winterfest	\$7,500	\$7,500	\$7,500	\$7,500	
Total Expenses	\$7,500	\$7,500	\$7,500	\$7,500	
Net Operating (Revenue)/Expense	\$0	\$0	\$0	\$0	
Communities in Bloom					
C.I.B. Donations - Misc Revenue	\$0	\$0	\$0	\$0	plant sale
Communities in Bloom Grants/Donations	(\$3,000)	\$0	\$0	\$0	
Transfer from Reserves	\$0	(\$4,000)	(\$4,000)	(\$4,000)	Reserve balance 2025 \$22,186
Total Revenue	(\$3,000)	(\$4,000)	(\$4,000)	(\$4,000)	
Communities in Bloom	\$3,000	\$4,000	\$4,000	\$4,000	
Total Expenses	\$3,000	\$4,000	\$4,000	\$4,000	
Net Operating (Revenue)/Expense	\$0	\$0	\$0	\$0	

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	Notes
History Committee					
History Committee Revenue	(\$7,000)	\$0	\$0	\$0	
History Committee Grants/Donations	\$0	\$0	\$0	\$0	
Transfer from Reserves	\$0	(\$1,000)	(\$1,000)	(\$1,000)	
Total Revenue	(\$7,000)	(\$1,000)	(\$1,000)	(\$1,000)	
Economic Development-History Committee	\$7,000	\$1,000	\$1,000	\$1,000	
Transfer to Reserves	\$0	\$0	\$0	\$0	
Total Expenses	\$7,000	\$1,000	\$1,000	\$1,000	
Net Operating (Revenue)/Expense	\$0	\$0	\$0	\$0	
Greening Communities					
Greening Communities	(\$1,000)	(\$1,000)	(\$1,000)	(\$1,000)	Green Lane Trust Request
Total Revenue	(\$1,000)	(\$1,000)	(\$1,000)	(\$1,000)	
Greening Communities	\$1,000	\$1,000	\$1,000	\$1,000	
Total Expenses	\$1,000	\$1,000	\$1,000	\$1,000	
Net Operating (Revenue)/Expense	\$0	\$0	\$0	\$0	
Total Revenue	(\$99,150)	(\$160,600)	(\$76,980)	(\$72,270)	
Total Expenses	\$877,401	\$1,120,231	\$1,086,545	\$1,102,366	
Net Operating (Revenue)/Expense	\$778,251	\$959,631	\$1,009,565	\$1,030,097	
Net Cash and Capital Requirements					
Administration Reserve	\$10,000	\$12,500	\$12,500	\$15,000	for studies and projects
Computer Reserve	\$18,000	\$18,000	\$18,000	\$18,000	
Building Renewal	\$30,000	\$30,000	\$30,000	\$30,000	Municipal Office - Major Maintenance
Capital Items	\$0	\$0	\$0	\$0	
Total Net Cash and Capital Requirements	\$58,000	\$60,500	\$60,500	\$63,000	
Total Requirement from Levy	\$836,251	\$1,020,131	\$1,070,065	\$1,093,097	

Municipal Property

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	Notes
Medical Centre					
Donation	\$0	\$0	\$0		
Lease Income	(\$15,600)	(\$15,350)	(\$15,657)	(\$15,970)	reflects increase of 2.5% as per Residential Tenancies Act
Federal Grant	\$0	\$0	\$0	\$0	
Transfer from reserves	\$0	\$0	\$0	\$0	
Total Revenue	(\$15,600)	(\$15,350)	(\$15,657)	(\$15,970)	
Salaries and Wages	\$6,769	\$6,852	\$6,989	\$7,129	
Benefits	\$2,145	\$2,161	\$2,204	\$2,248	
Building Repairs	\$5,500	\$4,000	\$4,080	\$4,162	
Janitorial Supplies	\$0	\$0	\$0	\$0	
Utilities	\$5,500	\$5,610	\$5,722	\$5,837	
Property Maintenance	\$9,000	\$6,000	\$6,120	\$6,242	
Insurance	\$8,895	\$8,845	\$9,022	\$9,202	reflects renewal cost
Equipment Maintenance	\$500	\$510	\$520	\$531	
Miscellaneous	\$12,806	\$6,400	\$6,528	\$6,659	property taxes-medical centre
Transfer to Reserve	\$0	\$0	\$0	\$0	
Total Expenses	\$51,114	\$40,378	\$41,186	\$42,009	
Net Operating (Revenue)/Expense	\$35,514	\$25,028	\$25,529	\$26,039	
Library					
Libraries -Lease PAID	(\$63,350)	(\$64,744)	(\$66,039)	(\$67,360)	New Lease Agreement in 2023
Library-Miscellaneous revenue	\$0	\$0	\$0	\$0	
Trsf from Reserve	\$0	\$0	\$0	\$0	
Land Lease expenses	\$0	\$0	\$0	\$0	
Total Revenue	(\$63,350)	(\$64,744)	(\$66,039)	(\$67,360)	
New Library - wages	\$6,769	\$6,852	\$6,989	\$7,129	
Overhead	\$2,145	\$2,161	\$2,204	\$2,248	
New Library-Building Repairs	\$1,000	\$1,020	\$1,040	\$1,061	
New Library-Janitorial Serv	\$15,900	\$16,218	\$16,542	\$16,873	
New Library-Utilities	\$3,600	\$4,500	\$4,590	\$4,682	reflects % of Keystone expense
New Library-Insurance	\$1,078	\$1,041	\$1,062	\$1,083	reflects renewal cost
New Library-Property Maintenance	\$3,500	\$3,570	\$3,641	\$3,714	reflects % of Keystone expense
New Library-Miscellaneous	\$500	\$510	\$520	\$531	
New Library-Loan Payment	\$10,000	\$10,000	\$10,000	\$0	Loan Payment to County-ends 2027
Transfer to Reserve	\$0	\$0	\$0	\$0	
Total Expenses	\$44,492	\$45,872	\$46,589	\$37,321	
Net Operating (Revenue)/Expense	(\$18,858)	(\$18,872)	(\$19,449)	(\$30,038)	

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	Notes
Old Library / Plaza					
Comm Unit 2 - Rent Paid Evelyn	(\$10,411)	(\$2,613)	\$0	\$0	anticipate rent to April 2026
Comm Unit 3 - Rent Paid Jacque	(\$8,042)	(\$1,992)	\$0	\$0	anticipate rent to April 2026
Total Revenue	(\$18,453)	(\$4,605)	\$0	\$0	
Plaza and Old Library -wages	\$6,769	\$0	\$0	\$0	
Overhead	\$2,145	\$0	\$0	\$0	
Employment Insurance	\$0	\$0	\$0	\$0	
Employer Health Tax	\$0	\$0	\$0	\$0	
Workplace Safety Insuran	\$0	\$0	\$0	\$0	
Old Library-Building Repair	\$1,000	\$0	\$0	\$0	
Old Library-Janitorial Serv	\$0	\$0	\$0	\$0	
Old Library-Utilities	\$1,150	\$600	\$0	\$0	
Old Library-Property Maintenance	\$550	\$0	\$0	\$0	
Old Library - Insurance	\$1,289	\$4,983	\$0	\$0	reflects renewal cost
Old Library - Taxes	\$700	\$169	\$0	\$0	
Old Library -Miscellaneous Expenses	\$510	\$0	\$0	\$0	
Commercial Unit Expenses	\$25,000	\$8,605	\$0	\$0	Hydro, Gas, Maintenance, Snow removal, Waste bin, property taxes-based on 3 months
Total Expenses	\$39,113	\$14,357	\$0	\$0	
Net Operating (Revenue)/Expense	\$20,660	\$9,752	\$0	\$0	
Farmland					
Municipal Land Lease	\$0	\$0	\$0	\$0	WWTP lands
Total Revenue	\$0	\$0	\$0	\$0	
Expenses	\$0	\$0	\$0	\$0	
Total Expenses	\$0	\$0	\$0	\$0	
Net Operating (Revenue)/Expense	\$0	\$0	\$0	\$0	
Total Property					
Total Revenue	(\$97,403)	(\$84,699)	(\$81,696)	(\$83,330)	
Total Expenses	\$134,720	\$100,607	\$87,775	\$79,331	
Net Operating (Revenue)/Expense	\$37,317	\$15,908	\$6,079	(\$3,999)	
Net Cash and Capital Requirements					
Medical Building Reserve	\$5,000	\$5,000	\$5,000	\$5,000	AMP/Reserve Requirements to maintain Med Bldg
New Library Reserve	\$10,000	\$10,000	\$10,000	\$10,000	AMP/Reserve Requirements to maintain Library
Capital Items	\$0	\$0	\$0	\$0	
Total Net Cash and Capital Requirements	\$15,000	\$15,000	\$15,000	\$15,000	
Total Requirement from Levy	\$52,317	\$30,908	\$21,079	\$11,001	

Fire Department

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	Notes
Revenue					
Emergency Mgmt Miscellaneous Revenues	\$0	\$0	\$0	\$0	
Fire Inspections	\$0	\$0	\$0	\$0	
Miscellaneous	(\$10,000)	(\$2,000)	(\$2,000)	(\$2,000)	911 sign fees, fire reports, Instructor wages for County
Fire Chief Services - West Elgin	(\$103,992)	(\$106,072)	(\$108,193)	(\$108,193)	Revenue - offsets increases below in Wages and Benefits
Fire Chief Services - Dutton Dunwich	(\$103,992)	(\$106,072)	(\$108,193)	(\$108,193)	Revenue - offsets increases below in Wages and Benefits
Fire Prevention Donations	(\$1,000)	(\$1,000)	(\$1,000)	(\$1,000)	
Donations	\$0	\$0	\$0	\$0	
Fire Calls/Prov Grant	(\$10,000)	(\$10,000)	(\$10,000)	(\$10,000)	
Transfer from Reserve	\$0	\$0	\$0	\$0	
Total Revenue	(\$228,984)	(\$225,144)	(\$229,386)	(\$229,386)	
Expenses					
Salaries and Wages	\$475,510	\$494,041	\$503,922	\$514,000	Reflects recent call activity Fire Chief, Officers, Training, Incident Response, FTE Admin Assistance
Overhead	\$68,060	\$71,514	\$72,944	\$74,403	
Road - Wages	\$250	\$255	\$260	\$265	
Wages-Custodial Shedden Fire Hall	\$0	\$0	\$0	\$0	
Wages - Custodial Talbotville Fire Hall	\$0	\$0	\$0	\$0	
Canada Pension	\$0	\$0	\$0	\$0	
Employment Insurance	\$0	\$0	\$0	\$0	
OMERS	\$0	\$0	\$0	\$0	
Employer Health Tax	\$0	\$0	\$0	\$0	
Workplace Safety Insuran	\$0	\$0	\$0	\$0	
Group Insurance	\$26,000	\$26,000	\$26,520	\$27,050	VFIS, Driver medicals, Homewood Health
Community Risk Assessment	\$12,000	\$15,745	\$0	\$0	Required every 5 years-OFM
Health & Safety	\$2,000	\$2,040	\$2,081	\$2,122	
Health & Safety Materials	\$250	\$255	\$260	\$265	
Travel Mileage	\$6,500	\$5,000	\$5,100	\$5,202	
Employee Training	\$27,400	\$24,000	\$24,480	\$24,970	NFPA 1001, OFC Courses, Elevator Rescue, Evs
Specialty Team Training	\$0	\$0	\$0	\$0	
Building Repairs	\$10,000	\$10,500	\$10,710	\$10,924	includes Shedden signage
Custodial Supplies	\$1,000	\$1,000	\$1,020	\$1,040	
Utilities	\$11,000	\$17,500	\$17,850	\$18,207	Reflects historical costs
Materials Supplies	\$6,500	\$6,630	\$6,763	\$6,898	
Medical Supplies	\$3,120	\$3,120	\$3,182	\$3,246	
Operational Supplies	\$2,500	\$3,500	\$3,570	\$3,641	Absorbent supplies, foam
Dept Clothing	\$4,000	\$4,000	\$4,080	\$4,162	
Property Maintenance	\$7,280	\$7,500	\$7,700	\$7,854	
Rds Machine Time to Fire	\$0	\$0	\$0	\$0	
Office Supplies	\$1,500	\$1,530	\$2,000	\$2,040	
Postage	\$0	\$0	\$0	\$0	
Advertising	\$250	\$250	\$255	\$260	Pub Ed advertising
Telephone	\$4,590	\$5,300	\$5,406	\$5,514	Reflects historical costs
Insurance	\$15,140	\$18,075	\$18,437	\$18,805	
Legal Fees	\$0	\$0	\$0	\$0	
Equipment Maintenance	\$6,760	\$7,500	\$7,650	\$7,803	Auto Ex PM. General equip/tool repairs
Bunker Gear Maintenance	\$6,000	\$8,000	\$8,160	\$8,323	Reflects historical costs

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	Notes
SCBA Maintenance	\$7,500	\$7,650	\$7,803	\$7,959	
Memberships/Subscriptions	\$5,100	\$5,750	\$5,865	\$5,982	FP2, WR, FMPFSC, Mutual Aid
Annual Pump Testing	\$2,500	\$2,550	\$2,601	\$2,653	
Contracted Services	\$20,000	\$22,000	\$22,440	\$22,889	Dispatch
Automatic Aid Agreement	\$4,000	\$4,000	\$4,080	\$4,162	CE Port Stanley area, SFTD
Communications Tower Rental	\$12,500	\$12,750	\$13,005	\$13,265	Elgin County Fire Comms
IT Services	\$1,200	\$2,000	\$2,040	\$2,081	
Janitorial Services	\$7,600	\$11,500	\$11,730	\$11,965	2026-Shedden Stn and Talbotville full year
Master Fire Plan	\$0	\$0	\$0	\$0	
Pre Plan for High Risk	\$0	\$0	\$0	\$0	
Fire Prevention	\$5,000	\$6,500	\$6,630	\$6,763	Public ed
Equipment Purchases	\$22,800	\$22,800	\$23,256	\$23,721	small tools, hose
PPE Purchases	\$13,000	\$15,000	\$15,300	\$15,606	helmets, gloves, boots, balaclavas
Transfer to Reserve	\$0	\$0	\$0	\$0	
Funeral Expenses	\$0	\$0	\$0	\$0	
Amortization	\$0	\$0	\$0	\$0	
Total Department Expenses	\$798,810	\$845,755	\$847,100	\$864,042	
FC Insurance and Licences	\$2,368	\$2,380	\$2,428	\$2,476	
FC Maintenance	\$1,530	\$2,000	\$2,040	\$2,081	
FC Fuel	\$3,570	\$2,000	\$2,040	\$2,081	
Total Fire Chief Vehicle (Truck)	\$7,468	\$6,380	\$6,508		
R51 Insurance and Licences	\$3,222	\$3,214	\$3,278	\$3,344	
R51 Maintenance	\$5,100	\$5,202	\$5,306	\$5,412	
R51 Fuel	\$1,275	\$1,301	\$1,327	\$1,353	
Total R51 Shedden Rescue	\$9,597	\$9,717	\$9,911	\$10,109	
T52 Insurance and Licences	\$2,991	\$3,214	\$3,278	\$3,344	
T52 Maintenance	\$5,100	\$5,202	\$5,306	\$5,412	
T52 Fuel	\$765	\$780	\$796	\$812	
Total T52 Shedden Tanker	\$8,856	\$9,196	\$9,380	\$9,568	
P53 Insurance and Licences	\$3,222	\$3,214	\$3,278	\$3,344	
P53 Maintenance	\$2,550	\$2,601	\$2,653	\$2,706	
P53 Fuel	\$765	\$780	\$796	\$812	
Total P53 Shedden Pumper	\$6,537	\$6,595	\$6,727	\$6,862	
R61 Insurance and Licences	\$2,980	\$3,006	\$3,066	\$3,127	
R61 Maintenance	\$1,530	\$1,561	\$1,592	\$1,624	
R61 Fuel	\$1,020	\$1,040	\$1,061	\$1,082	
Total R61 Talbotville Rescue	\$5,530	\$5,607	\$5,719	\$5,834	
T62 Insurance and Licences	\$3,222	\$3,214	\$3,278	\$3,344	
T62 Maintenance	\$5,100	\$5,202	\$5,306	\$5,412	
T62 Fuel	\$2,550	\$2,601	\$2,653	\$2,706	
Total T62 Talbotville Tanker	\$10,872	\$11,017	\$11,237	\$11,462	
P63 Insurance and Licences	\$3,259	\$3,457	\$3,526	\$3,597	
P63 Maintenance	\$2,550	\$2,601	\$2,653	\$2,706	
P63 Fuel	\$2,040	\$2,081	\$2,122	\$2,165	
Total P63 Talbotville Pumper	\$7,849	\$8,139	\$8,302	\$8,468	
Total Expenses	\$855,518	\$902,406	\$904,884	\$922,981	
Net Operating (Revenue)/Expense	\$626,534	\$677,262	\$675,498	\$693,595	

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	Notes
Net Cash and Capital Requirements					
Fire - Apparatus	\$150,000	\$150,000	\$150,000	\$150,000	Fire Truck Replacement
Fire - Building Renewal	\$95,000	\$50,000	\$50,000	\$50,000	Fire Building Replacement/Major Maint
Fire - Major Equipment	\$100,000	\$100,000	\$100,000	\$100,000	Fire Equipment Replacement
Fire - Communications	\$30,000	\$30,000	\$30,000	\$15,000	
Fire - New Talbotville Station	\$350,000	\$0	\$0	\$0	New Talbotville Firehall
Fire - Funeral	\$0	\$0	\$0	\$0	
Capital Items	\$0	\$0	\$0	\$0	
Total Net Cash and Capital Requirements	\$725,000	\$330,000	\$330,000	\$315,000	
Total Requirement from Levy	\$1,351,534	\$1,007,262	\$1,005,498	\$1,008,595	

Police

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	Notes
Miscellaneous Receipts	\$0	\$0	\$0	\$0	No POA revenues expected
Prov Grant Cannabis	\$0	\$0	\$0	\$0	
Transfer from Reserve	\$0	(\$30,000)	(\$20,000)	(\$20,000)	Reserve use not recommended for 2025 with the financial relief received from the Ministry
Total Revenue	\$0	(\$30,000)	(\$20,000)	(\$20,000)	
Contracted Services	\$691,542	\$767,612	\$844,373	\$928,811	As per 2026 Cost Estimate-capped at 11% over total 2025 billing
Transfer to reserves	\$28,573	\$0	\$0	\$0	25% of 2025 financial relief from Ministry
Total Expenses	\$720,115	\$767,612	\$844,373	\$928,811	
Net Operating (Revenue)/Expense	\$720,115	\$737,612	\$824,373	\$908,811	

Conservation Authority

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	Notes
	\$0	\$0	\$0	\$0	
Total Revenue	\$0	\$0	\$0	\$0	
Other Transfer	\$115,837	\$124,716	\$127,210	\$129,754	LTVCA \$38,017, KCCA \$86,699
Total Expenses	\$115,837	\$124,716	\$127,210	\$129,754	
Net Operating (Revenue)/Expense	\$115,837	\$124,716	\$127,210	\$129,754	

Building

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	Notes
Building Permit Fees Paid	(\$100,000)	(\$120,000)	(\$200,000)	(\$200,000)	
Septic Permit Fees Paid	(\$8,000)	(\$8,000)	(\$8,000)	(\$8,000)	
Building Contract Services Revenue	(\$78,567)	(\$81,770)	(\$83,406)	(\$85,074)	Includes WE
Miscellaneous Receipts	(\$500)	(\$500)	(\$500)	(\$500)	
Transfer From Reserve	(\$181,328)	(\$177,980)	(\$102,259)	(\$108,354)	
Total Revenue	(\$368,395)	(\$388,250)	(\$394,165)	(\$401,928)	
Salaries & Wages	\$249,756	\$254,831	\$259,928	\$265,126	Includes WE, distribution to by-law enforcement
Overhead	\$72,538	\$72,193	\$73,637	\$75,110	
Wages - Other Dept Chargeout	\$0	\$0	\$0	\$0	Accounted for in Salaries/Wages
Health Safety	\$500	\$500	\$750	\$765	
Building Travel/Mileage	\$500	\$500	\$510	\$520	
Employee Training	\$4,000	\$6,000	\$4,000	\$4,080	add'l training, OBOA conference
Materials Supplies	\$1,500	\$500	\$510	\$520	
Dept Clothing	\$0	\$1,500	\$1,600	\$1,632	
Office Supplies	\$1,000	\$1,000	\$1,020	\$1,040	
Postage	\$0	\$0	\$0	\$0	
Advertising	\$0	\$0	\$0	\$0	
Telephone	\$3,000	\$3,000	\$3,060	\$3,121	incl. data, two employees
Insurance	\$8,501	\$10,616	\$10,828	\$11,045	Incl. for better dist of cost
Legal and Audit Expense	\$4,000	\$4,000	\$4,000	\$4,000	Incl. for better dist of cost
Miscellaneous	\$500	\$510	\$520	\$531	
Membership/Subscriptions	\$15,000	\$25,000	\$25,500	\$26,010	incl. eVolta Permit software & Memberships
Vehicle fuel/repairs	\$5,100	\$5,100	\$5,202	\$5,306	Reflects Add'l vehicle
Contracted Services Building Department	\$2,000	\$2,000	\$2,000	\$2,000	
IT Support	\$500	\$1,000	\$1,100	\$1,122	Incl. for better dist of cost
Transfer to Reserve	\$0	\$0	\$0	\$0	Net Operating Surplus to Reserve for Vehicle, Eqp, future deficits
Total Expenses	\$368,395	\$388,250	\$394,165	\$401,928	
Net Operating (Revenue)/Expense	(\$0)	(\$0)	\$0	\$0	
Net Cash and Capital Requirements					
Building Equipment	\$0	\$0	\$0	\$0	No Cash Requirements for Reserves
Building Fleet	\$0	\$0	\$0	\$0	Reserves Funded from Net Operating Revenue
Capital Items	\$0	\$0	\$0	\$0	
Total Net Cash and Capital Requirements	\$0	\$0	\$0	\$0	
Total Requirement from Levy	(\$0)	(\$0)	\$0	\$0	

By-law, Canine, Livestock

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	Notes
By-law Enforcement					
	\$0	\$0	\$0	\$0	
Total Revenue	\$0	\$0	\$0	\$0	
Wages-Administration	\$22,549	\$27,806	\$28,362	\$28,930	allocation at year end
Overhead/Benefits	\$6,770	\$6,782	\$6,917	\$7,056	allocation at year end
Legal Expense	\$0	\$500	\$500	\$500	
By-law Enforcement Contracted Services	\$4,590	\$4,682	\$4,775	\$4,871	
Total Expenses	\$33,909	\$39,770	\$40,555	\$41,356	
By-law Net Operating (Revenue)/Expense	\$33,909	\$39,770	\$40,555	\$41,356	
Canine Control					
Dog Licence Fees	(\$255)	(\$255)	(\$255)	(\$255)	kennel licences still issued
Total Revenue	(\$255)	(\$255)	(\$255)	(\$255)	
Salaries & Wages	\$1,326	\$1,424	\$1,452	\$1,482	allocation at year end
Overhead	\$493	\$518	\$528	\$539	allocation at year end
Materials and Supplies	\$0	\$0	\$0	\$0	
Office Supplies	\$0	\$0	\$0	\$0	
Postage	\$20	\$20	\$20	\$21	
Misc	\$5,000	\$0	\$0	\$0	confirmed that grant from GLCTF is donation from Township
					Collection and Pound Services-2024 \$22,941.66 animal shelter costs included in 2025 YTD
Animal Control Contracted Services	\$15,000	\$25,000	\$25,500	\$26,010	
Animal Control Contracted By-law Enforcement	\$1,000	\$1,000	\$1,020	\$1,040	Raccoon distemper cases
Total Expenses	\$22,839	\$27,962	\$28,521	\$29,092	
Canine Net Operating (Revenue)/Expense	\$22,584	\$27,707	\$28,266	\$28,837	
Livestock Program					
Prov-Livestock Claims	\$0	\$0	\$0	\$0	
Livestock Grants	\$0	\$0	\$0	\$0	
Total Revenue	\$0	\$0	\$0	\$0	
Livestock Claims	\$500	\$500	\$500	\$500	
Total Expenses	\$500	\$500	\$500	\$500	
Livestock Net Operating (Revenue)/Expense	\$500	\$500	\$500	\$500	

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	Notes
Hen Licence Program					
Hen Licence Fees	(\$150)	\$0	\$0	\$0	based on actuals
Total Revenue	(\$150)	\$0	\$0	\$0	
Miscellaneous Expenses	\$0	\$0	\$0	\$0	
Total Expenses	\$0	\$0	\$0	\$0	
Livestock Net Operating (Revenue)/Expense	(\$150)	\$0	\$0	\$0	
Total By-law, Canine, Livestock					
Total Revenue	(\$405)	(\$255)	(\$255)	(\$255)	
Total Expense	\$57,248	\$68,232	\$69,577	\$70,948	
Net Operating (Revenue)/Expense	\$56,843	\$67,977	\$69,322	\$70,693	

Roads

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	Notes
Line Painting Revenues	\$0	\$0	\$0	\$0	
RDS. - Other Municipalities	(\$20,800)	(\$20,800)	(\$20,800)	(\$20,800)	
RDS. - Misc Revenues	(\$10,000)	(\$6,000)	(\$6,000)	(\$6,000)	Rd Occupancy permits
Roads - Provincial Grants	\$0	\$0	\$0	\$0	
Roads - Federal Grants	(\$2,750)	(\$2,400)	(\$2,400)	(\$2,400)	Student Grant
Other County Revenue	\$0	\$0	\$0	\$0	
Elgin Cty Road Payment	(\$586,248)	(\$597,973)	(\$609,932)	(\$622,131)	Based on new RMA
Trans FROM Reserve Fund	\$0	\$0	\$0	\$0	
Loss on disposal of assets	\$0	\$0	\$0	\$0	
Total Revenue	(\$619,798)	(\$627,173)	(\$639,132)	(\$651,331)	
Other Municipality Line Painting	\$0	\$0	\$0	\$0	
Amortization	\$0	\$0	\$0	\$0	
Township Bridges & Culverts	\$23,925	\$25,681	\$26,185	\$26,709	
Township Roadside Maintenance	\$170,500	\$201,249	\$205,135	\$209,238	
Township Hardtop Maintenance	\$212,215	\$204,948	\$209,030	\$213,211	
Township Loosetop Maintenance	\$447,600	\$480,138	\$489,735	\$499,530	
Township Winter Control	\$212,135	\$213,711	\$217,970	\$222,329	
Township Signs and Safety Devices	\$75,100	\$67,395	\$68,740	\$70,115	
Township Road Department Admin and Overhead	\$695,346	\$953,315	\$957,029	\$971,187	
Sidewalks	\$3,600	\$2,100	\$2,100	\$2,100	
Streetlights	\$26,180	\$24,734	\$25,150	\$25,653	
Total Township Expenses	\$1,866,601	\$2,173,270	\$2,201,074	\$2,240,072	
County Bridges & Culverts	\$5,815	\$5,904	\$6,015	\$6,135	
County Roadside Maintenance	\$84,545	\$85,621	\$87,251	\$88,996	
County Hardtop Maintenance	\$227,822	\$236,928	\$241,635	\$246,467	
County Winter Control	\$270,890	\$279,619	\$285,195	\$290,899	
County Signs and Safety Devices	\$37,000	\$40,295	\$40,990	\$41,810	
County - Allocated Overhead	\$43,825	\$45,386	\$46,276	\$47,201	7% Allowable
County Total Expenses	\$669,897	\$693,753	\$707,361	\$721,508	Budget to offset revenue
Total Expenses	\$2,536,498	\$2,867,023	\$2,908,435	\$2,961,580	
Net Operating (Revenue)/Expense	\$1,916,700	\$2,239,850	\$2,269,303	\$2,310,249	
Net Cash and Capital Requirements					
Roads - Building Renewal	\$100,000	\$25,000	\$25,000	\$25,000	
Roads - Gas Tax	\$0	\$0	\$0	\$0	
Roads - Fleet	\$0	\$0	\$0	\$0	
Roads - Equipment	\$0	\$0	\$0	\$0	
Roads - Road Construction	\$1,676,956	\$2,041,827	\$2,801,160	\$3,136,620	
Roads - Bridges & Culvert	\$100,000	\$150,000	\$150,000	\$150,000	
Roads - Sidewalks	\$54,000	\$54,000	\$54,000	\$54,000	
Roads - Streetlights	\$20,000	\$20,000	\$20,000	\$20,000	
Capital	\$0	\$0	\$0	\$0	
Total Net Cash and Capital Requirements	\$1,950,956	\$2,290,827	\$3,050,160	\$3,385,620	
Total Requirement from Levy	\$3,867,656	\$4,530,677	\$5,319,463	\$5,695,869	

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	Notes
Road Operations - Detailed Expense Accounts					
Expenses					
Equipment Maintenance	\$0	\$0	\$0	\$0	
Transfer to Reserve	\$0	\$0	\$0	\$0	
Amortization - general	\$0	\$0	\$0	\$0	
Amortization - paved	\$0	\$0	\$0	\$0	
Amortization - unpaved	\$0	\$0	\$0	\$0	
Amortization - bridges	\$0	\$0	\$0	\$0	
Total	\$0	\$0	\$0	\$0	
Other Municipality Line Painting					
Line Mark- other - Wages	\$0	\$0	\$0	\$0	
Line Mark Other - Benefits	\$0	\$0	\$0	\$0	
Line Mark-other -material	\$0	\$0	\$0	\$0	
Line Mark- other-machine	\$0	\$0	\$0	\$0	
Total	\$0	\$0	\$0	\$0	
Township Bridges & Culverts					
Wages - Bridges & Culverts	\$10,000	\$10,100	\$10,300	\$10,506	
Benefits - Bridges and Culverts	\$1,125	\$2,525	\$2,575	\$2,627	
Materials-Bridge&Culvert	\$10,200	\$10,404	\$10,610	\$10,822	
Contracted Services-Bridge&Culvert	\$0	\$0	\$0	\$0	
Mach Time-Bridge&Culvert	\$2,600	\$2,652	\$2,700	\$2,754	
Total	\$23,925	\$25,681	\$26,185	\$26,709	
Township Roadside Maintenance					
Rds-Grass& Weed-Wages	\$18,000	\$22,500	\$22,900	\$23,358	
Rds-Grass&Weed-Benefits	\$3,000	\$5,625	\$5,730	\$5,845	
Rds-Grass&Weed-Materials	\$5,000	\$5,100	\$5,200	\$5,304	
Rds-External Equipment Rentals	\$0	\$0	\$0	\$0	
Rds-Grass&Weed-Mach Time	\$20,000	\$20,400	\$20,800	\$21,216	
Rds-Chain-Materials	\$2,600	\$2,652	\$2,700	\$2,754	
Rds-Brushing-Wages	\$37,500	\$38,500	\$39,250	\$40,035	
Rds-Brushing-Benefits	\$8,000	\$9,625	\$9,800	\$9,996	
Rds-Brushing-Machine Time	\$10,000	\$10,200	\$10,400	\$10,608	
Rds-Brushing-Hired Equip	\$13,000	\$13,260	\$13,520	\$13,790	
Rds-Ditching-Wages	\$12,500	\$15,000	\$15,300	\$15,606	
Rds-Ditching-Benefits	\$1,500	\$1,515	\$1,545	\$1,576	
Rds-Ditching-Materials	\$2,500	\$2,550	\$2,600	\$2,652	
Rds-Ditching-Machine Time	\$6,000	\$6,120	\$6,230	\$6,355	
Ditching-hired equipment	\$0	\$0	\$0	\$0	
Rds-Debris/Garb-Wages	\$10,000	\$13,000	\$13,260	\$13,525	
Rds-Debris/Garb-Benefits	\$1,300	\$1,300	\$1,325	\$1,352	
Rds-Debris/Garb-Materials	\$1,000	\$1,020	\$1,040	\$1,061	
Rds-Debris/Garb-Mach Time	\$1,600	\$1,632	\$1,665	\$1,698	
Rds-Catchbasin Wages	\$10,000	\$10,100	\$10,300	\$10,506	
Rds-Catchbasin-Benefits	\$2,000	\$1,050	\$1,070	\$1,091	
Rds-Catchbasin-Materials	\$2,500	\$2,550	\$2,600	\$2,652	
Rds-Catchbasin-Contracted Services	\$0	\$5,000	\$5,100	\$5,202	
Rds-Drain Maintenance	\$0	\$10,000	\$10,200	\$10,404	
Rds-Catchbasin-Mach Time	\$2,500	\$2,550	\$2,600	\$2,652	
Total	\$170,500	\$201,249	\$205,135	\$209,238	

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	Notes
Township Hardtop Maintenance					
Rds - Inspection Hardtop-Wages	\$75,400	\$77,500	\$79,050	\$80,631	
Rds - Inspection Hardtop-Benefits	\$17,500	\$18,500	\$18,870	\$19,247	
Rds-Inspection Hardtop-Machine	\$6,500	\$6,630	\$6,760	\$6,895	
Patching&Spray-Wgs	\$48,500	\$50,000	\$51,000	\$52,020	
Patching&Spray-Benefits	\$11,800	\$7,500	\$7,650	\$7,803	
Patching/Spray-Materials	\$7,800	\$7,956	\$8,110	\$8,272	
Patching/Sp-Machine Tlme	\$2,080	\$2,122	\$2,160	\$2,203	
Sweeping Wages	\$7,500	\$8,500	\$8,670	\$8,843	
Sweeping-Benefits	\$1,100	\$1,200	\$1,220	\$1,244	
Sweeping Contracted Services	\$5,000	\$2,500	\$2,550	\$2,601	
Sweeping-Machine Time	\$3,000	\$2,000	\$2,040	\$2,081	
Shouldering-Wages	\$10,000	\$5,000	\$5,100	\$5,202	
Shouldering-Benefits	\$1,250	\$510	\$520	\$531	
Shouldering - Materials	\$0	\$0	\$0	\$0	
Shouldering Machine Time	\$1,500	\$1,530	\$1,560	\$1,591	
Line Marking-TWP - Wages	\$5,485	\$0	\$0	\$0	
Line Marking TWP- Benefits	\$1,500	\$0	\$0	\$0	
Line Painting-Contracted Services	\$0	\$13,500	\$13,770	\$14,045	Line Painting moving to contracted service
Line Marking-TWPMaterials	\$4,200	\$0	\$0	\$0	
Line Marking-TWP -Machine	\$2,100	\$0	\$0	\$0	
Total	\$212,215	\$204,948	\$209,030	\$213,211	
Township Loosetop Maintenance					
Rds - Inspection Loosetop	\$0	\$0	\$0	\$0	
Rds-Inspection Loosetop-Benefits	\$0	\$0	\$0	\$0	
Rds-PatchLoosetop-Material	\$0	\$0	\$0	\$0	
Rds-Patch-Loosetop-Mach TM	\$0	\$0	\$0	\$0	
Rds-Grading Wages	\$70,000	\$72,000	\$73,440	\$74,909	
Rd Grading-Wages-other	\$0	\$0	\$0	\$0	
Rds-Grading-Benefits	\$17,500	\$15,000	\$15,300	\$15,606	
Rds-Grading-Materials	\$7,500	\$7,650	\$7,800	\$7,956	blades
Rds-Grading-Mach Time	\$114,400	\$116,688	\$119,020	\$121,400	
Rds-Grading-Mach Time-Other	\$0	\$0	\$0	\$0	
Rds. Dust Control-Wages	\$3,500	\$5,500	\$5,610	\$5,722	
Rds-Dust Control-Benefits	\$500	\$1,500	\$1,530	\$1,561	
Rds-Dust Control-Material	\$145,000	\$170,000	\$173,400	\$176,868	
Rds-DustControl -Mach Tm	\$2,000	\$2,040	\$2,080	\$2,122	
Rds-Gravel-Wages	\$30,000	\$35,000	\$35,700	\$36,414	
Rds-Gravel-Benefits	\$6,200	\$8,750	\$8,925	\$9,104	
Rds-Gravel-Materials	\$25,500	\$26,010	\$26,530	\$27,061	
Rds-Gravel-Mach Time	\$25,500	\$20,000	\$20,400	\$20,808	
Total	\$447,600	\$480,138	\$489,735	\$499,530	
Township Winter Control					
Rds-Snow-Plow Wages	\$45,000	\$45,450	\$46,360	\$47,287	
Rds-Snow Plow-Benefits	\$6,750	\$3,987	\$4,065	\$4,146	
Rds-Patrol-Wages	\$15,000	\$15,150	\$15,450	\$15,759	
Rds-Patrol-Benefits	\$975	\$1,500	\$1,530	\$1,561	
Rds-Patrol-Machine	\$2,000	\$2,040	\$2,080	\$2,122	
Rds-Snow Plow-Materials/Blades	\$2,080	\$2,122	\$2,160	\$2,203	blades
Rds-Snow Plow-Mach Time	\$60,000	\$50,000	\$51,000	\$52,020	
Rds-Sanding/Salt-Contracted Services	\$4,080	\$1,000	\$1,020	\$1,040	
Rds-Sanding/Salting-Wages	\$15,000	\$20,000	\$20,400	\$20,808	
Rds-Sanding/Salting-Benefits	\$1,250	\$1,263	\$1,285	\$1,311	
Rds San/Salting-Material	\$60,000	\$61,200	\$62,420	\$63,668	
Rds-Sand/Salt-Mach Time	\$0	\$10,000	\$10,200	\$10,404	
Total	\$212,135	\$213,711	\$217,970	\$222,329	

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	Notes
Township Signs and Safety Devices					
Rds-Safety/Signs-Wages	\$40,000	\$32,395	\$33,040	\$33,701	
Rds-Safety/Signs-Benefits	\$6,500	\$10,000	\$10,200	\$10,404	
Rds-Safety/Signs-Material	\$15,600	\$20,000	\$20,400	\$20,808	increased sign replacement due to reflectivity
Rds-Safety/Sign-Mach Time	\$13,000	\$5,000	\$5,100	\$5,202	
Rd-Rail Rd Cross-Material	\$0	\$0	\$0	\$0	
Total	\$75,100	\$67,395	\$68,740	\$70,115	
Township Road Department Admin and Overhead					
Misc-O/H	\$5,000	\$0	\$0	\$0	
Rds-Accrued Vacation Time	\$0	\$0	\$0	\$0	
Overhead - Wages	\$210,000	\$227,431	\$231,980	\$236,619	
Overhead-Banked Time	\$0	\$0	\$0	\$0	
Rds - Accrued Sick Time	\$0	\$0	\$0	\$0	
Rds. Convention&Seminars	\$0	\$0	\$0	\$0	included in Ed & Training
Rds - On Call	\$0	\$2,204	\$2,240	\$2,285	On Call service
Rds- Association Fees	\$0	\$0	\$0	\$0	included in Memberships/Subscriptions
Rds- Occ Health & Safety	\$3,000	\$5,600	\$5,700	\$5,814	Includes gloves
Rds- Ed & Training	\$30,000	\$30,000	\$30,600	\$31,212	Road School x2, Jib Crane Training, CRS Leadership, Book 7, Chainsaw
Rds-Insurance deductibles	\$12,500	\$12,500	\$12,750	\$13,005	reflects actual costs
Rds-Advertising & Promotion	\$150	\$150	\$150	\$153	
Rds- Office Supplies	\$900	\$1,000	\$1,020	\$1,040	
Drain Mtc. - Roads	\$0	\$0	\$0	\$0	
Rds-Telephone	\$5,720	\$5,000	\$5,100	\$5,202	cell phones, tablets, desk phones
Rds- Utilities	\$20,000	\$30,000	\$30,600	\$31,212	Hydro, Gas, Water
Rds-Heat	\$0	\$0	\$0	\$0	
Rds- Water	\$0	\$0	\$0	\$0	
Rds- Contracted Services	\$2,500	\$2,700	\$2,750	\$2,805	Molly Maid contract, Alarm monitoring
Rds-Property & Grounds Repair	\$4,000	\$2,000	\$2,040	\$2,081	waste bin rental/disposal
Rds-Boots, Safety Clothing	\$18,000	\$18,000	\$18,360	\$18,727	includes coveralls
Rds-OH-Shop Coveralls/Rag	\$0	\$0	\$0	\$0	
Rds- Misc shop supplies	\$8,000	\$10,000	\$10,200	\$10,404	
Rds- Shedden Shop miscellaneous	\$500	\$0	\$0	\$0	
Rds-Building Repairs	\$20,000	\$4,000	\$4,080	\$4,162	
Misc Fleet supplies	\$0	\$10,000	\$10,200	\$10,404	
Rds- OH Tools	\$7,140	\$8,000	\$8,160	\$8,323	
Rds- OH Licence Fees	\$1,275	\$1,000	\$1,020	\$1,040	
Rds-Radio & GPS Maintenance	\$2,550	\$3,500	\$3,570	\$3,641	
On Call Service	\$0	\$0	\$0	\$0	
Rds OH - Fuel	\$0	\$0	\$0	\$0	Inventory GL account
Rds OH - Oil	\$0	\$0	\$0	\$0	
Banked Time - Used	\$0	\$0	\$0	\$0	
Canada Pension	\$88,139	\$89,020	\$90,800	\$92,616	
Employment Insurance	\$26,520	\$26,785	\$27,320	\$27,866	
OMERS Pension Plan	\$81,600	\$82,416	\$84,060	\$85,741	
Employer Health Tax	\$23,000	\$23,230	\$23,695	\$24,168	
Workplace Safety Insuran	\$30,600	\$30,906	\$31,520	\$32,150	
Group Insurance	\$86,700	\$89,245	\$91,030	\$92,851	
Travel Mileage	\$250	\$255	\$260	\$265	
Allocate Benefits	(\$155,000)	(\$156,550)	(\$159,690)	(\$162,884)	

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	Notes
Postage	\$0	\$0	\$0	\$0	
Insurance Liability	\$191,527	\$173,708	\$177,180	\$180,724	reflects renewal cost
Legal and Consultation	\$2,600	\$2,600	\$2,650	\$2,703	
Memberships/Subscriptions	\$1,000	\$4,000	\$4,080	\$4,162	incl. Software Costs
Computer Support	\$1,000	\$1,500	\$1,530	\$1,561	
Studies and Reports	\$10,000	\$10,000	\$0	\$0	
Infrastructure Ontario Loan Principal Payment	\$0	\$73,500	\$77,000	\$80,850	
Infrastructure Ontario Loan Interest Payment	\$0	\$175,000	\$171,350	\$167,485	
Overhead Allocation to County	(\$43,825)	(\$45,386)	(\$46,293)	(\$47,219)	
Total	\$695,346	\$953,315	\$957,011	\$971,169	
Sidewalks					
Sidewalk Maintenance - Wages	\$2,500	\$1,000	\$1,000	\$1,000	
Sidewalk Maintenance - Materials	\$1,000	\$1,000	\$1,000	\$1,000	
Sidewalk Maintenance -Machine time	\$100	\$100	\$100	\$100	
Total	\$3,600	\$2,100	\$2,100	\$2,100	
Streetlights					
Utilities	\$17,680	\$18,034	\$18,350	\$18,717	
Contracted Services	\$8,500	\$6,700	\$6,800	\$6,936	reflects 3 year average
Locates- road wages	\$0	\$0	\$0	\$0	
Locates - equipment time	\$0	\$0	\$0	\$0	
Amortization	\$0	\$0	\$0	\$0	
Total Expenses	\$26,180	\$24,734	\$25,150	\$25,653	
County Bridges & Culverts					
Elgin- Bdg&Culvt-Wages	\$2,500	\$2,525	\$2,575	\$2,627	
Elgin-Br&Culvert-Benefits	\$255	\$258	\$260	\$265	
Elgin-Br&Culvert-Material	\$1,530	\$1,561	\$1,590	\$1,622	
Elgin-Br& Culv. Mach Time	\$1,530	\$1,561	\$1,590	\$1,622	
Total	\$5,815	\$5,904	\$6,015	\$6,135	
County Roadside Maintenance					
Elg- Grass& Weed-Wages	\$21,000	\$21,210	\$21,600	\$22,032	
Elg-Grass&Weed-Benefits	\$2,850	\$5,303	\$5,390	\$5,498	
Elg-Grass&Weed-Materials	\$1,000	\$1,020	\$1,040	\$1,061	
Elg-External Equipment Rentals	\$0	\$16,000	\$16,320	\$16,646	tractor rental
Elg-Grass&Weed-Mach Time	\$25,000	\$5,000	\$5,100	\$5,202	internal machine time
Elgin-Brushing Wages	\$7,650	\$7,727	\$7,880	\$8,038	
Elgin-Brushing-Benefits	\$750	\$758	\$770	\$785	
Elgin-Brushing Materials	\$1,500	\$1,530	\$1,560	\$1,591	
Elgin-Contracted Services	\$0	\$3,000	\$3,060	\$3,121	
Elgin-Brushing-Mach Time	\$2,000	\$2,040	\$2,075	\$2,117	
Elgin-Ditching-Wages	\$2,550	\$2,576	\$2,625	\$2,678	
Elgin-Ditching-Benefits	\$225	\$227	\$230	\$235	
Elgin-Ditching Materials	\$250	\$255	\$260	\$265	
Elgin-Contracted Services	\$0	\$0	\$0	\$0	
Elgin-Ditching Mach Time	\$2,040	\$2,081	\$2,120	\$2,162	
Elgin-Debris/Garb-Wages	\$6,630	\$6,696	\$6,830	\$6,967	
Elgin-Debris/Garb-Benefits	\$1,500	\$670	\$680	\$694	
Elgin-Debris/Garb-Material	\$500	\$500	\$510	\$520	
Elgin-Debris/Garb Mach Time	\$2,500	\$2,550	\$2,600	\$2,652	
Elgin-Catchbasin Wages	\$4,000	\$4,040	\$4,120	\$4,202	
Elgin-Catchbasin-Benefits	\$600	\$400	\$400	\$408	
Elgin-Catchbasin-Material	\$500	\$510	\$520	\$531	
Elgin-Catchbasin-Mach Time	\$1,500	\$1,530	\$1,560	\$1,591	
Total	\$84,545	\$85,621	\$87,251	\$88,996	

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	Notes
County Hardtop Maintenance					
Elgin-Road Inspections-Wages	\$75,582	\$76,338	\$77,865	\$79,422	
Elgin-Road Inspections-Benefits	\$15,000	\$7,600	\$7,750	\$7,905	
Elgin-Road Inspections-Machine	\$5,000	\$5,100	\$5,200	\$5,304	
Elgin Patch -Wages	\$8,160	\$8,242	\$8,400	\$8,568	
Elgin-Patch-Benefits	\$1,500	\$1,515	\$1,545	\$1,576	
Elgin-Patch-Material	\$11,000	\$11,220	\$11,440	\$11,669	
Elgin-Patch- Mach TM	\$5,000	\$5,100	\$5,200	\$5,304	
Elgin-Sweeping Wages	\$2,600	\$2,626	\$2,675	\$2,729	
Elgin-Sweeping-Benefits	\$655	\$662	\$675	\$688	
Elgin-Sweeping Materials	\$5,600	\$5,712	\$5,825	\$5,942	Contracted service-Mobil Sweeping
Elgin-Sweeping Mach Time	\$450	\$459	\$465	\$474	
Elgin-Shouldering -Wages	\$13,800	\$13,938	\$14,215	\$14,499	
Elgin-Shouldering-Benefits	\$2,700	\$2,727	\$2,780	\$2,836	
Elg-Shouldering Material	\$2,000	\$2,040	\$2,080	\$2,122	
Elgin-Shouldering Mach Tm	\$7,500	\$7,650	\$7,800	\$7,956	
Elgin-Line Painting Wages	\$21,000	\$0	\$0	\$0	
Elgin-Line Painting Benefits	\$4,775	\$0	\$0	\$0	
Elgin-Line Painting Materials	\$42,000	\$0	\$0	\$0	
Elgin-Line Painting Contracted Services	\$0	\$86,000	\$87,720	\$89,474	Line Painting moving to contracted service
Elgin-Line Painting Machine	\$3,500	\$0	\$0	\$0	
Total	\$227,822	\$236,928	\$241,635	\$246,467	
County Winter Control					
Elgin-SnowPlowing-Wages	\$50,815	\$51,323	\$52,350	\$53,397	
Elgin-Snow Plowing-Benefits	\$5,000	\$5,050	\$5,150	\$5,253	
Elgin-Patrol-Wages	\$50,000	\$50,500	\$51,510	\$52,540	
Elgin-Patrol-Benefits	\$10,500	\$10,500	\$10,710	\$10,924	
Elgin-Patrol-Contracted Services	\$0	\$3,400	\$3,460	\$3,529	Weather Tracker
Elgin-Patrol-Machine	\$15,000	\$15,300	\$15,605	\$15,917	
Elgin-Snow Plow-Materials	\$2,500	\$4,000	\$4,080	\$4,162	Blades-reflects actual
Elgin-Snow Plow-Mach Time	\$30,000	\$30,600	\$31,210	\$31,834	
Elgin-Sand/Salting-Wages	\$25,000	\$25,250	\$25,755	\$26,270	
Elgin-Sand/Salting-Benefits	\$2,075	\$2,096	\$2,135	\$2,178	
Elg-Sand/Salting-Material	\$50,000	\$51,000	\$52,020	\$53,060	reallocation from snow plow materials
Elg-Sand/Salting Mach Tim	\$30,000	\$30,600	\$31,210	\$31,834	
Total	\$270,890	\$279,619	\$285,195	\$290,899	
County Signs and Safety Devices					
Elg-Safety/Signs Wages	\$16,000	\$16,160	\$16,450	\$16,779	
Elgin-Safety/Signs-Benefits	\$7,000	\$7,070	\$7,200	\$7,344	
Elgin-SafetySign-Material	\$4,500	\$7,500	\$7,650	\$7,803	
Elg-SafetySign-Mach Time	\$3,000	\$3,000	\$3,050	\$3,111	
Elgin-SpProj-Wages	\$5,000	\$5,050	\$5,100	\$5,202	
Elgin-SpProj-Benefits	\$1,500	\$1,515	\$1,540	\$1,571	
Elgin-SpProj-Materials	\$0	\$0	\$0	\$0	
Elgin-SpProj-Mach Time	\$0	\$0	\$0	\$0	
Total	\$37,000	\$40,295	\$40,990	\$41,810	
Total Expenses	\$2,492,673	\$2,821,637	\$2,836,992	\$2,888,708	
Net Operating (Revenue)/Expense	\$1,872,875	\$2,194,464	\$2,197,860	\$2,237,377	

Waste Management

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	Notes
Recycling Grant	\$0	\$0	\$0	\$0	
Blue Box Grant	(\$825)	\$0	\$0	\$0	CMO now issuing calendars so no grant
Donation and miscellaneous revenue	(\$18,500)	(\$20,500)	(\$21,320)	(\$21,746)	Green Lane Trust for Recycling Centre Costs \$20,500
Recycling Strategy	\$0	\$0	\$0	\$0	Transitioned to Province in 2023
Zero Waste Strategy	\$0	\$0	\$0	\$0	
Composter Sales	\$0	\$0	\$0	\$0	
Digester Sales	\$0	\$0	\$0	\$0	
Garbage Bag Tag Sales	(\$100)	(\$250)	(\$250)	(\$250)	
Green Bin Sales	\$0	\$0	\$0	\$0	
Organics Revenue	(\$50,000)	(\$64,190)	(\$66,771)	(\$73,630)	Area Rating - offsets organics in contracted services
Transfer from Reserve	\$0	\$0	\$0	\$0	
Total Revenue	(\$69,425)	(\$84,940)	(\$88,341)	(\$95,626)	
Contracted Services	\$230,000	\$230,000	\$234,600	\$239,292	waste collection
Disposal fees	\$72,100	\$73,542	\$75,013	\$76,513	est. based on prior plus inflation and housing increase
Blue boxes and program costs	\$0	\$0	\$0	\$0	Transitioned to Province in 2023
Composters	\$500	\$500	\$500	\$510	To purchase additional composters when necessary
Bin contract	\$0	\$0	\$0	\$0	allocated to departments with bins
Garbage Bag Tags	\$0	\$0	\$0	\$0	
Organics program costs	\$50,000	\$64,190	\$66,771	\$73,630	includes collection and disposal based on actuals from 2025
Landfill royalty costs	\$4,550	\$4,641	\$4,734	\$4,828	5% of Disposal Fees
Recycling Strategy	\$0	\$0	\$0	\$0	Transitioned to Province in 2023
Recycling Centre St Thomas	\$18,500	\$20,500	\$21,320	\$21,746	Green Lane Trust for Recycling Centre Costs \$20,500
Zero Waste Expenses	\$0	\$0	\$0	\$0	Zero Waste Committee
Transfer to Reserve	\$0	\$0	\$0	\$0	
Total Expenses	\$375,650	\$393,373	\$402,938	\$416,520	
Net Operating (Revenue)/Expense	\$306,225	\$308,433	\$314,597	\$320,894	

Cemeteries

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	Notes
Revenue	\$0	\$0	\$0	\$0	
Total Revenue	\$0	\$0	\$0	\$0	
Cemetery Road Wages	\$350	\$350	\$350	\$357	
Cemetery Maintenance	\$12,240	\$23,000	\$23,460	\$23,929	Reflects actuals - grass cutting-6 cemeteries
Cemetery-Insurance	\$10,041	\$10,085	\$10,589	\$10,801	reflects renewal cost-Boards-\$5,233, Liability \$4,852
Total Expenses	\$22,631	\$33,435	\$34,399	\$35,087	
Net Operating (Revenue)/Expense	\$22,631	\$33,435	\$34,399	\$35,087	

Keystone

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	Notes
Complex -Rental Income	(\$12,500)	(\$38,276)	(\$39,042)	(\$39,822)	est. \$25,526 in fee waivers in other expense
Insurance Coverage	\$0	\$0	\$0	\$0	
Donations	\$0	\$0	\$0	\$0	2025-horse ring chute relocation
Transfer in from Reserve	(\$30,600)	\$0	\$0	\$0	Tax Stabilization Reserve to assist with low rentals
Total Revenue	(\$43,100)	(\$38,276)	(\$39,042)	(\$39,822)	
Salaries and Wages	\$27,898	\$27,564	\$28,115	\$28,678	
Overhead	\$10,173	\$10,071	\$10,272	\$10,478	
Complex - Rds Time	\$1,200	\$1,100	\$1,122	\$1,144	limited Roads time with revised staffing
Wages - CBO building management	\$0	\$0	\$0	\$0	
Canada Pension Plan	\$0	\$0	\$0	\$0	
Employment Insurance	\$0	\$0	\$0	\$0	
Employer Health Tax	\$0	\$0	\$0	\$0	
Workers Compensation	\$0	\$0	\$0	\$0	
Travel/Mileage	\$0	\$0	\$0	\$0	
Complex -Building Repairs	\$5,000	\$5,100	\$5,202	\$5,306	reflects historical average
Complex-Cleaning Supplies	\$900	\$900	\$918	\$936	
Complex - Utilities	\$17,500	\$22,000	\$22,440	\$22,889	reflects historical average
Complex-Material Supplies	\$1,200	\$1,000	\$1,020	\$1,040	
Complex-Property Maintenance	\$17,500	\$17,850	\$18,207	\$18,571	consolidate grass cutting costs for Keystone grounds, Shedden ball diamond
Complex -Rds Mach Tm	\$500	\$300	\$306	\$312	
Complex-Telephone Expense	\$1,750	\$2,225	\$2,270	\$2,315	reflects historical average
Insurance	\$24,635	\$24,881	\$25,379	\$25,886	reflects renewal cost
Complex-Equip Maintenance	\$5,000	\$5,000	\$5,100	\$5,202	
Complex-Equipment Costs	\$2,500	\$2,500	\$2,550	\$2,601	
Miscellaneous	\$0	\$0	\$0	\$0	
Complex-Janitorial Services	\$10,000	\$7,500	\$7,650	\$7,803	
Amortization	\$0	\$0	\$0	\$0	
Total Expenses	\$125,756	\$127,991	\$130,551	\$133,162	
Net Operating (Revenue)/Expense	\$82,656	\$89,715	\$91,509	\$93,339	
Net Cash and Capital Requirements					
Keystone - Building Renew	\$20,000	\$20,000	\$20,000	\$20,000	AMP Requirements for major maintenance
Keystone - Equipment	\$0	\$0	\$0	\$0	
Capital Items	\$0	\$0	\$0	\$0	
Total Net Cash and Capital Requiremer	\$20,000	\$20,000	\$20,000	\$20,000	
Total Requirement from Levy	\$102,656	\$109,715	\$111,509	\$113,339	

Parks

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	Notes
Donation	(\$8,000)	(\$8,000)	(\$8,000)	(\$8,000)	Green Lane - Turf Improvement/Overseeding-incl. in grounds maint. below
Transfer from reserve	\$0	\$0	\$0	\$0	
Memorial Bench revenue	\$0	\$0	\$0	\$0	
Fingal Ball Park - revenue	(\$3,500)	(\$4,000)	(\$3,500)	(\$3,500)	
Fingal Heritage Park - revenue	(\$100)	(\$50)	(\$100)	(\$100)	
Corsley Park - revenue	(\$1,800)	(\$1,800)	(\$1,800)	(\$1,800)	
Talbotville Parks - revenue	(\$5,000)	(\$6,500)	(\$6,500)	(\$6,500)	
Equipment Rental Revenue	(\$2,500)	(\$2,500)	(\$2,500)	(\$2,500)	
Total Revenue	(\$20,900)	(\$22,850)	(\$22,400)	(\$22,400)	
Salaries and Wages	\$123,985	\$128,841	\$131,417	\$134,046	Updated distribution based on reorg, staffing changes
Overhead	\$37,143	\$38,655	\$39,429	\$40,217	
Health Safety	\$1,000	\$1,000	\$1,020	\$1,040	
Training and Education	\$1,000	\$1,000	\$1,020	\$1,040	
Clothing and Uniforms	\$750	\$1,000	\$1,020	\$1,040	
Building Repair Supplies-General	\$500	\$250	\$255	\$260	
Janitorial Supplies	\$250	\$400	\$408	\$416	reflects actual 2025 costs
Materials/Supplies	\$250	\$750	\$765	\$780	
Property Maintenance	\$0	\$200	\$204	\$208	
Playground Maintenance	\$5,500	\$3,500	\$3,570	\$3,641	playground mulch
Advertising and Promotion	\$0	\$0	\$0	\$0	
Telephone	\$1,000	\$500	\$500	\$510	
Insurance Coverage	\$24,624	\$25,788	\$26,304	\$26,830	reflects insurance renewal
Equipment Maintenance	\$250	\$275	\$281	\$286	
Memorial Bench Maintenance	\$0	\$0	\$0	\$0	
Memberships/Subscriptions	\$0	\$0	\$0	\$0	
Small Eqp Purchases	\$2,100	\$2,100	\$2,142	\$2,185	
Ferndale Park Expenses	\$4,000	\$4,000	\$4,080	\$4,162	
Fingal Ball Park	\$19,500	\$19,890	\$20,288	\$20,694	
Canada Day	\$2,000	\$2,000	\$2,040	\$2,081	
Fingal Heritage Park	\$4,500	\$4,500	\$4,590	\$4,682	
Corsley Park	\$29,000	\$29,580	\$30,172	\$30,775	
Talbotville Parks	\$28,000	\$28,560	\$29,131	\$29,714	
Parks Truck	\$9,150	\$11,250	\$11,475	\$11,705	Reflects revised Org Structure
Kubota Zero Turn Mower	\$2,000	\$1,500	\$1,530	\$1,561	
Parks Trailer	\$1,150	\$1,173	\$1,196	\$1,220	
Talbotville Park Tractor	\$1,100	\$1,122	\$1,144	\$1,167	
Fingal Case Tractor	\$1,100	\$1,122	\$1,144	\$1,167	
Keystone Tractor (Keith's)	\$1,500	\$1,530	\$1,561	\$1,592	
John Deere Zero Turn Mower	\$0	\$1,500	\$1,530	\$1,561	
Transfer to Reserve	\$0	\$0	\$0	\$0	
Total Expenses	\$301,352	\$311,986	\$318,216	\$324,580	
Net Operating (Revenue)/Expense	\$280,452	\$289,136	\$295,816	\$302,180	
Net Cash and Capital Requirements					
Parks - Equipment	\$25,000	\$25,000	\$25,000	\$25,000	
Parks-Renewal	\$25,000	\$25,000	\$25,000	\$25,000	
Parks - Building Renewal	\$0	\$0	\$0	\$0	
Capital Items	\$0	\$0	\$0	\$0	
Total Net Cash and Capital Requirements	\$50,000	\$50,000	\$50,000	\$50,000	
Total Requirement from Levy	\$330,452	\$339,136	\$345,816	\$352,180	

Planning, Development & GIS

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	Notes
Planning					
Miscellaneous	\$0	\$0	\$0	\$1	
Grant	\$0	\$0	\$0	\$0	
Application Fees	(\$75,000)	(\$50,000)	(\$50,000)	(\$50,000)	anticipates dev activity to remain same as 2025
Planning Recoveries Other Municipalities	\$0	\$0	\$0	\$0	
Planning Recoveries Property Owners	\$0	\$0	\$0	\$0	
Future Recoveries from Development Charges	(\$39,500)	\$0	\$0	\$0	
Future Recoveries re: Official Plan	\$0	\$0	\$0	\$0	
Transfer from Reserve	\$0	\$0	\$0	\$0	
Total Revenue	(\$114,500)	(\$50,000)	(\$50,000)	(\$49,999)	
Salaries and Wages					
Salaries and Wages	\$0	\$7,121	\$7,263	\$7,409	Planning Admin time
Overhead	\$0	\$2,589	\$2,640	\$2,693	Planning Admin time
Health & Safety	\$0	\$0	\$0	\$0	new GL accounts
Mileage	\$0	\$0	\$0	\$0	new GL accounts
Employee Training	\$0	\$0	\$0	\$0	new GL accounts
Materials Supplies	\$0	\$0	\$0	\$0	new GL accounts
Office Supplies	\$0	\$0	\$0	\$0	new GL accounts
Telephone	\$0	\$0	\$0	\$0	new GL accounts
Postage	\$0	\$0	\$0	\$0	new GL accounts
Advertising	\$0	\$0	\$0	\$0	new GL accounts
Legal Fees	\$7,000	\$2,000	\$2,040	\$2,081	
Memberships/Subscriptions	\$0	\$0	\$0	\$0	new GL accounts
Official Plan Updates	\$50,000	\$0	\$0	\$0	
Zoning By-Law Updates	\$50,000	\$0	\$0	\$0	
Development Charges Study	\$39,500	\$0	\$0	\$0	
Contracted Services	\$120,000	\$120,000	\$122,400	\$124,848	2025 County Planning
Computer Support	\$0	\$0	\$0	\$0	new GL accounts
Transfer to Reserve	\$0	\$0	\$0	\$0	
Miscellaneous	\$0	\$0	\$0	\$0	new GL accounts
Total Expenses	\$266,500	\$131,710	\$134,344	\$137,031	
Net Operating (Revenue)/Expense	\$152,000	\$81,710	\$84,344	\$87,032	
GIS					
GIS/AM West Elgin	(\$37,892)	(\$43,728)	(\$44,603)	(\$45,495)	
GIS/AM Dutton Dunwich	(\$37,892)	(\$43,728)	(\$44,603)	(\$45,495)	
Transfer from Reserve					
Total Revenue	(\$75,784)	(\$87,456)	(\$89,205)	(\$90,989)	
Salaries and Wages					
Salaries and Wages	\$25,064	\$107,266	\$109,412	\$111,600	GIS Admin time , 2 students
Overhead	\$7,816	\$35,395	\$36,103	\$36,825	
Health & Safety	\$0	\$250	\$255	\$260	
Mileage	\$500	\$510	\$520	\$531	increased to reflect actuals
Employee Training	\$1,500	\$1,530	\$1,561	\$1,592	
Materials Supplies	\$0	\$0	\$0	\$0	
Office Supplies	\$200	\$204	\$208	\$212	
Telephone	\$1,500	\$1,530	\$1,561	\$1,592	
Postage	\$500	\$0	\$0	\$0	
Advertising	\$500	\$510	\$520	\$531	
Legal Fees	\$0	\$0	\$0	\$0	Based on prior activity
Memberships/Subscriptions	\$1,700	\$5,000	\$5,100	\$5,202	OSET, Cansel, PEO, MEA, OSPE

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	Notes
Computer Support	\$1,000	\$2,000	\$2,040	\$2,081	increased to reflect actuals
Transfer to Reserve	\$0	\$0	\$0	\$0	
Miscellaneous	\$1,000	\$1,000	\$1,020	\$1,040	
Total Expenses	\$41,280	\$155,195	\$158,299	\$161,465	
Net Operating (Revenue)/Expense	(\$34,504)	\$67,739	\$69,094	\$70,476	
Development Activities - Cost Recovery					
Development Staff Time - Cost Recovery	(\$43,920)	(\$120,645)	(\$123,058)	(\$125,519)	
Cost Recovery - Other	(\$15,000)	(\$7,500)	(\$7,650)	(\$7,803)	
Transfer from Reserve	\$0	\$0	\$0	\$0	
Total Revenue	(\$58,920)	(\$128,145)	(\$130,708)	(\$133,322)	
Salaries/Wages	\$33,325	\$90,393	\$92,201	\$94,045	Updated wage distribution
Overhead	\$10,595	\$30,252	\$30,857	\$31,475	
Professional Services	\$15,000	\$7,500	\$7,650	\$7,803	
Total Expenses	\$58,920	\$128,145	\$130,708	\$133,322	
Net Operating (Revenue)/Expense	\$0	\$0	\$0	\$0	
Net Operating (Revenue)/Expense All Activities	\$117,496	\$149,449	\$153,438	\$157,507	
Net Cash and Capital Requirements					
Planning - Cycling Master Plan	\$0	\$0			
Planning - Official Plan and Zoning Review	\$10,000	\$10,000	\$15,000	\$15,000	For Planning and Development Studies and Consulting
Capital Items	\$0	\$0	\$0	\$0	
Total Net Cash and Capital Requirements	\$10,000	\$10,000	\$15,000	\$15,000	
Total Requirement from Levy	\$127,496	\$159,449	\$168,438	\$172,507	

Drainage

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	Notes
Tile Loan Debentures	\$0	\$0	\$0	\$0	
Miscellaneous Revenues	(\$750)	(\$765)	(\$780)	(\$796)	Mainly Drainage Reapportionments
Provincial Grant	(\$40,800)	(\$41,616)	(\$42,448)	(\$43,297)	
Drain Supt Dutton	(\$54,880)	(\$55,978)	(\$57,097)	(\$58,239)	Revenue from Dutton-Dunwich
Contribution from Reserve	\$0	\$0	\$0	\$0	
Total Revenue	(\$96,430)	(\$98,359)	(\$100,326)	(\$102,332)	
Salaries and Wages	\$121,339	\$113,753	\$116,028	\$118,349	Split between DD and Southwold varies year to year,
Drainage Super Expenses	\$1,100	\$1,200	\$1,224	\$1,248	Phone, conference, safety boots, accom
Dutton-Dunwich Supt Wages	\$0	\$0	\$0	\$0	
Overhead	\$40,089	\$37,435	\$38,183	\$38,947	
Health Safety	\$50	\$50	\$100	\$102	
Travel Mileage	\$1,000	\$750	\$765	\$780	
Employee Training	\$500	\$500	\$510	\$520	
Drain Stock Charges	\$800	\$800	\$1,000	\$1,020	
Insurance	\$1,100	\$49	\$50	\$51	Updated insurance distribution
Legal	\$1,000	\$1,000	\$1,020	\$1,040	
Equipment Costs	\$0	\$0	\$0	\$0	
Memberships Subscription	\$380	\$380	\$388	\$395	LICO, DSAO
Outside Contractors-Drain	\$0	\$0	\$0	\$0	
Plans, Studies, Professional Services	\$0	\$0	\$0	\$0	
Transfer to Reserve	\$2,500	\$2,500	\$2,550	\$2,601	Contribution for Vehicle to PW
Debenture Payment Principal	\$0	\$0	\$0	\$0	
Debenture Payment Interest	\$0	\$0	\$0	\$0	
Total Expenses	\$169,858	\$158,417	\$161,818	\$165,054	
Net Operating (Revenue)/Expense	\$73,428	\$60,058	\$61,492	\$62,722	
Net Cash and Capital Requirements					
Drainage	\$75,000	\$75,000	\$75,000	\$75,000	
Capital Items	\$0	\$0	\$0	\$0	
Total Net Cash and Capital Requirements	\$75,000	\$75,000	\$75,000	\$75,000	
Total Requirement from Levy	\$148,428	\$135,058	\$136,492	\$137,722	

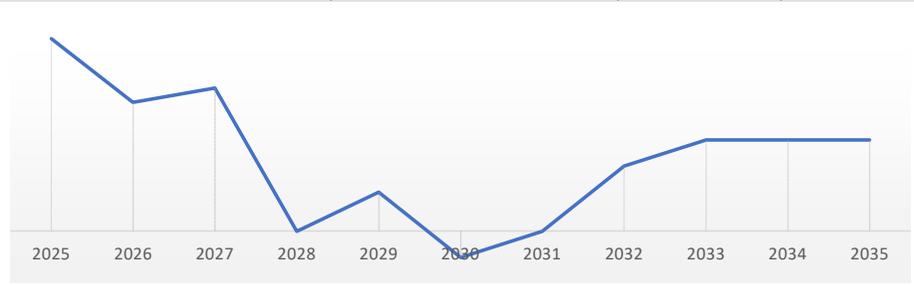
Cash and Capital Requirements - Summary

Account	2025 Budget	2026 Forecast	2027 Forecast	2028 Forecast	Notes
Gas Tax Funding	(\$158,871)	(\$158,871)	(\$165,226)	(\$165,226)	Apply to Roads Construction
Machine Usage	(\$350,000)	(\$350,000)	(\$350,000)	(\$350,000)	Apply to Equipment Reserve
OCIF	(\$294,412)	(\$264,971)	(\$264,971)	(\$264,971)	Apply OCIF to Roads Construction
Tax Stabilization Reserve	\$930,000	\$995,000	\$125,000	\$125,000	
Transfer to Reserve	\$0	\$0	\$0	\$0	
GG - Working Capital	\$0	\$0	\$0	\$0	
GG - Administration	\$10,000	\$12,500	\$12,500	\$15,000	
GG - Computers	\$18,000	\$18,000	\$18,000	\$20,000	
GG - Building Renewal	\$30,000	\$30,000	\$30,000	\$30,000	
GG - Election Reserve	\$0	\$0	\$0	\$0	
Fire - Apparatus	\$150,000	\$150,000	\$150,000	\$150,000	better reflects anticipated need
Fire - Building Renewal	\$445,000	\$50,000	\$50,000	\$50,000	
Fire - Major Equipment	\$100,000	\$100,000	\$100,000	\$100,000	
Fire - Communications	\$30,000	\$30,000	\$30,000	\$15,000	
Fire - Funeral	\$0	\$0	\$0	\$0	Current Balance \$10,500
Building - Equipment	\$0	\$0	\$0	\$0	
Building - Fleet	\$0	\$0	\$0	\$0	
Roads - Building Renewal	\$100,000	\$25,000	\$25,000	\$25,000	2026 financing TBD
Roads - Gas Tax	\$0	\$0	\$0	\$0	
Roads - Fleet	\$0	\$0	\$0	\$0	
Roads - Equipment	\$350,000	\$350,000	\$350,000	\$350,000	offset above
Roads - Road Construction	\$2,130,239	\$2,465,669	\$2,801,160	\$3,136,620	\$2,041,827 plus Gas Tax, OCIF - OCIF down
Roads - Bridges & Culvert	\$100,000	\$150,000	\$150,000	\$150,000	
Roads - Sidewalks	\$54,000	\$54,000	\$54,000	\$54,000	
Roads - Street Lights	\$20,000	\$20,000	\$20,000	\$20,000	
Health - Building Renewal	\$5,000	\$5,000	\$5,000	\$5,000	
Parks - Equipment	\$25,000	\$25,000	\$25,000	\$25,000	
Parks-Renewal	\$25,000	\$25,000	\$25,000	\$25,000	
Parks - Building Renewal	\$0	\$0	\$0	\$0	
Keystone - Building Renew	\$20,000	\$20,000	\$20,000	\$20,000	
Keystone - Equipment	\$0	\$0	\$0	\$0	
Library - Building Renewal	\$10,000	\$10,000	\$10,000	\$10,000	
Planning - Cycling Master Plan	\$0	\$0	\$0	\$0	
Planning - Official Plan and Zoning Review	\$10,000	\$10,000	\$15,000	\$15,000	
Drains	\$75,000	\$75,000	\$75,000	\$75,000	
Total to Reserves from Tax Levy	\$3,833,956	\$3,846,327	\$3,310,463	\$3,635,423	

Admin

Schedule B to By-Law 2026-12

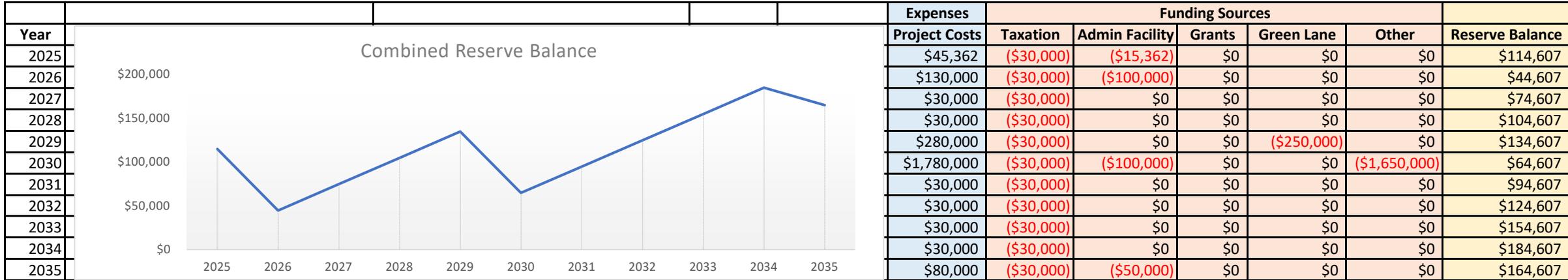
Year					Expenses	Funding Sources						Reserve Balance	
					Project Costs	Taxation	Administrative	Computer	Efficiency Res	Grants	Green Lane		Other
2025	\$80,000				\$211,391	(\$28,000)	(\$20,000)	(\$13,331)	(\$150,061)	\$0	\$0	\$0	\$73,850
2026	\$70,000				\$85,500	(\$30,500)	(\$25,000)	(\$15,000)	(\$15,000)	\$0	\$0	\$0	\$49,350
2027	\$60,000				\$55,500	(\$30,500)	(\$20,000)	(\$5,000)	\$0	\$0	\$0	\$0	\$54,850
2028	\$50,000				\$125,000	(\$35,000)	\$0	(\$66,330)	(\$23,670)	\$0	\$0	\$0	(\$150)
2029	\$40,000				\$55,000	(\$35,000)	(\$15,000)	(\$5,000)	\$0	\$0	\$0	\$0	\$14,850
2030	\$30,000				\$95,000	(\$35,000)	(\$25,000)	(\$35,000)	\$0	\$0	\$0	\$0	(\$10,150)
2031	\$20,000				\$60,000	(\$35,000)	(\$20,000)	(\$5,000)	\$0	\$0	\$0	\$0	(\$150)
2032	\$10,000				\$45,000	(\$35,000)	\$0	(\$10,000)	\$0	\$0	\$0	\$0	\$24,850
2033	(\$10,000)				\$60,000	(\$35,000)	(\$15,000)	(\$10,000)	\$0	\$0	\$0	\$0	\$34,850
2034	(\$20,000)				\$70,000	(\$35,000)	(\$25,000)	(\$10,000)	\$0	\$0	\$0	\$0	\$34,850
2035					\$70,000	(\$35,000)	(\$25,000)	(\$10,000)	\$0	\$0	\$0	\$0	\$34,850



Year	Project	Addl Info	Act/Comm/Est	To Reserve	Expenses	Funding Sources						Notes	
					Project Costs	Taxation	Administrative	Computer	Efficiency Res	Grants	Green Lane		Other
2025	Citywide Maintenance Manager	Non-Capital	Actual		\$85,458				(\$85,458)				
2025	Laserfiche Process Automation Projects	carry forward \$10,000 from 2022	Actual		\$14,603				(\$14,603)				
2025	To Administrative Reserve		Actual	Administrative	\$10,000	(\$10,000)							
2025	To Computer Reserve		Actual	Computer	\$18,000	(\$18,000)							
2025	Laptop Replacements		Actual		\$13,331			(\$13,331)					
2025	Website End-of-Life Upgrade	delayed to 2026	Estimate		\$0				\$0				
2025	Council Chambers Audio Improvements		Estimate		\$20,000		(\$20,000)						
2025	Industrial Land Secondary Planning	Diverted to AMP	Estimate		\$0				\$0				
2025	Asset Management Plan		Estimate		\$50,000				(\$50,000)				
2026	To Administrative Reserve		Estimate	Administrative	\$12,500	(\$12,500)							
2026	To Computer Reserve		Estimate	Computer	\$18,000	(\$18,000)							
2026	Council Computers/iPads/Tech	\$2,000/Councillor	Estimate		\$10,000			(\$10,000)					
2026	Laptop Replacements		Estimate		\$5,000			(\$5,000)					
2026	Website End-of-Life Upgrade/Migration	June 2026	Estimate		\$15,000				(\$15,000)				
2026	Compensation Study	2020, with 2023 review	Estimate		\$25,000		(\$25,000)						
2027	To Administrative Reserve		Estimate	Administrative	\$12,500	(\$12,500)							
2027	To Computer Reserve		Estimate	Computer	\$18,000	(\$18,000)							
2027	Laptop Replacements		Estimate		\$5,000			(\$5,000)					
2027	Strategic Plan Update	Non-Capital	Estimate		\$20,000		(\$20,000)						
2028	To Administrative Reserve		Estimate	Administrative	\$15,000	(\$15,000)							
2028	To Computer Reserve		Estimate	Computer	\$20,000	(\$20,000)							
2028	Laptop Replacements		Estimate		\$15,000			(\$15,000)					
2028	Financial Accounting System Update	Someday when EOL	Estimate		\$75,000		\$0	(\$51,330)	(\$23,670)				
2029	Ward Review Project??	Non-Capital	Estimate		\$15,000		(\$15,000)		\$0				
2029	To Administrative Reserve		Estimate	Administrative	\$15,000	(\$15,000)							

Year	Project	Addl Info	Act/Comm/Est	To Reserve	Expenses		Funding Sources						Notes	
					Project Costs	Taxation	Administrative	Computer	Efficiency Res	Grants	Green Lane	Other		
2029	To Computer Reserve		Estimate	Computer	\$20,000	(\$20,000)								
2029	Laptop Replacements		Estimate		\$5,000			(\$5,000)						
2030	To Administrative Reserve		Estimate	Administrative	\$15,000	(\$15,000)								
2030	To Computer Reserve		Estimate	Computer	\$20,000	(\$20,000)								
2030	Council Computers/iPads/Tech	\$2,000/Councillor	Estimate		\$10,000			(\$10,000)						
2030	Server Replacement - if still needed		Estimate		\$20,000			(\$20,000)						
2030	Laptop Replacements		Estimate		\$5,000			(\$5,000)						
2030	Pay Study	Non-Capital	Estimate		\$25,000		(\$25,000)							
2031	To Administrative Reserve		Estimate	Administrative	\$15,000	(\$15,000)								
2031	To Computer Reserve		Estimate	Computer	\$20,000	(\$20,000)								
2031	Strategic Plan Update	Non-Capital	Estimate		\$20,000		(\$20,000)							
2031	Laptop Replacements		Estimate		\$5,000			(\$5,000)						
2032	To Administrative Reserve		Estimate	Administrative	\$15,000	(\$15,000)								
2032	To Computer Reserve		Estimate	Computer	\$20,000	(\$20,000)								
2032	Laptop Replacements		Estimate		\$10,000			(\$10,000)						
2033	To Administrative Reserve		Estimate	Administrative	\$15,000	(\$15,000)								
2033	To Computer Reserve		Estimate	Computer	\$20,000	(\$20,000)								
2033	Laptop Replacements		Estimate		\$10,000			(\$10,000)						
2033	Ward Review Project??	Non-Capital	Estimate		\$15,000		(\$15,000)		\$0					
2034	To Administrative Reserve		Estimate	Administrative	\$15,000	(\$15,000)								
2034	To Computer Reserve		Estimate	Computer	\$20,000	(\$20,000)								
2034	Laptop Replacements		Estimate		\$10,000			(\$10,000)						
2034	Pay Study		Estimate		\$25,000		-25000							
2035	To Administrative Reserve		Estimate	Administrative	\$15,000	(\$15,000)								
2035	To Computer Reserve		Estimate	Computer	\$20,000	(\$20,000)								
2035	Website/Brand - Major Update		Estimate		\$25,000		(\$25,000)	\$0						
2035	Laptop Replacements		Estimate		\$10,000			(\$10,000)						

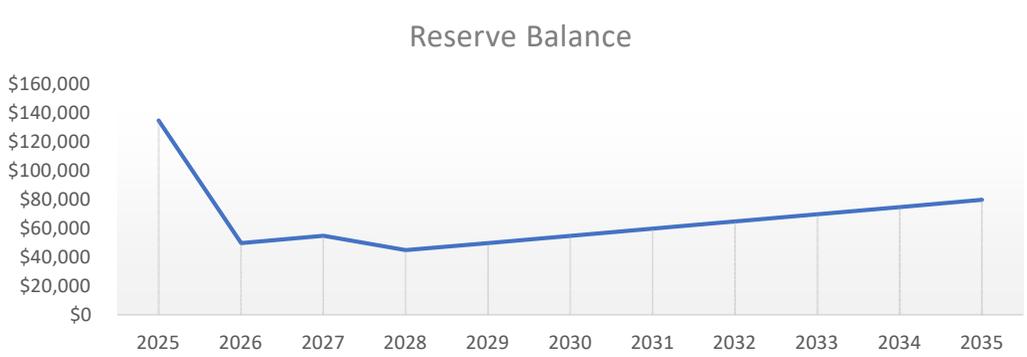
Admin Facility



Year	Project	Addl Info	Act/Est/Adj	To Reserve	Expenses	Funding Sources					Notes	
					Project Costs	Taxation	Admin Facility	Grants	Green Lane	Other		
2025	To Admin Facility Reserve	increase for furnace replacement in 15 years	Estimate	Admin Facility	\$30,000	(\$30,000)						
2025	Building Security Upgrades / Door Locks/FOBs		Actual		\$5,362		(\$5,362)					
2025	Council Chambers	Chairs done \$3,358, décor TBD	Estimate		\$10,000		(\$10,000)					
2026	To Admin Facility Reserve		Estimate	Admin Facility	\$30,000	(\$30,000)						
2026	Sanitary connection	Connection Fee/Hookup	Estimate		\$45,000		(\$45,000)					
2026	Front Counter & Security Improvements	should be completed in conjunction with floor	Estimate		\$25,000		(\$25,000)					
2026	Flooring, sound proofing, minor reno, painting		Estimate		\$30,000		(\$30,000)					
2027	To Admin Facility Reserve		Estimate	Admin Facility	\$30,000	(\$30,000)						
2028	To Admin Facility Reserve		Estimate	Admin Facility	\$30,000	(\$30,000)						
2029	Major Reno/Addition???	Design, Engineering, Const	Estimate		\$250,000				(\$250,000)			
2029	To Admin Facility Reserve		Estimate	Admin Facility	\$30,000	(\$30,000)						
2030	Major Reno/Addition???	Construction, Site Work, Parking Lot Paving			\$1,750,000		(\$100,000)		\$0	(\$1,650,000)	Borrow/Bldg Rese	
2030	To Admin Facility Reserve		Estimate	Admin Facility	\$30,000	(\$30,000)						
2031	To Admin Facility Reserve		Estimate	Admin Facility	\$30,000	(\$30,000)						
2032	To Admin Facility Reserve		Estimate	Admin Facility	\$30,000	(\$30,000)						
2033	To Admin Facility Reserve		Estimate	Admin Facility	\$30,000	(\$30,000)						
2034	To Admin Facility Reserve		Estimate	Admin Facility	\$30,000	(\$30,000)						
2035	To Admin Facility Reserve		Estimate	Admin Facility	\$30,000	(\$30,000)						
2035	Minor Upgrades/Improvements		Estimate		\$50,000		(\$50,000)					

Medical Centre

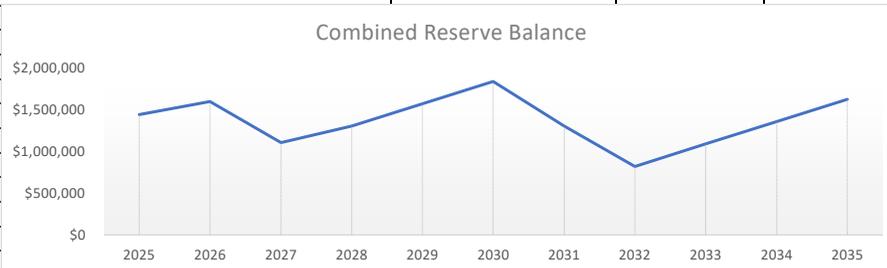
Year	Expenses	Funding Sources					Reserve Balance
		Project Costs	Taxation	Other Facility	Grants	Green Lane	
2025	\$5,000	(\$5,000)	\$0	\$0	\$0	\$0	\$134,903
2026	\$95,000	(\$5,000)	(\$90,000)	\$0	\$0	\$0	\$49,903
2027	\$5,000	(\$5,000)	\$0	\$0	\$0	\$0	\$54,903
2028	\$20,000	(\$5,000)	(\$15,000)	\$0	\$0	\$0	\$44,903
2029	\$5,000	(\$5,000)	\$0	\$0	\$0	\$0	\$49,903
2030	\$5,000	(\$5,000)	\$0	\$0	\$0	\$0	\$54,903
2031	\$5,000	(\$5,000)	\$0	\$0	\$0	\$0	\$59,903
2032	\$5,000	(\$5,000)	\$0	\$0	\$0	\$0	\$64,903
2033	\$5,000	(\$5,000)	\$0	\$0	\$0	\$0	\$69,903
2034	\$5,000	(\$5,000)	\$0	\$0	\$0	\$0	\$74,903
2035	\$5,000	(\$5,000)	\$0	\$0	\$0	\$0	\$79,903



Year	Project	Addl Info	Act/Est/Adj	To Reserve	Expenses		Funding Sources				Notes
					Project Costs	Taxation	Other Facility	Grants	Green Lane	Other	
2025	To Medical Facility Reserve		Estimate	Other Facility	\$5,000	(\$5,000)					
2025	Sanitary Connection		Estimate		\$0		\$0				
2026	To Medical Facility Reserve		Estimate	Other Facility	\$5,000	(\$5,000)					
2026	Parking Lot Paving/Improvements	after sanitary connection	Estimate		\$50,000		(\$50,000)				
2026	Sanitary Connection		Estimate		\$40,000		(\$40,000)				
2027	To Medical Facility Reserve		Estimate	Other Facility	\$5,000	(\$5,000)					
2028	To Medical Facility Reserve		Estimate	Other Facility	\$5,000	(\$5,000)					
2028	HVAC Replacement - Timing TBD		Estimate		\$15,000		(\$15,000)				
2029	To Medical Facility Reserve		Estimate	Other Facility	\$5,000	(\$5,000)					
2030	To Medical Facility Reserve		Estimate	Other Facility	\$5,000	(\$5,000)					
2031	To Medical Facility Reserve		Estimate	Other Facility	\$5,000	(\$5,000)					
2032	To Medical Facility Reserve		Estimate	Other Facility	\$5,000	(\$5,000)					
2033	To Medical Facility Reserve		Estimate	Other Facility	\$5,000	(\$5,000)					
2034	To Medical Facility Reserve		Estimate	Other Facility	\$5,000	(\$5,000)					
2035	To Medical Facility Reserve		Estimate	Other Facility	\$5,000	(\$5,000)					

Fire Department

Year	Expenses	Funding Sources										Reserve Balance
		Project Costs	Taxation	Vehicles	General	Building	Equipment	Communications	Grants	Green Lane	Other	
2025	\$1,434,586	(\$725,000)	\$0	\$0	\$0	(\$105,336)	\$0	\$0	(\$600,000)	(\$4,250)	\$1,436,820	
2026	\$704,590	(\$330,000)	\$0	\$0	(\$125,000)	(\$56,200)	(\$32,890)	(\$152,000)	(\$8,500)	\$1,594,120		
2027	\$1,194,700	(\$330,000)	(\$625,000)	\$0	\$0	(\$56,200)	(\$150,000)	\$0	(\$33,500)	\$1,101,420		
2028	\$449,700	(\$315,000)	(\$70,000)	\$0	\$0	(\$56,200)	\$0	\$0	(\$8,500)	\$1,298,720		
2029	\$379,700	(\$315,000)	\$0	\$0	\$0	(\$56,200)	\$0	\$0	(\$8,500)	\$1,566,020		
2030	\$379,700	(\$315,000)	\$0	\$0	\$0	(\$56,200)	\$0	\$0	(\$8,500)	\$1,833,320		
2031	\$1,179,700	(\$315,000)	(\$800,000)	\$0	\$0	(\$56,200)	\$0	\$0	(\$8,500)	\$1,300,620		
2032	\$1,179,700	(\$315,000)	(\$750,000)	\$0	\$0	(\$56,200)	\$0	\$0	(\$58,500)	\$817,920		
2033	\$379,700	(\$315,000)	\$0	\$0	\$0	(\$56,200)	\$0	\$0	(\$8,500)	\$1,085,220		
2034	\$379,700	(\$315,000)	\$0	\$0	\$0	(\$56,200)	\$0	\$0	(\$8,500)	\$1,352,520		
2035	\$379,700	(\$315,000)	\$0	\$0	\$0	(\$56,200)	\$0	\$0	(\$8,500)	\$1,619,820		

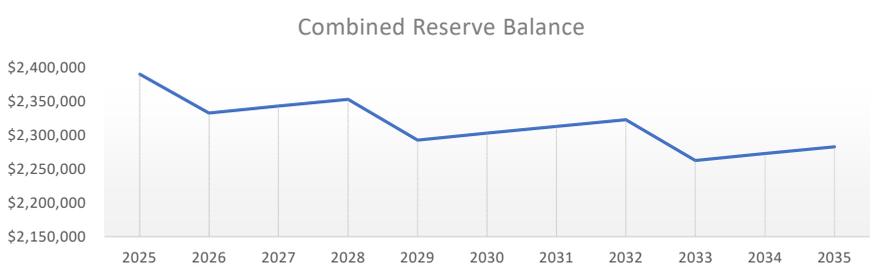


Year	Project	Addl Info	Act/Comm/Est	To Reserve	Expenses	Funding Sources										Notes	
						Project Costs	Taxation	Vehicles	General	Building	Equipment	Communications	Grants	Green Lane	Other		
2025	To Vehicle Reserve		Estimate	Vehicles	\$150,000	(\$150,000)											
2025	To Building Reserve		Estimate	Building	\$95,000	(\$95,000)											
2025	To Equipment Reserve		Estimate	Equipment	\$100,000	(\$100,000)											
2025	To Vehicle Reserve WE Contribution		Estimate	Vehicles	\$4,250												WE Contribution to Capital Replacement
2025	To Comm Reserve		Estimate	Communications	\$30,000	(\$30,000)											
2025	Talbotville Firehall		Estimate		\$950,000	(\$350,000)								(\$600,000)			
2025	Bunker gear		Actual		\$20,136						(\$20,136)						
2025	Cylinders		Estimate		\$6,200						(\$6,200)						
2025	Hoses and Appliances		Estimate		\$5,000						(\$5,000)						
2025	Portable Radios & pagers		Estimate		\$4,000						(\$4,000)						
2025	SCBA		Estimate		\$20,000						(\$20,000)						
2025	Auto extrication equipment		Estimate		\$50,000						(\$50,000)						
2026	To Vehicle Reserve		Estimate	Vehicles	\$150,000	(\$150,000)											
2026	To Building Reserve		Estimate	Building	\$50,000	(\$50,000)											
2026	To Equipment Reserve		Estimate	Equipment	\$100,000	(\$100,000)											
2026	To Vehicle Reserve WE/DD Contribution		Estimate	Vehicles	\$8,500												WE Contribution to Capital Replacement
2026	To Comm Reserve		Estimate	Communications	\$30,000	(\$30,000)											
2026	Talbotville Firehall		Estimate		\$102,000									(\$102,000)			
2026	Shedden 4th Bay		Estimate		\$175,000					(\$125,000)				(\$50,000)			
2026	Shedden Bunker Gear Room/Washroom Improvements		Estimate		\$32,890								(\$32,890)				Provincial Grant
2026	Bunker gear		Estimate		\$21,000						(\$21,000)						
2026	Cylinders		Estimate		\$6,200						(\$6,200)						
2026	Hoses and Appliances		Estimate		\$5,000						(\$5,000)						
2026	Portable Radios & pagers		Estimate		\$4,000						(\$4,000)						
2026	SCBA		Estimate		\$20,000						(\$20,000)						
2027	To Vehicle Reserve		Estimate	Vehicles	\$150,000	(\$150,000)											
2027	To Building Reserve		Estimate	Building	\$50,000	(\$50,000)											
2027	To Equipment Reserve		Estimate	Equipment	\$100,000	(\$100,000)											
2027	To Vehicle Reserve WE Contribution		Estimate	Vehicles	\$8,500												WE Contribution to Capital Replacement
2027	To Comm Reserve		Estimate	Communications	\$30,000	(\$30,000)											
2027	Communications System Replacement		Estimate		\$150,000							(\$150,000)					
2027	Bunker gear		Estimate		\$21,000						(\$21,000)						

Year	Project	Addl Info	Act/Comm/Est	To Reserve	Expenses		Funding Sources								Notes
					Project Costs	Taxation	Vehicles	General	Building	Equipment	Communications	Grants	Green Lane	Other	
2032	To Building Reserve		Estimate	Building	\$50,000	(\$50,000)									
2032	To Equipment Reserve		Estimate	Equipment	\$100,000	(\$100,000)									
2032	To Vehicle Reserve WE Contribution		Estimate	Vehicles	\$8,500									(\$8,500)	WE Contribution to Capital Replacement
2032	To Comm Reserve		Estimate	Communications	\$15,000	(\$15,000)									
2032	Talbotville Tanker		Estimate		\$800,000		(\$750,000)							(\$50,000)	DC Contribution
2032	Bunker gear		Estimate		\$21,000					(\$21,000)					
2032	Cylinders		Estimate		\$6,200					(\$6,200)					
2032	Hoses and Applicances		Estimate		\$5,000					(\$5,000)					
2032	Portable Radios & pagers		Estimate		\$4,000					(\$4,000)					
2032	SCBA		Estimate		\$20,000					(\$20,000)					
2033	To Vehicle Reserve		Estimate	Vehicles	\$150,000	(\$150,000)									
2033	To Building Reserve		Estimate	Building	\$50,000	(\$50,000)									
2033	To Equipment Reserve		Estimate	Equipment	\$100,000	(\$100,000)									
2033	To Vehicle Reserve WE Contribution		Estimate	Vehicles	\$8,500									(\$8,500)	WE Contribution to Capital Replacement
2033	To Comm Reserve		Estimate	Communications	\$15,000	(\$15,000)									
2033	Bunker gear		Estimate		\$21,000					(\$21,000)					
2033	Cylinders		Estimate		\$6,200					(\$6,200)					
2033	Hoses and Applicances		Estimate		\$5,000					(\$5,000)					
2033	Portable Radios & pagers		Estimate		\$4,000					(\$4,000)					
2033	SCBA		Estimate		\$20,000					(\$20,000)					
2034	To Vehicle Reserve		Estimate	Vehicles	\$150,000	(\$150,000)									
2034	To Building Reserve		Estimate	Building	\$50,000	(\$50,000)									
2034	To Equipment Reserve		Estimate	Equipment	\$100,000	(\$100,000)									
2034	To Vehicle Reserve WE Contribution		Estimate	Vehicles	\$8,500									(\$8,500)	WE Contribution to Capital Replacement
2034	To Comm Reserve		Estimate	Communications	\$15,000	(\$15,000)									
2034	Bunker gear		Estimate		\$21,000					(\$21,000)					
2034	Cylinders		Estimate		\$6,200					(\$6,200)					
2034	Hoses and Applicances		Estimate		\$5,000					(\$5,000)					
2034	Portable Radios & pagers		Estimate		\$4,000					(\$4,000)					
2034	SCBA		Estimate		\$20,000					(\$20,000)					
2035	To Vehicle Reserve		Estimate	Vehicles	\$150,000	(\$150,000)									
2035	To Building Reserve		Estimate	Building	\$50,000	(\$50,000)									
2035	To Equipment Reserve		Estimate	Equipment	\$100,000	(\$100,000)									
2035	To Vehicle Reserve WE Contribution		Estimate	Vehicles	\$8,500									(\$8,500)	WE Contribution to Capital Replacement
2035	To Comm Reserve		Estimate	Communications	\$15,000	(\$15,000)									
2035	Bunker gear		Estimate		\$21,000					(\$21,000)					
2035	Cylinders		Estimate		\$6,200					(\$6,200)					
2035	Hoses and Applicances		Estimate		\$5,000					(\$5,000)					
2035	Portable Radios & pagers		Estimate		\$4,000					(\$4,000)					
2035	SCBA		Estimate		\$20,000					(\$20,000)					

Building

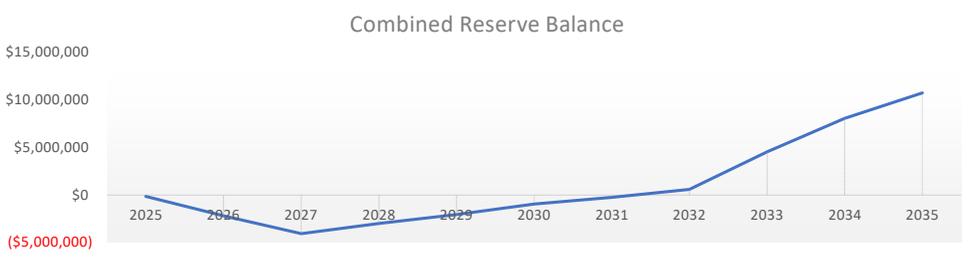
Year	Expenses	Funding Sources					Reserve Balance
		Project Costs	Taxation	Building	Grants	Green Lane	
2025	\$122,416	\$0	(\$107,416)	\$0	\$0	(\$15,000)	\$2,390,124
2026	\$87,500	\$0	(\$72,500)	\$0	\$0	(\$15,000)	\$2,332,624
2027	\$20,000	\$0	(\$5,000)	\$0	\$0	(\$15,000)	\$2,342,624
2028	\$20,000	\$0	(\$5,000)	\$0	\$0	(\$15,000)	\$2,352,624
2029	\$90,000	\$0	(\$75,000)	\$0	\$0	(\$15,000)	\$2,292,624
2030	\$20,000	\$0	(\$5,000)	\$0	\$0	(\$15,000)	\$2,302,624
2031	\$20,000	\$0	(\$5,000)	\$0	\$0	(\$15,000)	\$2,312,624
2032	\$20,000	\$0	(\$5,000)	\$0	\$0	(\$15,000)	\$2,322,624
2033	\$90,000	\$0	(\$75,000)	\$0	\$0	(\$15,000)	\$2,262,624
2034	\$20,000	\$0	(\$5,000)	\$0	\$0	(\$15,000)	\$2,272,624
2035	\$20,000	\$0	(\$5,000)	\$0	\$0	(\$15,000)	\$2,282,624



Year	Project	Addl Info	Act/Est/Adj	To Reserve	Expenses		Funding Sources				Notes
					Project Costs	Taxation	Building	Grants	Green Lane	Other	
2025	To Building Reserve - Vehicle		Estimate	Building	\$15,000					(\$15,000)	Building Operating
2025	Equipment Replacements/Technology		Estimate		\$2,000		(\$2,000)				
2025	Office space at new Talbotville Firehall	Bldg Dept Share	Actual		\$100,000		(\$100,000)				
2025	Equipment Replacements/Technology		Actual		\$5,416		(\$5,416)				
2025	From Reserve for Operating		Estimate		\$0		\$0				
2026	To Building Reserve - Vehicle		Estimate	Building	\$15,000					(\$15,000)	Building Operating
2026	Vehicle Replacement	move 1 year up so both not replaced same year, old pickup to Fleet	Estimate		\$70,000		(\$70,000)				
2026	Equipment Replacements/Technology		Estimate		\$2,500		(\$2,500)				
2027	To Building Reserve - Vehicle		Estimate	Building	\$15,000					(\$15,000)	
2027	Equipment Replacements/Technology		Estimate		\$5,000		(\$5,000)				
2028	To Building Reserve - Vehicle		Estimate	Building	\$15,000					(\$15,000)	
2028	Equipment Replacements/Technology		Estimate		\$5,000		(\$5,000)				
2029	To Building Reserve - Vehicle		Estimate	Building	\$15,000					(\$15,000)	Building Operating
2029	Vehicle Replacement		Estimate		\$70,000		(\$70,000)				
2029	Equipment Replacements/Technology		Estimate		\$5,000		(\$5,000)				
2030	To Building Reserve - Vehicle		Estimate	Building	\$15,000					(\$15,000)	Building Operating
2030	Equipment Replacements/Technology		Estimate		\$5,000		(\$5,000)				
2031	To Building Reserve - Vehicle		Estimate	Building	\$15,000					(\$15,000)	Building Operating
2031	Equipment Replacements/Technology		Estimate		\$5,000		(\$5,000)				
2032	To Building Reserve - Vehicle		Estimate	Building	\$15,000					(\$15,000)	Building Operating
2032	Equipment Replacements/Technology		Estimate		\$5,000		(\$5,000)				
2033	To Building Reserve - Vehicle		Estimate	Building	\$15,000					(\$15,000)	Building Operating
2033	Vehicle Replacement		Estimate		\$70,000		(\$70,000)				
2033	Equipment Replacements/Technology		Estimate		\$5,000		(\$5,000)				
2034	To Building Reserve - Vehicle		Estimate	Building	\$15,000					(\$15,000)	Building Operating
2034	Equipment Replacements/Technology		Estimate		\$5,000		(\$5,000)				
2035	To Building Reserve - Vehicle		Estimate	Building	\$15,000					(\$15,000)	Building Operating
2035	Equipment Replacements/Technology		Estimate		\$5,000		(\$5,000)				

Roads

Year	Expenses	Funding Sources							Reserve Balance
		Project Costs	Taxation	Road Reserve	Sidewalk	Streetlight	Specific Grants	Green Lane	
2025	\$4,727,818	(\$1,750,956)	(\$2,490,000)	(\$22,738)	(\$10,841)	\$0	\$0	(\$453,283)	(\$136,311)
2026	\$20,970,639	(\$2,115,827)	(\$4,263,872)	(\$297,036)	\$0	(\$6,585,395)	\$0	(\$7,708,509)	(\$2,157,550)
2027	\$7,817,160	(\$2,444,963)	(\$4,786,000)	\$0	\$0	\$0	\$0	(\$430,197)	(\$4,048,390)
2028	\$5,324,120	(\$2,780,423)	(\$2,113,500)	\$0	\$0	\$0	\$0	(\$430,197)	(\$2,971,270)
2029	\$6,089,281	(\$3,086,884)	(\$2,572,200)	\$0	\$0	\$0	\$0	(\$430,197)	(\$2,026,389)
2030	\$5,986,081	(\$3,115,884)	(\$2,420,000)	(\$20,000)	\$0	\$0	\$0	(\$430,197)	(\$920,308)
2031	\$6,396,081	(\$3,115,884)	(\$2,600,000)	\$0	(\$250,000)	\$0	\$0	(\$430,197)	(\$224,227)
2032	\$6,246,081	(\$3,115,884)	(\$2,450,000)	\$0	(\$250,000)	\$0	\$0	(\$430,197)	\$621,854
2033	\$5,701,081	(\$3,115,884)	(\$2,155,000)	\$0	\$0	\$0	\$0	(\$430,197)	\$4,552,935
2034	\$5,282,081	(\$3,115,884)	(\$1,736,000)	\$0	\$0	\$0	\$0	(\$430,197)	\$8,065,016
2035	\$4,431,081	(\$3,115,884)	(\$885,000)	\$0	\$0	\$0	\$0	(\$430,197)	\$10,726,097



Year	Project	Addl Info	Act/Est/Adj	To Reserve	Expenses	Funding Sources							Notes		
						Project Costs	Taxation	Road Reserve	Sidewalk	Streetlight	Specific Grants	Green Lane		Other	
2025	To Road Capital Reserve		Estimate	Roads	\$2,130,239	(\$1,676,956)									CCBF (Gas Tax), OCIF
2025	To Sidewalk Reserve		Estimate	Sidewalk	\$54,000	(\$54,000)									
2025	To Streetlight Reserve		Estimate	Streetlight	\$20,000	(\$20,000)									
2025	Shady Lane Sidewalk	Sidewalk connecting Shady Lane to Talbotville Meadows	Actual		\$22,738				(\$22,738)						
2025	Edge Repairs - Various Locations	Asset ID 10A, 10B Parsons, Asset ID 38D Scotch	Estimate		\$50,000			(\$50,000)							
2025	John Wise Line Rehabilitation - Talbot to Longhurst	Asset ID 36A, Pulverize and Pave 50mm HL3	Estimate		\$480,000			(\$480,000)							
2025	Longhurst Line Rehabilitation, Mill to John Wise	Asset ID 14A, Pulverize and Pave 50mm HL3	Estimate		\$420,000			(\$420,000)							
2025	Scotch Line Resurface - Boxall to Coon	Asset ID 38D Single Surface Treatment	Estimate		\$175,000			(\$175,000)							
2025	Begg Road Surface Treatment	Asset ID 68A Pulverize and Double Surface Treatment	Estimate		\$30,000			(\$30,000)							
2025	Bush Line Rehabilitation Munro to Ashmore	Asset ID 60E, 60G Single surface Treatment	Estimate		\$150,000			(\$150,000)							
2025	Fingal Streetscape Contribution		Estimate		\$300,000			(\$300,000)							
2025	Gravel Resurfacing Program	Various Locations as per Road Needs Study	Estimate		\$700,000			(\$700,000)							
2025	Guardrails	Use 2023 & 2024 Carry Over plus 2025 for Lake Line, and Mill Road.	Estimate		\$185,000			(\$185,000)							
2025	Annual Ditching Program	New Program Used to Improve Roads, tied with Municipal Drain Installs and Road Conversions	Estimate		\$20,000			(\$20,000)							
2026	To Road Capital Reserve		Estimate	Roads	\$2,465,669	(\$2,041,827)									CCBF (Gas Tax), OCIF
2026	To Sidewalk Reserve		Estimate	Sidewalk	\$54,000	(\$54,000)									
2026	To Streetlight Reserve		Estimate	Streetlight	\$20,000	(\$20,000)									
2026	Thomas Road Reconstruction	Asset ID 77 Road Reconstruction and Paving	Estimate		\$2,359,335			(\$1,318,969)							449,974 DC's 590,391.65 Water Res
2026	Grand Canyon Road Micro Surface	Asset ID 93 Single Surface Treatment	Estimate		\$25,000			(\$25,000)							
2026	Elizabeth and John Street Recon	Asset ID 25B, 278 Reconstruction	Estimate		\$4,631,375			(\$463,208)	(\$75,417)		(\$2,887,964)				Spec Grant: HEWSF Other: Storm,Sani and Water Portions

Year	Project	Addl Info	Act/Est/Adj	To Reserve	Expenses			Funding Sources					Notes	
					Project Costs	Taxation	Road Reserve	Sidewalk	Streetlight	Specific Grants	Green Lane	Other		
2026	Mill Road - Talbot to Southdel	Asset IDs 35A, 35b, 35C, 35D, 35E Single Surface Treatment	Estimate		\$260,000		(\$260,000)							
2026	Paynes Mills Road Rehabilitation	Asset ID 37 Pulverize and Double Surface Treatment	Estimate		\$260,000		(\$260,000)							
2026	Scotch Line Rehabilitation Coon to Lake Line	Asset ID 38E Structural Repairs and Single Surface Treatment	Estimate		\$132,000		(\$132,000)							
2026	Parsons Road	Asset ID 10A 10B Pulverize and Double Surface Treatment	Estimate		\$429,000		(\$429,000)							
2026	Second Line Rehab Magdala to Mill	Asset ID 4E, Single Surface Treatment, Structural Repairs	Estimate		\$100,000		(\$100,000)							
2026	Fingal Reconstruction, Fowler and Millpark, Sidewalk and Boulevard Improvements	Asset ID 43A, 44B, Reconstruction	Estimate		\$9,414,260		(\$455,695)	(\$221,619)		(\$3,697,431)			(\$5,039,516)	Spec Grant: HEWSF Other: Storm,Sani and Water Portions
2026	Gravel Resurfacing Program	Various Locations as per Road Needs Study	Estimate		\$700,000		(\$700,000)							
2026	Edge Repairs - Various Locations	Asset ID 4E Second Line	Estimate		\$50,000		(\$50,000)							
2026	Guardrails		Estimate		\$50,000		(\$50,000)							
2026	Annual Ditching Program	Scotch Line	Estimate		\$20,000		(\$20,000)							
2027	To Road Capital Reserve		Estimate	Roads	\$2,801,160	(\$2,370,963)							(\$430,197)	CCBF (Gas Tax), OCIF
2027	To Sidewalk Reserve		Estimate	Sidewalk	\$54,000	(\$54,000)								
2027	To Streetlight Reserve		Estimate	Streetlight	\$20,000	(\$20,000)								
2027	Ford Road Rehabilitation	Asset ID 74A, 74B, 74C, 74D Wellington to Talbot Timed with MTO Work, sidewalk links to St. George?	Estimate		\$260,000		(\$260,000)							
2027	Longhurst Line Rehabilitation Sunset to John Wise	Asset ID 14B, 14C, 14D, 14E Spot Repair, Ditching and Single Surface Treatment	Estimate		\$1,300,000		(\$1,144,000)							
2027	Scotch Line Boxal to Fingal Conversion	Asset ID 38B 38C Conversion to Surface Treated Road	Estimate		\$600,000		(\$600,000)							
2027	Southdel Drive Rehabilitation and Conversion	Asset ID 80B, 80C, 80D, 80E, 80F, 80G Single Surface Treatment and Conversion	Estimate		\$570,000		(\$570,000)							
2027	Southminister Bourne - Sunset to Wonderland	Asset ID 17E Conversion to Asphalt, 50% City of London	Estimate		\$672,000		(\$672,000)							
2027	Fingal Streetscape Contribution	Clean Up from the Project in 2026	Estimate		\$300,000		(\$300,000)							
2027	Gravel Resurfacing Program - Various Locations		Estimate		\$1,100,000		(\$1,100,000)							
2027	Edge Repairs - Various Locations		Estimate		\$50,000		(\$50,000)							
2027	Guardrails		Estimate		\$50,000		(\$50,000)							
2027	Annual Ditching Program	Longhurst Line Spot Ditching	Estimate		\$20,000		(\$20,000)							
2027	Possible Contribution from Tax Stabilization	Depends on Amazon Appeal	Estimate	Roads										
2028	To Road Capital Reserve		Estimate	Roads	\$3,136,620	(\$2,706,423)							(\$430,197)	CCBF (Gas Tax), OCIF
2028	To Sidewalk Reserve		Estimate	Sidewalk	\$54,000	(\$54,000)								
2028	To Streetlight Reserve		Estimate	Streetlight	\$20,000	(\$20,000)								
2028	Major Line - McBain to City Limits	Asset IDs 91A, 91B, 91C, 91D Mill and Pave	Estimate		\$175,000		(\$175,000)							
2028	Mellor Road - End to Fruit Ridge Line	Asset IDs 120A, 120B Pulverize and Double Surface Treat	Estimate		\$148,500		(\$148,500)							
2028	Mill Road - Bush to Middle River	Asset ID 35I Single Surface Treatment	Estimate		\$590,000		(\$590,000)							
2028	Gravel Resurfacing Program	Various Locations as per Road Needs Study	Estimate		\$1,100,000		(\$1,100,000)							
2028	Edge Repairs - Various Locations		Estimate		\$50,000		(\$50,000)							

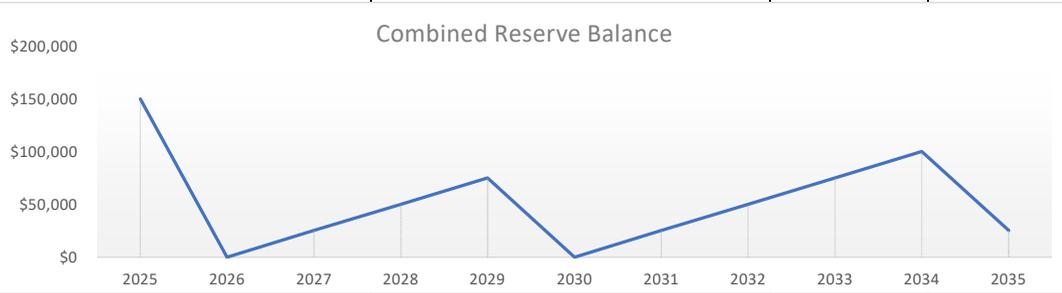
Year	Project	Addl Info	Act/Est/Adj	To Reserve	Expenses		Funding Sources					Notes	
					Project Costs	Taxation	Road Reserve	Sidewalk	Streetlight	Specific Grants	Green Lane		Other
2028	Guardrails		Estimate		\$50,000		(\$50,000)						
2028	Annual Ditching Program		Estimate		\$20,000		(\$20,000)						
2029	To Road Capital Reserve		Estimate	Roads	\$3,472,081	(\$3,041,884)						(\$430,197)	CCBF (Gas Tax), OCIF
2029	To Sidewalk Reserve		Estimate	Sidewalk	\$25,000	(\$25,000)							
2029	To Streetlight Reserve		Estimate	Streetlight	\$20,000	(\$20,000)							
2029	Road Needs Study (every 5 years)		Estimate		\$33,000		(\$33,000)						
2029	McBain, James and North Street	Asset IDs 89, 71A, 71B, 88A, 88B, 88C Mill and Pave	Estimate		\$200,000		(\$200,000)						
2029	Shorlea Line Rehabilitation	Asset ID 19 Pulverize and Double Surface Treatment	Estimate		\$299,200		(\$299,200)						
2029	McIntyre Road	Asset ID 12 Granular Conversion	Estimate		\$50,000		(\$50,000)						
2029	Stafford Line	Asset ID 13A, 13B, 13C, 13D, 13E Granular Road Conversion	Estimate		\$550,000		(\$550,000)						
2029	Woodplant Road	Asset ID 15A, 15B Granular Road Conversion	Estimate		\$220,000		(\$220,000)						
2029	Gravel Resurfacing Program	Various Locations as per Road Needs Study	Estimate		\$1,100,000		(\$1,100,000)						
2029	Edge Repairs - Various Locations		Estimate		\$50,000		(\$50,000)						
2029	Guardrails		Estimate		\$50,000		(\$50,000)						
2029	Annual Ditching Program		Estimate		\$20,000		(\$20,000)						
2030	To Road Capital Reserve		Estimate	Roads	\$3,472,081	(\$3,041,884)						(\$430,197)	CCBF (Gas Tax), OCIF
2030	To Sidewalk Reserve		Estimate	Sidewalk	\$54,000	(\$54,000)							
2030	To Streetlight Reserve		Estimate	Streetlight	\$20,000	(\$20,000)							
2030	Mellor Road - Fruit Ridge to End	Asset ID 76A Granular Conversion	Estimate		\$50,000		(\$50,000)						
2030	Horton Street and Hall Street	Asset IDs 31, 32A, 32B, Mill and Pave, add Sidewalk to Horton	Estimate		\$160,000		(\$140,000)	(\$20,000)					
2030	Victoria, Spring and St James Overlay	Asset IDs 49, 50, 51 Mill and Pave	Estimate		\$40,000		(\$40,000)						
2030	Middle River Road	Asset ID 69A, 69B, 69C, 69D, 69E, 69F Granular Conversion	Estimate		\$650,000		(\$650,000)						
2030	Mill Road	Asset ID 35F, 35G, 35H Granular Conversion	Estimate		\$700,000		(\$700,000)						
2030	Roberts Line	Asset ID 78 Single Surface Treatment	Estimate		\$20,000		(\$20,000)						
2030	Gravel Resurfacing Program	Various Locations as per Road Needs Study	Estimate		\$700,000		(\$700,000)						
2030	Edge Repairs - Various Locations		Estimate		\$50,000		(\$50,000)						
2030	Guardrails		Estimate		\$50,000		(\$50,000)						
2030	Annual Ditching Program		Estimate		\$20,000		(\$20,000)						
2031	To Road Capital Reserve		Estimate	Roads	\$3,472,081	(\$3,041,884)						(\$430,197)	CCBF (Gas Tax), OCIF
2031	To Sidewalk Reserve		Estimate	Sidewalk	\$54,000	(\$54,000)							
2031	To Streetlight Reserve		Estimate	Streetlight	\$20,000	(\$20,000)							
2031	Street Lights		Estimate		\$250,000				(\$250,000)				
2031	Begg Road - John Wise to Middle River Road	Asset ID 68B Granular Conversion	Estimate		\$250,000		(\$250,000)						
2031	Cattanach Line - Coon Rd to End	Asset ID 65 Granular Conversion	Estimate		\$80,000		(\$80,000)						
2031	Coon Road - Scotch Ln to Union Road	Asset ID 72C 72D Granular Conversion	Estimate		\$200,000		(\$200,000)						
2031	Lake Line - Boxall Rd to Union Rd	Asset ID 61C, 61D, 61E, Single Surface Treatment	Estimate		\$200,000		(\$200,000)						
2031	Orchard Street - Union Road to End	Asset IDs 30A, 30B, Mill and Pave, Unless Development Drives further Investment	Estimate		\$50,000		(\$50,000)						
2031	Second Line - Iona Road to Magdala Road	Asset IDs 4A, 4B, 4C, 4D Granular Conversion	Estimate		\$850,000		(\$850,000)						

Year	Project	Addl Info	Act/Est/Adj	To Reserve	Expenses		Funding Sources					Notes	
					Project Costs	Taxation	Road Reserve	Sidewalk	Streetlight	Specific Grants	Green Lane		Other
2031	Smith Road - Union Road to Munro Line	Asset ID 73 Granular Conversion	Estimate		\$150,000		(\$150,000)						
2031	Gravel Resurfacing Program	Various Locations as per Road Needs Study	Estimate		\$700,000		(\$700,000)						
2031	Edge Repairs - Various Locations		Estimate		\$50,000		(\$50,000)						
2031	Guardrails		Estimate		\$50,000		(\$50,000)						
2031	Annual Ditching Program		Estimate		\$20,000		(\$20,000)						
2032	To Road Capital Reserve		Estimate	Roads	\$3,472,081	(\$3,041,884)						(\$430,197)	CCBF (Gas Tax), OCIF
2032	To Sidewalk Reserve		Estimate	Sidewalk	\$54,000	(\$54,000)							
2032	To Streetlight Reserve		Estimate	Streetlight	\$20,000	(\$20,000)							
2032	Street Lights		Estimate		\$250,000				(\$250,000)				
2032	Boxall Road - Bush Line to Lake Line	Asset ID 64A, 64B, 64C, 64D, Overlay Asphalt	Estimate		\$815,000		(\$815,000)						
2032	Brook Street - John Street to End	Asset ID 29, Mill and Pave	Estimate		\$25,000		(\$25,000)						
2032	Church Street - Fingal Line to Fowler Street	Asset ID 45, Mill and Pave	Estimate		\$25,000		(\$25,000)						
2032	Fowler Street - Fingal Line to Millpark Street	Asset ID 43B, Mill and Pave	Estimate		\$75,000		(\$75,000)						
2032	Lawrence Road - Third Line to Sixth Line	Asset IDs 5A, 5B, 5C, 5D Single Surface Treatment and Granular Conversion	Estimate		\$160,000		(\$160,000)						
2032	Lyle Road - Talbot Line to Bush Line	Asset IDs 53B, 53C, 53D Granular Conversion	Estimate		\$530,000		(\$530,000)						
2032	Gravel Resurfacing Program	Various Locations as per Road Needs Study	Estimate		\$700,000		(\$700,000)						
2032	Edge Repairs - Various Locations		Estimate		\$50,000		(\$50,000)						
2032	Guardrails		Estimate		\$50,000		(\$50,000)						
2032	Annual Ditching Program		Estimate		\$20,000		(\$20,000)						
2033	To Road Capital Reserve		Estimate	Roads	\$3,472,081	(\$3,041,884)						(\$430,197)	CCBF (Gas Tax), OCIF
2033	To Sidewalk Reserve		Estimate	Sidewalk	\$54,000	(\$54,000)							
2033	To Streetlight Reserve		Estimate	Streetlight	\$20,000	(\$20,000)							
2033	First Line - Iona Road to Plain Road	Asset IDs 2A, 2B Granular Conversion	Estimate	Roads	\$190,000		(\$190,000)						
2033	John Street North - Rose Ave to Courtney Street	Asset ID 27A Mill and Pave	Estimate	Roads	\$50,000		(\$50,000)						
2033	Glasgow Street - Fingal Line to Union Rd	Asset ID 46 Mill and Pave	Estimate	Roads	\$35,000		(\$35,000)						
2033	Jones Road - Lake Line to Scotch Line	Asset ID 62 Granular Conversion	Estimate	Roads	\$150,000		(\$150,000)						
2033	Lake Line - Iona Rd to Boxall Rd	Asset ID 61A, 61B Granular Conversion	Estimate	Roads	\$510,000		(\$510,000)						
2033	Plain Road - First Line to Second Line	Asset ID 3 Granular Conversion	Estimate	Roads	\$150,000		(\$150,000)						
2033	Routh Road - First Line to End	Asset ID 1A, 1B Granular Conversion	Estimate	Roads	\$185,000		(\$185,000)						
2033	Gravel Resurfacing Program	Various Locations as per Road Needs Study	Estimate		\$700,000		(\$700,000)						
2033	Edge Repairs - Various Locations		Estimate		\$115,000		(\$115,000)						
2033	Guardrails		Estimate		\$50,000		(\$50,000)						
2033	Annual Ditching Program		Estimate		\$20,000		(\$20,000)						
2034	To Road Capital Reserve		Estimate	Roads	\$3,472,081	(\$3,041,884)						(\$430,197)	CCBF (Gas Tax), OCIF
2034	To Sidewalk Reserve		Estimate	Sidewalk	\$54,000	(\$54,000)							
2034	To Streetlight Reserve		Estimate	Streetlight	\$20,000	(\$20,000)							
2034	Elizabeth Street - Francis Street to Union Rd	Asset ID 25A Mill and Pave	Estimate	Roads	\$20,000		(\$20,000)						
2034	Fifth Line - Iona Rd to Union Rd	Asset ID 11A, 11B, 11C Mill and Pave	Estimate	Roads	\$476,000		(\$476,000)						
2034	Talbotville Gore Rd - Sunset to Sunset	Asset ID 54A, 54B, 54C Granular Conversion	Estimate	Roads	\$75,000		(\$75,000)						
2034	Francis Street - Talbot Line to Elizabeth Street	Asset ID 26 Mill and Pave	Estimate	Roads	\$280,000		(\$280,000)						
2034	Gravel Resurfacing Program	Various Locations as per Road Needs Study	Estimate		\$700,000		(\$700,000)						
2034	Edge Repairs - Various Locations		Estimate		\$115,000		(\$115,000)						

Year	Project	Addl Info	Act/Est/Adj	To Reserve	Expenses		Funding Sources					Notes	
					Project Costs	Taxation	Road Reserve	Sidewalk	Streetlight	Specific Grants	Green Lane		Other
2034	Guardrails		Estimate		\$50,000		(\$50,000)						
2034	Annual Ditching Program		Estimate		\$20,000		(\$20,000)						
2035	To Road Capital Reserve		Estimate	Roads	\$3,472,081	(\$3,041,884)							
2035	To Sidewalk Reserve		Estimate	Sidewalk	\$54,000	(\$54,000)							
2035	To Streetlight Reserve		Estimate	Streetlight	\$20,000	(\$20,000)							
2035	Gravel Resurfacing Program	Various Locations as per Road Needs Study	Estimate		\$700,000		(\$700,000)						
2035	Edge Repairs - Various Locations		Estimate		\$115,000		(\$115,000)						
2035	Guardrails		Estimate		\$50,000		(\$50,000)						
2035	Annual Ditching Program		Estimate		\$20,000		(\$20,000)						

Road Facility

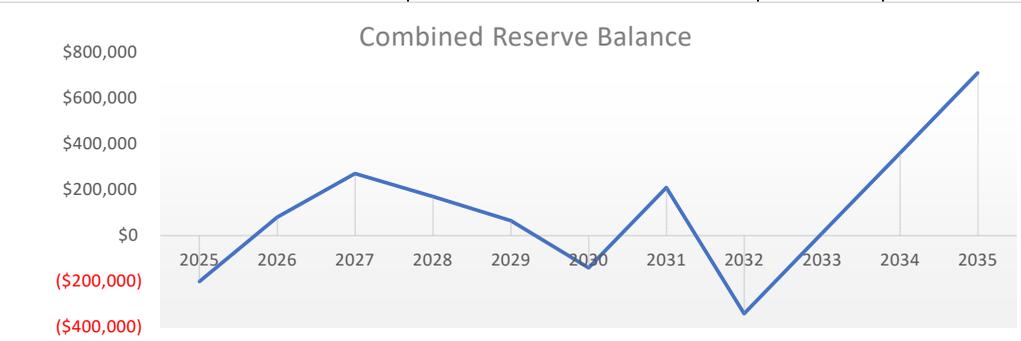
Year					Expenses	Funding Sources					Reserve Balance
					Project Costs	Taxation	Road Facility	Grants	Green Lane	Other	
2025					\$4,936,480	(\$100,000)	(\$500,000)	\$0	\$0	(\$4,336,480)	\$150,217
2026					\$450,000	(\$275,000)	(\$175,000)	\$0	\$0	\$0	\$217
2027					\$275,000	(\$275,000)	\$0	\$0	\$0	\$0	\$25,217
2028					\$275,000	(\$275,000)	\$0	\$0	\$0	\$0	\$50,217
2029					\$275,000	(\$275,000)	\$0	\$0	\$0	\$0	\$75,217
2030					\$375,000	(\$275,000)	(\$100,000)	\$0	\$0	\$0	\$217
2031					\$275,000	(\$275,000)	\$0	\$0	\$0	\$0	\$25,217
2032					\$275,000	(\$275,000)	\$0	\$0	\$0	\$0	\$50,217
2033					\$275,000	(\$275,000)	\$0	\$0	\$0	\$0	\$75,217
2034					\$275,000	(\$275,000)	\$0	\$0	\$0	\$0	\$100,217
2035					\$375,000	(\$275,000)	(\$100,000)	\$0	\$0	\$0	\$25,217



Year	Project	Addl Info	Act/Est/Adj	To Reserve	Expenses	Funding Sources					Notes
					Project Costs	Taxation	Road Facility	Grants	Green Lane	Other	
2025	To Road Facility Reserve		Estimate	Road Facility	\$100,000	(\$100,000)					
2025	New PW Facility	WIP	Actual		\$1,335,553		(\$500,000)			(\$828,000)	DC Future Recovery ~150, Water 678
2025		2025 Completion	Estimate		\$3,500,927						
2025		Borrowing	Estimate							(\$3,508,480)	
2026	To Road Facility Reserve		Estimate	Road Facility	\$25,000	(\$25,000)					
2026	PW Yard Fencing		Estimate		\$100,000		(\$100,000)				
2026	New PW Facility - Unexpected Items		Estimate		\$50,000		(\$50,000)				
2026	Loan Repayment		Estimate		\$250,000	(\$250,000)					Loan Repayment
2026	Existing Facilities - Minor Maintenance, Paint, "Spruce up"		Estimate		\$25,000		(\$25,000)				
2027	To Road Facility Reserve		Estimate	Road Facility	\$25,000	(\$25,000)					
2027	Loan Repayment		Estimate		\$250,000	(\$250,000)					Loan Repayment
2028	To Road Facility Reserve		Estimate	Road Facility	\$25,000	(\$25,000)					
2028	Loan Repayment		Estimate		\$250,000	(\$250,000)					Loan Repayment
2029	To Road Facility Reserve		Estimate	Road Facility	\$25,000	(\$25,000)					
2029	Loan Repayment		Estimate		\$250,000	(\$250,000)					Loan Repayment
2030	To Road Facility Reserve		Estimate	Road Facility	\$25,000	(\$25,000)					
2030	Loan Repayment		Estimate		\$250,000	(\$250,000)					Loan Repayment
2030	Major Maintenance - Older Facilites		Estimate		\$100,000		(\$100,000)				
2031	To Road Facility Reserve		Estimate	Road Facility	\$25,000	(\$25,000)					
2031	Loan Repayment		Estimate		\$250,000	(\$250,000)					Loan Repayment
2032	To Road Facility Reserve		Estimate	Road Facility	\$25,000	(\$25,000)					
2032	Loan Repayment		Estimate		\$250,000	(\$250,000)					Loan Repayment
2033	To Road Facility Reserve		Estimate	Road Facility	\$25,000	(\$25,000)					
2033	Loan Repayment		Estimate		\$250,000	(\$250,000)					Loan Repayment
2034	To Road Facility Reserve		Estimate	Road Facility	\$25,000	(\$25,000)					
2034	Loan Repayment		Estimate		\$250,000	(\$250,000)					Loan Repayment
2035	To Road Facility Reserve		Estimate	Road Facility	\$25,000	(\$25,000)					
2035	Loan Repayment		Estimate		\$250,000	(\$250,000)					Loan Repayment
2035	Major Maintenance - Older Facilites		Estimate		\$100,000		(\$100,000)				

Road Equipment

Year	Expenses	Funding Sources					Reserve Balance
		Project Costs	Taxation	Road Equipment	Grants	Green Lane	
2025	\$525,550	(\$350,000)	(\$175,550)	\$0	\$0	\$0	(\$200,191)
2026	\$420,000	(\$350,000)	(\$70,000)	\$0	\$0	\$0	\$79,809
2027	\$510,000	(\$350,000)	(\$160,000)	\$0	\$0	\$0	\$269,809
2028	\$800,000	(\$350,000)	(\$450,000)	\$0	\$0	\$0	\$169,809
2029	\$805,000	(\$350,000)	(\$455,000)	\$0	\$0	\$0	\$64,809
2030	\$905,000	(\$350,000)	(\$555,000)	\$0	\$0	\$0	(\$140,191)
2031	\$350,000	(\$350,000)	\$0	\$0	\$0	\$0	\$209,809
2032	\$1,250,000	(\$350,000)	(\$900,000)	\$0	\$0	\$0	(\$340,191)
2033	\$350,000	(\$350,000)	\$0	\$0	\$0	\$0	\$9,809
2034	\$350,000	(\$350,000)	\$0	\$0	\$0	\$0	\$359,809
2035	\$350,000	(\$350,000)	\$0	\$0	\$0	\$0	\$709,809



Year	Project	Additional Info	Act/Est/Adj	To Reserve	Expenses	Funding Sources					Notes
						Project Costs	Taxation	Road Equipment	Grants	Green Lane	
2025	To Road Equipment Reserve		Estimate	Road Equipment	\$350,000	(\$350,000)					
2025	Trackless Rebuild	Refurbish Existing Trackless	Actual		\$157,921		(\$157,921)				
2025	Push Broom/Plow	Intersection sweeping	Actual		\$17,629		(\$17,629)				
2026	To Road Equipment Reserve		Estimate	Road Equipment	\$350,000	(\$350,000)					
2026	Replace P55 - 2016 Dodge Crew Cab	Postponed from 2024	Estimate		\$70,000		(\$70,000)				
2027	To Road Equipment Reserve		Estimate	Road Equipment	\$350,000	(\$350,000)					
2027	Light Duty Truck Replacement	P-52 F-150 Replacement (Drainage)	Estimate		\$70,000		(\$70,000)				
2027	Mower Addition	Roadside Mower	Estimate		\$20,000		(\$20,000)				
2027	Pickup Truck Replacement		Estimate		\$70,000		(\$70,000)				
2028	Dump Truck Replacement	T-12 2015 Peterbilt	Estimate		\$450,000		(\$450,000)				
2028	To Road Equipment Reserve		Estimate	Road Equipment	\$350,000	(\$350,000)					
2029	Dump Truck Replacement		Estimate		\$455,000		(\$455,000)				
2029	To Road Equipment Reserve		Estimate	Road Equipment	\$350,000	(\$350,000)					
2030	To Road Equipment Reserve		Estimate	Road Equipment	\$350,000	(\$350,000)					
2030	Dump Truck Replacement		Estimate		\$455,000		(\$455,000)				
2030	Pickup Truck Replacements		Estimate		\$100,000		(\$100,000)				
2031	To Road Equipment Reserve		Estimate	Road Equipment	\$350,000	(\$350,000)					
2032	To Road Equipment Reserve		Estimate	Road Equipment	\$350,000	(\$350,000)					
2032	Grader Replacement	2012 CAT Grader	Estimate		\$900,000		(\$900,000)				
2033	To Road Equipment Reserve		Estimate	Road Equipment	\$350,000	(\$350,000)					
2034	To Road Equipment Reserve		Estimate	Road Equipment	\$350,000	(\$350,000)					
2035	To Road Equipment Reserve		Estimate	Road Equipment	\$350,000	(\$350,000)					

Bridges and Culverts

Year					Expenses		Funding Sources					Reserve Balance
	Project Costs	To Reserve	Taxation	Bridge Reserve	Grants	Green Lane	Other					
2025	\$235,803	\$100,000	(\$100,000)	(\$153,397)	\$0	\$0	(\$82,406)	\$489,775				
2026	\$780,000	\$150,000	(\$150,000)	(\$780,000)	\$0	\$0	\$0	(\$140,225)				
2027	\$300,000	\$150,000	(\$150,000)	(\$300,000)	\$0	\$0	\$0	(\$290,225)				
2028	\$965,000	\$150,000	(\$150,000)	(\$490,000)	(\$475,000)	\$0	\$0	(\$630,225)				
2029	\$0	\$150,000	(\$150,000)	\$0	\$0	\$0	\$0	(\$480,225)				
2030	\$67,500	\$150,000	(\$150,000)	(\$67,500)	\$0	\$0	\$0	(\$397,725)				
2031	\$0	\$425,000	(\$150,000)	(\$275,000)	\$0	\$0	\$0	(\$247,725)				
2032	\$510,000	\$150,000	(\$150,000)	(\$260,000)	(\$250,000)	\$0	\$0	(\$357,725)				
2033	\$0	\$150,000	(\$150,000)	\$0	\$0	\$0	\$0	(\$207,725)				
2034	\$20,000	\$150,000	(\$150,000)	(\$20,000)	\$0	\$0	\$0	(\$77,725)				
2035	\$0	\$150,000	(\$150,000)	\$0	\$0	\$0	\$0	\$72,275				



Year	Project	Addl Info	Act/Est/Adj	Bridge/Culvert	Expenses		Funding Sources					Notes
					Project Costs	To Reserve	Taxation	Bridge Reserve	Grants	Green Lane	Other	
2025	To Bridge Reserve		Estimate			\$100,000	(\$100,000)					
2025	Iona Road Culvert Replacement		Actual		\$164,812			(\$82,406)				Mun of Dutton Dunwich
2025	Restoration at Burwell Bridge/Guidrail	Repairs based on OSIM	Estimate		\$50,000			(\$50,000)				
2025	Lyle Road bridge Engineering		Actual	Bridge	\$20,991			(\$20,991)				
2026	Lyle Bridge Rehabilitation	Repairs based on OSIM	Estimate		\$200,000			(\$200,000)				
2026	Scotch Line Culvert Replacement	Replacement Based on OSIM	Estimate		\$525,000			(\$525,000)				
2026	Thomas Road Culvert at Union Road	Replace with the recon.	Estimate		\$25,000			(\$25,000)				
2026	To Bridge Reserve		Estimate			\$150,000	(\$150,000)					
2026	Jones Road Culvert Engineering (in house)	Culvert Failure, 2027 Construction	Estimate	Culvert	\$15,000			(\$15,000)				Eng in house Survey and Geotech Sub
2026	Bridge Study		Estimate		\$15,000			(\$15,000)				
2027	To Bridge Reserve		Estimate			\$150,000	(\$150,000)					
2027	Woodplant Bridge Engineering		Estimate		\$100,000			(\$100,000)				
2027	Jones Road Culvert Replacement	Construction	Estimate		\$200,000			(\$200,000)				
2028	To Bridge Reserve		Estimate			\$150,000	(\$150,000)					
2028	Bridge Study		Estimate		\$15,000			(\$15,000)				
2028	Woodplant Bridge Replacement	Replacement Based on OSIM	Estimate		\$950,000			(\$475,000)	(\$475,000)			Grant???
2029	To Bridge Reserve		Estimate			\$150,000	(\$150,000)					
2030	To Bridge Reserve		Estimate			\$150,000	(\$150,000)					
2030	Bridge Study		Estimate		\$17,500			(\$17,500)				
2030	Parsons Bridge Engineering		Estimate		\$50,000			(\$50,000)				
2031	To Bridge Reserve		Estimate			\$150,000	(\$150,000)					
2031	Parsons Bridge Rehabilitation		Estimate			\$275,000		(\$275,000)				
2032	To Bridge Reserve		Estimate			\$150,000	(\$150,000)					
2032	Bridge Study		Estimate		\$10,000			(\$10,000)				
2032	Bridge Replacement	TBD	Estimate		\$500,000			(\$250,000)	(\$250,000)			Grant???
2033	To Bridge Reserve		Estimate			\$150,000	(\$150,000)					
2034	To Bridge Reserve		Estimate			\$150,000	(\$150,000)					
2034	Bridge Study		Estimate		\$20,000			(\$20,000)				
2035	To Bridge Reserve		Estimate			\$150,000	(\$150,000)					

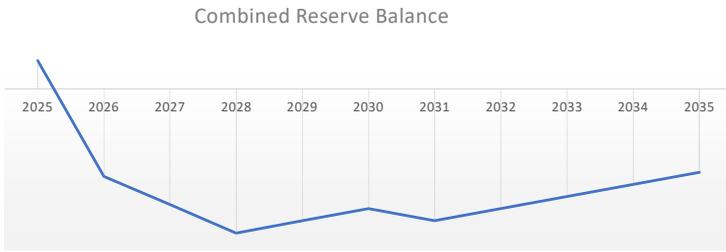
Keystone and Library Facility

Year					Expenses						Funding Sources						Reserve Balance	
					Project Costs	Taxation	Keystone Facility	Grants	Green Lane	Other	Project Costs	Taxation	Keystone Facility	Grants	Green Lane	Other		
2025	\$350,000											\$216,885						
2026	\$300,000											\$63,000	(\$30,000)	(\$27,500)	\$0	\$0	(\$5,500)	\$216,885
2027	\$250,000											\$30,000	(\$30,000)	\$0	\$0	\$0	\$246,885	
2028	\$200,000											\$40,000	(\$30,000)	(\$10,000)	\$0	\$0	\$266,885	
2029	\$150,000											\$65,000	(\$30,000)	(\$35,000)	\$0	\$0	\$261,885	
2030	\$100,000											\$30,000	(\$30,000)	\$0	\$0	\$0	\$291,885	
2031	\$50,000											\$280,000	(\$30,000)	(\$250,000)	\$0	\$0	\$71,885	
2032	\$0											\$30,000	(\$30,000)	\$0	\$0	\$0	\$101,885	
2033												\$30,000	(\$30,000)	\$0	\$0	\$0	\$131,885	
2034												\$35,000	(\$30,000)	(\$5,000)	\$0	\$0	\$156,885	
2035												\$30,000	(\$30,000)	\$0	\$0	\$0	\$186,885	
2035												\$30,000	(\$30,000)	\$0	\$0	\$0	\$216,885	

Year	Project	Addl Info	Act/Est/Adj	To Reserve	Expenses						Funding Sources						Notes
					Project Costs	Taxation	Keystone Facility	Grants	Green Lane	Other	Project Costs	Taxation	Keystone Facility	Grants	Green Lane	Other	
2025	To Keystone and Library Facility Reserve		Estimate	Keystone Facility	\$30,000	(\$30,000)									Keystone \$20,000, Library \$10,000		
2025	Electronic Sign		Estimate		\$27,500		(\$27,500)										
2025	Cooler Units	Non-capital	Estimate		\$5,500								(\$5,500)		Keystone/Pavillion		
2026	To Keystone and Library Facility Reserve		Estimate	Keystone Facility	\$30,000	(\$30,000)									Keystone \$20,000, Library \$10,000		
2027	To Keystone and Library Facility Reserve		Estimate	Keystone Facility	\$30,000	(\$30,000)									Keystone \$20,000, Library \$10,000		
2027	Fridges		Estimate		\$5,000		(\$5,000)										
2027	Diswasher		Estimate		\$5,000		(\$5,000)										
2028	To Keystone and Library Facility Reserve		Estimate	Keystone Facility	\$30,000	(\$30,000)									Keystone \$20,000, Library \$10,000		
2028	HVAC		Estimate		\$30,000		(\$30,000)										
2028	Painting		Estimate		\$5,000		(\$5,000)										
2029	To Keystone and Library Facility Reserve		Estimate	Keystone Facility	\$30,000	(\$30,000)									Keystone \$20,000, Library \$10,000		
2030	To Keystone and Library Facility Reserve		Estimate	Keystone Facility	\$30,000	(\$30,000)									Keystone \$20,000, Library \$10,000		
2030	Generator Replacement		Estimate		\$250,000		(\$250,000)										
2031	To Keystone and Library Facility Reserve		Estimate	Keystone Facility	\$30,000	(\$30,000)									Keystone \$20,000, Library \$10,000		
2032	To Keystone and Library Facility Reserve		Estimate	Keystone Facility	\$30,000	(\$30,000)									Keystone \$20,000, Library \$10,000		
2033	To Keystone and Library Facility Reserve		Estimate	Keystone Facility	\$30,000	(\$30,000)									Keystone \$20,000, Library \$10,000		
2033	Painting		Estimate		\$5,000		(\$5,000)										
2034	To Keystone and Library Facility Reserve		Estimate	Keystone Facility	\$30,000	(\$30,000)									Keystone \$20,000, Library \$10,000		
2035	To Keystone and Library Facility Reserve		Estimate	Keystone Facility	\$30,000	(\$30,000)									Keystone \$20,000, Library \$10,000		

Planning

Year	Expenses	Funding Sources					Reserve Balance
		Project Costs	Taxation	Planning	Green Lane	Other	
2025	\$57,600	(\$10,000)	\$0	(\$47,600)	\$0	\$35,000	
2026	\$178,129	(\$10,000)	(\$153,129)	\$0	(\$15,000)	(\$108,129)	
2027	\$65,000	(\$15,000)	(\$50,000)	\$0	\$0	(\$143,129)	
2028	\$65,000	(\$15,000)	(\$50,000)	\$0	\$0	(\$178,129)	
2029	\$15,000	(\$15,000)	\$0	\$0	\$0	(\$163,129)	
2030	\$15,000	(\$15,000)	\$0	\$0	\$0	(\$148,129)	
2031	\$65,000	(\$15,000)	(\$30,000)	\$0	(\$20,000)	(\$163,129)	
2032	\$15,000	(\$15,000)	\$0	\$0	\$0	(\$148,129)	
2033	\$15,000	(\$15,000)	\$0	\$0	\$0	(\$133,129)	
2034	\$15,000	(\$15,000)	\$0	\$0	\$0	(\$118,129)	
2035	\$15,000	(\$15,000)	\$0	\$0	\$0	(\$103,129)	



Year	Project	Addl Info	Act/Comm/Est	To Reserve	Expenses					Funding Sources					Notes	Check
					Project Costs	Taxation	Planning	Green Lane	Other	Project Costs	Taxation	Planning	Green Lane	Other		
2025	To Planning Reserve		Estimate	Planning	\$10,000	(\$10,000)									\$0	
2025	Industrial Land Secondary Planning	Moved to Admin Capital for EF	Estimate		\$0					\$0				Use Efficiency Fund Grant	\$0	
2025	Trails and Parks Strategy		Estimate		\$47,600				(\$47,600)						\$0	
2025	To Planning Reserve from 2025 Operating	In operating, not spent yet	Actual	Planning	\$0		(\$50,000)							From Operating	\$0	
2026	Zoning By-law Update	Carry forward from 2025	Estimate		\$50,000										\$0	
2026	To Planning Reserve		Estimate	Planning	\$10,000	(\$10,000)									\$0	
2026	DC By-law Update	Carry forward from 2025	Estimate		\$39,500		(\$24,500)			(\$15,000)			DC Bal ~8,000		\$0	
2026	Unfunded Prior OP Update				\$13,450		(\$13,450)								\$0	
2026	Unfunded Prior DC By-law				\$65,179		(\$65,179)								\$0	
2027	To Planning Reserve		Estimate	Planning	\$15,000	(\$15,000)									\$0	
2027	Official Plan Review/Update??	Non-Capital	Estimate		\$50,000		(\$50,000)								\$0	
2028	To Planning Reserve		Estimate	Planning	\$15,000	(\$15,000)									\$0	
2028	Other Planning Review/Study??	Non-Capital	Estimate		\$50,000		(\$50,000)								\$0	
2029	To Planning Reserve		Estimate	Planning	\$15,000	(\$15,000)									\$0	
2030	To Planning Reserve		Estimate	Planning	\$15,000	(\$15,000)									\$0	
2031	DC By-law Update		Estimate		\$50,000		(\$30,000)			(\$20,000)			DC Reserve		\$0	
2031	To Planning Reserve		Estimate	Planning	\$15,000	(\$15,000)									\$0	
2032	To Planning Reserve		Estimate	Planning	\$15,000	(\$15,000)									\$0	
2033	To Planning Reserve		Estimate	Planning	\$15,000	(\$15,000)									\$0	
2034	To Planning Reserve		Estimate	Planning	\$15,000	(\$15,000)									\$0	
2035	To Planning Reserve		Estimate	Planning	\$15,000	(\$15,000)									\$0	

Reserve Breakdown		
Planning	Total	Year
(\$10,000)	(\$10,000)	2025
(\$35,000)	(\$35,000)	2025
(\$35,000)	(\$35,000)	2025
(\$35,000)	(\$35,000)	2025
\$15,000	\$15,000	2026
\$5,000	\$5,000	2026
\$29,500	\$29,500	2026
\$42,950	\$42,950	2026
\$108,129	\$108,129	2026
\$93,129	\$93,129	2027
\$143,129	\$143,129	2027
\$128,129	\$128,129	2028
\$178,129	\$178,129	2028
\$163,129	\$163,129	2029
\$148,129	\$148,129	2030
\$178,129	\$178,129	2031
\$163,129	\$163,129	2031
\$148,129	\$148,129	2032
\$133,129	\$133,129	2033
\$118,129	\$118,129	2034
\$103,129	\$103,129	2035

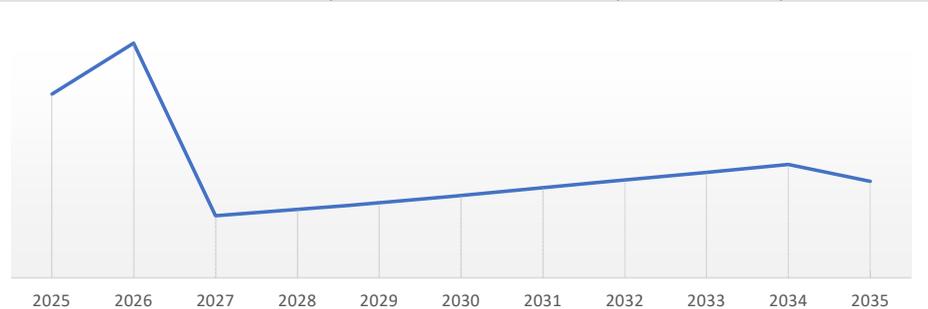
Drainage

Year	Reserve Balance	Expenses		Funding Sources					Reserve Balance
		Project Costs	Taxation	Drainage	Grants	Green Lane	Other		
2025		\$332,500	(\$75,000)	(\$257,500)	\$0	\$0	\$0	(\$48,332)	
2026	\$250,000	\$575,000	(\$75,000)	(\$100,000)	\$0	(\$400,000)	\$0	(\$73,332)	
2027	\$200,000	\$75,000	(\$75,000)	\$0	\$0	\$0	\$0	\$1,668	
2028	\$150,000	\$125,000	(\$75,000)	(\$50,000)	\$0	\$0	\$0	\$26,668	
2029	\$100,000	\$75,000	(\$75,000)	\$0	\$0	\$0	\$0	\$101,668	
2030	\$50,000	\$275,000	(\$75,000)	(\$150,000)	\$0	\$0	(\$50,000)	\$76,668	
2031	\$0	\$75,000	(\$75,000)	\$0	\$0	\$0	\$0	\$151,668	
2032	(\$50,000)	\$175,000	(\$75,000)	(\$100,000)	\$0	\$0	\$0	\$126,668	
2033	(\$100,000)	\$75,000	(\$75,000)	\$0	\$0	\$0	\$0	\$201,668	
2034		\$150,000	(\$75,000)	(\$75,000)	\$0	\$0	\$0	\$201,668	
2035		\$75,000	(\$75,000)	\$0	\$0	\$0	\$0	\$276,668	

Year	Project	Addl Info	Act/Est/Adj	To Reserve	Expenses		Funding Sources				Notes
					Project Costs	Taxation	Drainage	Grants	Green Lane	Other	
2025	Drainage Assessments	Palmer Drain (from 2024?)	Estimate		\$25,000		(\$25,000)				
2025	To Drainage Reserve		Estimate	Drainage	\$75,000	(\$75,000)					
2025	Drainage Assessments	Jones Drain (Scotch Line Crossing)	Estimate		\$22,000		(\$22,000)				
2025	Drainage Assessments	Best Drain	Estimate		\$500		(\$500)				
2025	Drainage Assessments	Edison Drain	Estimate		\$30,000		(\$30,000)				
2025	Drainage Assessments	Bowlby Futcher Drain	Estimate		\$30,000		(\$30,000)				
2025	Drainage Assessments	Horton Drain Road Share	Estimate		\$150,000		(\$150,000)				
2026	To Drainage Reserve		Estimate	Drainage	\$75,000	(\$75,000)					
2026	Drainage Assessments	Fingal Storm Road Assessment - Twp	Estimate		\$500,000		(\$100,000)		(\$400,000)		
2027	To Drainage Reserve		Estimate	Drainage	\$75,000	(\$75,000)					
2028	To Drainage Reserve		Estimate	Drainage	\$75,000	(\$75,000)					
2028	Drainage Assessments	TBD	Estimate		\$50,000		(\$50,000)				
2029	To Drainage Reserve		Estimate	Drainage	\$75,000	(\$75,000)					
2030	To Drainage Reserve	TBD	Estimate	Drainage	\$75,000	(\$75,000)					
2030	Drainage Assessments		Estimate		\$150,000		(\$150,000)				
2030	Stormwater Rate Study	Consultant	Estimate	Drainage	\$50,000		\$0			(\$50,000)	From Storm, Water, WW Rates
2031	To Drainage Reserve		Estimate	Drainage	\$75,000	(\$75,000)					
2032	To Drainage Reserve		Estimate	Drainage	\$75,000	(\$75,000)					
2032	Drainage Assessments	TBD	Estimate		\$100,000		(\$100,000)				
2033	To Drainage Reserve		Estimate	Drainage	\$75,000	(\$75,000)					
2033	Drainage Assessments	TBD	Estimate								
2034	To Drainage Reserve		Estimate	Drainage	\$75,000	(\$75,000)					
2034	Drainage Assessments	TBD	Estimate		\$75,000		(\$75,000)				
2035	To Drainage Reserve		Estimate	Drainage	\$75,000	(\$75,000)					
Projects to be funded from Stormwater User Rates (if approved)											
	Ferndale SWMP Major Maintenance		Estimate		\$300,000						
	Annual Catchbasin Cleaning		Estimate		\$10,000						
	Storm Sewer System Flushing		Estimate		\$15,000						
	Capital Replacement of Storm Sewer		Estimate		\$300,000						
	Stormwater Management Ponds - Major Maintenance		Estimate		\$250,000						

Tax Stabilization

Year					Expenses		Funding Sources				Reserve Balance	
					Project Costs	Taxation	Tax Stab	Grants	Green Lane	Other		
2025	\$5,000,000				\$930,000	(\$930,000)	\$0	\$0	\$0	\$0	\$0	\$3,594,533
2026	\$4,500,000				\$995,000	(\$995,000)	\$0	\$0	\$0	\$0	\$0	\$4,589,533
2027	\$4,000,000				\$3,625,000	(\$125,000)	(\$3,500,000)	\$0	\$0	\$0	\$0	\$1,214,533
2028	\$3,500,000				\$125,000	(\$125,000)	\$0	\$0	\$0	\$0	\$0	\$1,339,533
2029	\$3,000,000				\$125,000	(\$125,000)	\$0	\$0	\$0	\$0	\$0	\$1,464,533
2030	\$2,500,000				\$150,000	(\$150,000)	\$0	\$0	\$0	\$0	\$0	\$1,614,533
2031	\$2,000,000				\$150,000	(\$150,000)	\$0	\$0	\$0	\$0	\$0	\$1,764,533
2032	\$1,500,000				\$150,000	(\$150,000)	\$0	\$0	\$0	\$0	\$0	\$1,914,533
2033	\$1,000,000				\$150,000	(\$150,000)	\$0	\$0	\$0	\$0	\$0	\$2,064,533
2034	\$500,000				\$150,000	(\$150,000)	\$0	\$0	\$0	\$0	\$0	\$2,214,533
2035	\$0				\$675,000	(\$175,000)	(\$500,000)	\$0	\$0	\$0	\$0	\$1,889,533



Year	Project	Addl Info	Act/Comm/Est	To Reserve	Expenses		Funding Sources				Notes
					Project Costs	Taxation	Tax Stab	Grants	Green Lane	Other	
2025	To Tax Stabilization Reserve		Actual	Tax Stab	\$930,000	(\$930,000)					
2026	To Tax Stabilization Reserve		Estimate	Tax Stab	\$995,000	(\$995,000)					
2026	Transfer from Reserve		Estimate		\$0						
2027	To Tax Stabilization Reserve		Estimate	Tax Stab	\$125,000	(\$125,000)					
2027	Transfer from Reserve	To Capital and/or Assessment Appeal Refund	Estimate		\$3,500,000		(\$3,500,000)				
2028	To Tax Stabilization Reserve		Estimate	Tax Stab	\$125,000	(\$125,000)					
2028	Transfer from Reserve		Estimate		\$0						
2029	To Tax Stabilization Reserve		Estimate	Tax Stab	\$125,000	(\$125,000)					
2029	Transfer from Reserve		Estimate		\$0						
2030	To Tax Stabilization Reserve		Estimate	Tax Stab	\$150,000	(\$150,000)					
2030	Transfer from Reserve		Estimate								
2031	To Tax Stabilization Reserve		Estimate	Tax Stab	\$150,000	(\$150,000)					
2031	Transfer from Reserve		Estimate		\$0						
2032	To Tax Stabilization Reserve		Estimate	Tax Stab	\$150,000	(\$150,000)					
2032	Transfer from Reserve		Estimate		\$0						
2033	To Tax Stabilization Reserve		Estimate	Tax Stab	\$150,000	(\$150,000)					
2033	Transfer from Reserve		Estimate		\$0						
2034	To Tax Stabilization Reserve		Estimate	Tax Stab	\$150,000	(\$150,000)					
2034	Transfer from Reserve		Estimate		\$0						
2035	To Tax Stabilization Reserve		Estimate	Tax Stab	\$175,000	(\$175,000)					
2035	Transfer from Reserve		Estimate		\$0						
2035	Transfer to Capital/Stabilize Taxes		Estimate		\$500,000		(\$500,000)				



THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

BY- LAW NO.2026-18

Being a by-law to confirm the resolutions and motions of the Council of the Township of Southwold, which were adopted on February 23, 2026.

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 Regular Meeting of Council held on February 23, 2026; 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 23rd DAY OF FEBRUARY, 2026.

Mayor
Grant Jones

CAO/Clerk
Jeff Carswell