



February 11, 2026 Council Meeting

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Addition to the Agenda Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the February 11, 2026 Council agenda items.

6.3 Ministry of Agriculture, Food and Agribusiness 2026 Agricultural Impact Assessment Guidance Document

-do the gravel pit rezoning applications before us have an AIA?

Both applications included an *Agricultural Considerations Review*. Township consultants have identified outstanding questions and comments that must be addressed.

6.7 Watson & Associates Ltd. Implementation of Development Charges Regulatory Changes - if there is a material impact to us please provide an example of how this will affect our the development charges we receive?

The legislative changes outlined in items 1 through 3 do not have an immediate impact on the Township. However, they will need to be addressed and analyzed in detail as part of the Township's next Development Charges (DC) Study.

In summary:

- Land values currently included in historical service standards for facilities such as fire, public works, and recreation would no longer be permitted. This change would reduce the calculated historical service standards used in the DC study.
- Land acquisition for growth-related projects (excluding parkland as that is exempt from DC's) would remain DC-eligible, but would now need to be treated as a separate class of service. This would require establishing a new "land acquisition" category and reserve fund, combining future land needs for roads, fire, recreation, and public works facilities.
- The changes related to municipal water and wastewater services do not apply, as the Township does not provide these services



In addition, new provincial requirements will expand the annual DC Treasurer's Statement, requiring more detailed reporting on:

- Unspent DC funds committed under agreements,
- Any debt incurred for DC-funded projects, and
- References to the capital cost estimates in the applicable DC background study.

6.10 Top Aggregate Producing Municipalities of Ontario January 2026 Newsletter
-good newsletter

9.2.1 Report FIN-2026-004 2025 Completed Capital Projects ≠

-p. 173 where does the surplus of \$525,570 go? I was expecting to see this as part of the 2025 surplus.

Most of this surplus is primarily the result of lower-than-anticipated reserve funding requirements. Much of the Township's capital program is funded through discretionary and restricted reserves, which resulted in higher year-end balances in those reserves as outlined in Report FIN-2026-005. This amount is separate from the operating surplus that is finalized through the year-end audit and typically contributed to the Asset Management discretionary reserve in April/May following fiscal year-end audit.

-p. 172 re "Fire Master Plan \$30,000 \$50,151 -\$20,151 Capital carryforward \$30,000 in 2026 funding included in the budget.": why the significant increase in budget? Please explain the \$30k carried forward. Does the 2026 budget include \$20k to cover the shortfall and \$10k for additional work?

This project was always intended to be completed over two years, with \$30,000 approved in each of 2025 and 2026. The carryforward amount is related to project timing and does not reflect additional or expanded work. The 2026 budget does not include extra funding to address a shortfall. Total project costs remain within the originally approved \$60,000.

9.2.2 Report FIN-2026-005 Balances in Discretionary and Restricted Reserves ≠

-p.178 re "When considered in aggregate across all Township service areas (including POA and By-law Enforcement, Growth-Related Studies, Fire Protection Services, Parks and Recreation Services, and Services Related to a Highway), the Township's DC reserves maintain a healthy overall positive balance."; are we allowed to overspend on one



item and pay the shortfall from another item specifically noting all the shortfall across numerous years on p.217?

Yes, a municipality is permitted to temporarily carry a negative balance within an individual DC restricted reserve, provided it can reasonably demonstrate that future DC revenues will be sufficient to offset the deficit. This approach is consistent with the DC Act and past Township practice.

The Township does not transfer funds between DC restricted reserve categories to cover shortfalls. Each service area remains separately tracked. However, when considered in aggregate, the Township's DC restricted reserves continue to maintain a healthy overall positive balance.

Potential non-residential development, particularly employment lands, has not been assumed in the forecasts due to uncertainty around timing. When these developments do occur, they can have a significant positive impact on DC restricted reserves given the higher DC's associated with non-residential growth.

By way of example, in 2023 the Township collected approximately \$1.5 million in non-residential development charges, of which \$105,000 was allocated to the Growth-Related Studies restricted reserve.

Based on the 2024 DC Background Study, the Township is maximizing the use of DC funding for eligible projects with the reasonable expectation that future residential and non-residential growth will generate sufficient DC revenues to eliminate these temporary deficits, particularly as attracting non-residential development remains a current focus of the Township.

-p.217 regarding the shortfalls in Administrative Studies and Information Technology do we have a strategy to cover the shortfalls?

Yes. As part of the 2027 budget process, staff will review and analyze the Township's operating discretionary reserves to confirm appropriate target balances. This review will include assessing whether balances in one operating discretionary reserve can be transferred to address the shortfalls in the Administrative Studies and Corporate Information Technology discretionary reserves.



9.2.5 Report FIN-2026-008 Pothole Prevention and Repair Program – Execution of Agreement

-p. 200; “This one-time provincial funding has not been incorporated into the 2026 operating budget, as it is non-recurring in nature”; don’t we have other non-recurring line items in the budget? Also does this reduce our roads maintenance budget accordingly?

The operating budget does not rely on one-time provincial funding to support ongoing programs or service levels. The operating budget is structured so that ongoing services are funded from sustainable, recurring sources. Because this funding is non-recurring, it was intentionally not built into the 2026 operating budget. Including it would create financial pressure in future years, as the funding is not expected to continue in 2027 and would otherwise need to be replaced through taxation in 2027. The road maintenance operating budget has not been reduced as a result. It remains consistent with 2025 operating budget.

10.2 Comments regarding Application for Renewal of Permit to Take Water 100 Bieber Road

-p.360 “WHL recommends that PW-2 be chlorinated and resampled after installation of the permanent pump, ensuring that no chlorine residual is present before sample collection.”; will ask that we know the results of the resampling?

Staff will have a draft motion prepared.

-p.362 “The following summarizes the recommendations provided in this review.

1. Table A should be revised to explicitly limit the total combined daily withdrawal to 240,000 L/day and/or a condition should be added to the permit specifying that the combined daily taking from Sources 1 (PW-1) and 2 (PW-2) must not exceed 240,000 L/day.
2. PW-2 should be chlorinated and subsequently resampled following installation of the permanent pump, ensuring that no chlorine residual is present at the time of sample collection.”; will ask that the communication to the MOECP highlight the above two recommendations

Staff will have a draft motion prepared.

10.5 Wellington County Council Resolution regarding County Official Plan Review – Progress Report #14

-431 re “The modifications were made to address matters related to land use compatibility between major facilities and sensitive land uses, and protecting mineral aggregate resources.”; It would be helpful to have the wording associated with “protecting mineral aggregate resources” as we forward with OPA 131. If available please provide.



County planning staff have provided the attached documents which includes the modifications.

-p.433 re "Other changes under consideration would limit the use of development standards (e.g., building heights, lot sizes, density) and prohibit secondary plans or site-specific policies."; do we have any specifics on this item?

County planning staff advised they do not have additional details beyond what the ERO included:

"A. Official Plan Structure and Contents

Currently, the content and structure of official plans are unique to each municipality. Concerns have been raised that official plans cover subjects that are beyond the scope of land use planning (e.g., history of the municipality, technical details of performance standards) and that there is duplication between upper and lower-tier official plans.

The government is seeking feedback on a proposal to:

- simplify and standardize the structure and contents of official plans across Ontario, see proposed structure and schedules listed below
- limit development/zoning standards (e.g., building heights, lot sizes and density) in official plans and requiring existing development standards in official plans (e.g., in site specific policies) to be incorporated into zoning by-laws, and
- require official plans to be a singular, comprehensive document for the entire municipality, including potentially prohibiting the use of secondary or site-specific plans"

County planning staff are concerned with the potential removal of the ability to use site-specific policies in the Official Plan. Such policies are a way to plan for specific geographic areas and recognize the unique needs and circumstances of our Member Municipalities.

BY-LAW NUMBER 006-2026

-why has section 6 Organization been deleted?

Including Section 6 and the corresponding Fire Department organizational chart in the by-law is redundant, as the departmental organizational structure is already reflected in the Corporate Organizational Chart maintained by Human Resources. Departmental restructuring and



recruitment are governed by corporate policies and do not require inclusion in the by-law. Continuing to include it in a by-law would necessitate amendments to the by-law whenever operational changes affect staffing complements. Best practice no longer supports the inclusion of this information in an Establishing and Regulating By-law.