

# Council Meeting Highlights



**AUGUST 2025**

[www.acwtownship.ca](http://www.acwtownship.ca) 519-524-4669 82133 Council Line, RR5 Goderich, ON N7A 3Y2

## **Council Meeting | AUGUST 12, 2025**

Official Plan Amendment and Zoning By-Law Amendment Application File OBZ01-2024 Johnston Bros. (Bothwell) Ltd.

A public meeting was held to address Council on changing the designation and zoning on the properties described as Lot 9, 10 and South Part Lot 8, Concession 9 Eastern Division (37695 Nile Road) and North Part Lot 8, Concession 9 Eastern Division (37605 Nile Road). Council approved By-Law 44-2025 to amend the Official Plan and approved By-Law 45-2025 to amend the Zoning By-Law 32-2008.

### **Phil Beard - MVCA Agreement for Services and Programs**

Phil Beard, General Manager of the Maitland Valley Conservation Authority spoke about the existing Program and Services Agreement between MVCA and its member municipalities, which was originally established on June 30, 2022, and is set to expire on June 16, 2026. He highlighted MVCA's intention to renew the agreement for 2026–2030, noting that some minor updates have been made both to the agreement itself and to the programs and services offered. Phil emphasized the importance of reviewing the proposed list of programs and services with Council to ensure continued collaboration and alignment with municipal needs over the next four years.

### **Benmiller Playground Project – Funding Update**

Council accepted the proposal from Blue Imp (S.F. Scott Mfg. Co. Ltd.) for \$123,462 plus HST to supply and install accessible playground equipment, pathways, and barrier fencing at the Benmiller Community Hall. The project aligns with the Township's 10-year Parks and Recreation Strategic Plan and the previously adopted Benmiller Community Hall Park Concept Plan. Despite the Ontario Trillium Foundation Capital Grant application being unsuccessful, community fundraising and other grants have secured \$74,440 toward the project. Given strong community support and fundraising momentum, staff recommended proceeding with the contract to complete construction this fall.

### **Economic Development Committee Vacancy**

Council approved the recruitment process to fill a vacancy on the Economic Development Committee. The Committee, which advises Council on business and employment initiatives aligned with the Strategic Plan, includes three Council members and three community representatives serving two-year terms with a maximum of three consecutive terms. Staff have posted a call for applications on the Township's website and social media, with letters of intent due by August 22, 2025. A list of candidates will be presented to Council on September 2, allowing the new representative to join the Committee's September 15 meeting. For more information visit <https://acwtownship.ca/residents/news/accepting-citizen-appointment-to-economic-development-committee>.

## 2026 Election Voting System Vendor

Council has accepted the quote from Simply Voting for \$12,013 plus HST to provide internet and telephone voting services for the 2026 municipal and school board election. Simply Voting was selected by the Huron County Elections Working Group for its proven reliability and past performance in the 2018 and 2022 elections. The pre-approval ensures the Township can secure the vendor in advance, with funding coming from the Election Reserve, which is projected to hold approximately \$20,000 at the end of 2025.

## Site Plan Control Fees

Council has directed staff to amend the Consolidated Fee By-Law to align the Township's Site Plan Control application fees with the County of Huron's standard fee schedule. Currently, the Township charges a \$300 application fee plus a variable deposit, which often does not fully cover the costs of County planner reviews, staff coordination, and third-party consultant input. By adding the County's \$760 fee to the existing \$300, the total base fee would become \$1,060, while retaining the deposit structure for project-specific costs. This change would standardize fees across the County, improve cost recovery, reduce administrative complexity, and ensure that the financial burden of Site Plan Control applications is appropriately borne by applicants rather than taxpayers.

## Property Standards and the Farm and Food Production Protection Act (FFPPA)

Council requested a staff report on the Farm and Food Production Protection Act (FFPPA) and normal farm practices. The report will examine how the FFPPA interacts with the Township's Property Standards By-Law, clarifying how normal farm practices are defined and protected, and how disputes are adjudicated by the Board.

## Short-Term Rental Committee - Draft By-Law and Public Consultation

Council endorsed the draft Short-Term Rental Licensing By-Law, as prepared by the Short-Term Rental Committee and recommended the Committee proceed with the public consultation. The by-law would establish a regulatory framework for short-term rentals in the Township, including an initial licensing fee of \$350 for the first year, with potential reductions for compliant operators in subsequent years. Public consultation will take place in September 2025. An Open House is scheduled for Saturday, September 20, 2025, at the Kingsbridge Centre from 9 am – 12 pm allowing residents to provide feedback before the conclusion of the 2025 cottage season.

## Speed Limit Reduction Request for County Roads

Council has recommended, through Huron County Council, that the Huron County Engineer and Director of Operations conduct a traffic study to evaluate a proposed speed reduction on County Road 25 from Highway 21 eastward for at least 1 km, with potential consideration of installing rumble strips at the location. Additionally, Council recommended a traffic safety review study at the intersection of Lucknow Line and Glen's Hill Road.

## Wawanosh Shed Renovations Tender

The tender for insulating and enclosing the Wawanosh Garage Cold Bay has been awarded to Arcadia Living at a total cost of \$46,628.21, including HST. The project, prioritized in the 2025 budget, aims to improve the usability of the bay.

## Market and Sydenham Street Improvements

Council has adopted the Levying By-Law for the estimated capital costs of the Market and Sydenham Street Reconstruction Project. Following the award of the tender to Kurtis Smith Excavating Ltd., the project will improve drainage by installing storm sewers and extend Sydenham Street to the Victoria Street drain. The by-law outlines the estimated assessments for landowners based on the Port Albert Servicing Master Plan, with landowners responsible for 50% of drainage costs and, where applicable, 100% of road and drainage costs for the Sydenham Street extension. Including estimated amounts pre-construction provides landowners with notice of anticipated costs, and the by-law will be amended after project completion to reflect actual costs, including engineering.

## Road Closure Ashfield Parks

Council has decided to defer the closure of Zion Road to vehicular traffic from the top of the bank in Ashfield Park to the beach to allow for further discussion with residents and staff. Council requested a follow-up report that includes detailed mapping of the area showing existing parking locations to help inform future decisions on managing traffic and beach access.

## Upcoming Meeting Dates

- Council Meeting – September 2, 2025, at 9:00 a.m.
- Council Meeting – September 16, 2025, at 9:00 a.m.
- Council Meeting – October 7, 2025, at 9:00 a.m.
- Council Meeting – October 21, 2025, at 9:00 a.m.