

Council Meeting

OCTOBER 2025

Highlights



www.acwtownship.ca 519-524-4669 82133 Council Line, RR5 Goderich, ON N7A 3Y2

Council Meeting | October 7, 2025

Top Aggregate Producing Municipalities of Ontario (TAPMO)

Executive Director Don MacLeod provided a presentation to Council on the Top Aggregate Producing Municipalities of Ontario (TAPMO), outlining the organization's mandate, key priorities, and the benefits of membership.

According to the 2024 Interim Production Statistics Report:

- Ashfield-Colborne-Wawanosh (ACW) ranks as the 27th highest aggregate-producing municipality in Ontario, with 1.7 million metric tonnes of production.
- Across the province, a total of 168 million tonnes of aggregate were produced in the most recent reporting year.
- Huron County produced 3.8 million metric tonnes, ranking as the 12th highest producing upper-tier municipality in Ontario.

TAPMO to submit a formal proposal for membership for Council to consider at a future meeting.

Removal of Holding Symbol File H01-25 Saltford Estates

The necessary servicing and development requirements have been provided to the satisfaction of the Township for H01-25 Saltford Estates. Council approved the removal of the holding symbol from the subject lands. This will allow for the development of the subdivision as per the applicable zoning by-law provisions.

Property Standards - Proposed Consultation Process

A public consultation process would be most effective if led by a short-term Working Group (ad hoc committee) composed of both Council members and citizens, with staff providing background support. Council directed staff to prepare a draft Terms of Reference for consideration, outlining a balanced composition of Council and citizen representatives.

Lot Creation in Dungannon

Council directed staff to adjust the lot lines of Township-owned lands in Dungannon to create four individual lots from six original parcels. This work has been completed, and the reference plans have been deposited. Council has been asked to determine whether to declare the newly created lots, located on Joseph Street and Berry Avenue as surplus. Council requested staff to bring forward a report on the process for considering the property surplus to a future meeting.

Council Meeting | October 21, 2025

Minor Variance Application File MV-2025-03 Jenkins

The Township of Ashfield-Colborne-Wawanosh Committee of Adjustment approved the Minor Variance Application MV-2025-03 Jenkins subject to the conditions noted in the Planner’s Report.

Jeremy Gough - Municipal Property Assessment Corporation - MPAC 101

Jeremy Gough, Account Manager for Municipal & Stakeholder relations with MPAC outlined the organization’s role in assessing over 5.7 million Ontario properties. He explained how MPAC’s assessments support municipalities in distributing property taxes. He noted that property values are still based on the January 1, 2016 valuation date while the province reviews the assessment system. He highlighted MPAC tools like Municipal Connect and About My Property, which help municipalities and property owners access accurate data. For Ashfield-Colborne-Wawanosh, the total 2025 assessment base is just over \$2.1 billion, with about 60% from farms. He encouraged ongoing communication and use of MPAC’s online resources.

Menesetung Bridge Repair Update

The Menesetung Bridge project has progressed smoothly. The upper pier repairs were completed on schedule and within budget, deeper concrete removal was needed at the bases of Piers 2, 3, and 4, doubling the depth and adding \$90,000 and three weeks to the project. A structural failure discovered on Pier 5 in August also requires immediate stabilization, adding another \$90,000 in costs. With no further grant options available, the committee is requested financial assistance from the Town of Goderich and the Township of ACW to complete the work and reopen the bridge. Council agreed to contribute an additional \$45,000 to the Menesetung Bridge Construction Project in 2025; with the funds coming out of reserves.

2024 Financial Statements - Nancy Bridge - Seebach & Company Chartered Accountants

Council reviewed and accepted the Financial Statements for the year ending 2024, prepared by our auditor Seebach & Company Chartered Accountants. Ms. Bridge presented the document and provided a two-page summary. These statements represent the “Consolidated Financial Statements” of the Township of Ashfield-Colborne-Wawanosh.

2026 Ontario Community Infrastructure Fund (OCIF) Allocation

The Township of Ashfield-Colborne-Wawanosh is eligible to receive \$687,063 in 2026 through the OCIF. This represents a 2% increase in funding compared to 2025. The following table provides a summary of the Township’s OCIF allocations since 2015.

Township of Ashfield-Colborne-Wawanosh										
Ontario Community Infrastructure Fund Allocations										
2015 & 2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
\$73,666	\$122,573	\$173,211	\$262,368	\$238,800	\$238,800	\$442,460	\$508,829	\$585,153	\$672,926	\$687,063

In the 2025 budget, Council approved the use of OCIF funding to complete the resurfacing of Loyal Line from Blyth Road to Nile Road and the resurfacing of Huron Sands Road. The 2026 OCIF allocation documents have been provided to Council for information and will be incorporated in the 2026 draft budget for further discussion

Dungannon Lots - Declaring Surplus

The Township of Ashfield-Colborne-Wawanosh is the registered owner of certain lands in the Village of Dungannon. Council has considered the suitability of these lands for municipal purposes and has determined that they are not required for any municipal use and declares the lands to be surplus and that the lands be disposed of using the following method: *Call for public tender by sealed bids*.

Staff will undertake all necessary steps to effect the disposal of these surplus lands in accordance with Township policy, including obtaining appraisals, providing public notice, and proceeding with the method of disposal as determined by Council.

Council Meeting Schedule 2026

Council has adopted the 2026 Council Meeting Schedule. The complete schedule is available here: <https://acwtownship.ca/content/government/agendas-minutes/2026-council-schedule.pdf>

Agricultural Property Standards Working Group

Ashfield-Colborne-Wawanosh Township Council has agreed to establish an Agricultural Property Standards Working Group. This is a special (Ad-hoc) committee of Council established to lead public consultation and make recommendations to Council regarding possible amendments to the Property Standards By-law related to the agricultural exemption and the inclusion of reference to the Farm and Food Production Protection Act (FFPPA) in the Township of Ashfield-Colborne-Wawanosh (ACW). The Working Group is not reviewing the full Property Standards By-law but is tasked specifically with consultation and recommendations pertaining to how the by-law applies to agricultural lands. The committee will reflect a composition with a balance of Council members and citizen members. Staff will distribute a call for applications for citizen membership for consideration at a future meeting. Council composition of the Committee will be considered at the same meeting. Learn more about the Agricultural Property Standards Working Group here <https://acwtownship.ca/government/projects-initiatives/agricultural-property-standards-working-group>

Top Aggregate Producing Municipalities of Ontario (TAPMO) Membership

TAPMO submitted a formal membership proposal for Council's consideration and Council has agreed to become a member for one year beginning in 2026 at a cost of \$3,800. Council will assess renewal on an annual basis.

Upcoming Meeting Dates

- Council Meeting – November 4, 2025, at 9:00 a.m.
- Council Meeting – November 18, 2025, at 9:00 a.m.
- Council Meeting – December 2, 2025, at 9:00 a.m.
- Council Meeting – December 16, 2025, at 9:00 a.m.