



May 15, 2025 Council Highlights

Capacity Report – Richmond Water System

A Report was presented regarding the Richmond Water System and cost estimates for a system expansion to 50 m³/day. Stantec estimated the cost of expanding the system at \$1,040,500 + HST, which would allow for 12 additional connections in Richmond. The CAO, who presented the Report on behalf of the Manager of Capital Projects, mentioned that the cost is \$80,000-\$90,000 per new connection, and our current development charge revenues only cover a small portion of that.

Council received the Report for information and is not proceeding with a system expansion at this time.

Emerson Official Plan / Rezoning Application

Council received a Report for a combined Official Plan and Zoning By-law Amendment for 1498855 Ontario Inc. (Tim Emerson) for 92 Edison Drive, Vienna. The Report was to be pulled from the Agenda by staff due to the Long Point Region Conservation Authority advising of concerns that arose just prior to the meeting.

Council opted to pass a motion to keep the item on the Agenda for consideration. Council ultimately adopted both applications. The Official Plan Amendment will now be sent to Elgin County for consideration and approval.

Councillor Emerson did not participate in discussions, nor did he vote on the matter.

Development Charges Presentation

Council received a follow-up Report regarding the May 1, 2025 presentation from Byron Tan (Watson and Associates) regarding development charges. Development charges are a fee levied on new development at the time when a building permit is issued. This ensures that new development is not subsidized by existing landowners.

Bayham already has development charges in place for water and wastewater. These potential new development charges would be for fire services, parks and recreation, and roads.

Council received information from the Treasurer and CAO regarding Bill 17 and its potential impacts to any new development charge. The Report also addressed Malahide as a comparator. The Treasurer mentioned that a number of Elgin municipalities are undergoing development charge reviews, so their own may change. Council directed staff to proceed with the completion of the Development

Charge Background Study, including the rates from the May 1, 2025 presentation.
Once complete, the Study will be made public for review.

**For further details, view the meeting agenda and minutes [HERE](#)
and watch the YouTube live-stream [HERE](#)**

DATED at the Municipality of Bayham this 20th day of May, 2025.

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