



## September 5, 2024 Council Highlights

### **Water & Wastewater Rate Study Approved**

Council received a detailed presentation from Byron Tan, Watson and Associates Land Economists Ltd. regarding the Water and Wastewater Rate Study and 5-year financial plans for the systems. This was the second presentation from Mr. Tan on this topic. Council did request some additional scenarios in June to consider at a later date.

After a lengthy presentation and Council discussion, Council resolved to adopt Scenario 5 as presented. Scenario 5 stretches the Capital program for the Bayham water system to spread out capital costs and associated funding needs to lessen the year-over-year financial impact to system users. Of the three scenarios that presented a stretched capital program, Scenario 5 is the option with the healthiest reserve balances, which will insulate the system from any need to incur debt should another capital need arise during the 5-year plan.

The By-laws to adopt the new water and wastewater rates will be coming to Council at a later date, with the new rates effective January 1, 2025. The adoption of the rates also satisfies Ministry requirements for system licensing.

### **Motions from Council**

Two Councillors submitted proposed motions for consideration at the September 5, 2024 meeting:

- Councillor Emerson re Max Building Height
  - Seeking justification for the 7-metre maximum building height in the Zoning By-law for different zones within Bayham.
- Deputy Mayor Weisler re Municipally-Owned Lands for Residential Development Purposes
  - Seeking staff input on any additional municipally-owned lands that could be considered for surplus and further residential development.

Council resolved to support both motions. Reports from staff will be coming back to Council on these matters.

## **Petition for Drainage – Algar Farms**

The Drainage Superintendent presented a Report to Council on a Petition for Drainage received from Algar Farms. Council resolved to appoint Spriet Associates as the drainage engineer for this file. They are directed to prepare a Report on the drain improvements to be received by Council at a later date.

## **Development Reports**

The Planning Coordinator presented a number of Reports including the following:

- Rezoning Application ZBA-23/24 11:28 Properties Inc.
- Rezoning Application ZBA-21/24 MOB Housekeeping

All staff and/or Planner recommendations in the in the Reports were approved by Council. By-laws to adopt the rezonings were adopted later in the meeting.

Also later in the meeting, the Chief Administrative Officer presented an information Report to Council regarding a Site Plan Agreement with Phil Mauer and Associates/M.G. Leasing Inc. This Agreement was entered into under delegated authority for site plan approvals as previously provided by Council.

## **A Second Application to the Housing Enabling Water Systems Fund (HEWSF) Application Intake – Eden Pumping Station Expansion**

The Chief Administrative Officer presented a Report on the HEWSF Application for the Eden Pumping Station Expansion. The first application was unsuccessful, and Council directed an application be made to the second intake with some changes.

The second application will be for pump improvements only as a second phase expansion. Council has directed staff to proceed with installation of the holding tank as outlined in Capital Item No. WW-04 in the 2024 Capital Budget. The installation of the holding tank will increase the capacity at the Eden Pumping by approximately 100 dwelling units, which will support development interest in Eden.

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

DATED at the Municipality of Bayham this 9<sup>th</sup> day of September, 2024.

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