

TOWNSHIP OF SOUTH ALGONQUIN
ASSET MANAGEMENT COMMITTEE MEETING – MINUTES

On Wednesday, December 17, 2025 the Asset Management Committee held an in-person and Zoom Meeting, livestreamed to YouTube following the Committee of Adjustment Hearing and Public Meeting.

Council Present:

Mayor Ethel LaValley
Councillor Sandra Collins
Councillor Joe Florent, Chair
Councillor Joan Kuiack
Councillor Shawn Pigeon
Councillor Laurie Siydock
Councillor Bill Rodnick

Township Staff Present:

Bryan Martin, CAO, Clerk-Treasurer
Tracy Cannon, Deputy CAO/Deputy Clerk-Planner, Recording Secretary
Steven Ronholm, Works Superintendent
Charlene Alexandar, CEO/Head Librarian/Grant Writing
Michael Anderson, CBO/BLEO

Regrets: Aurel Thom, Fire Chief/CEMC

Chair of the Asset Management Committee, Councillor Florent called the meeting to order at 9:15 a.m.

ROLL CALL: All Present

LAND ACKNOWLEDGEMENT

ADDITIONS/AMENDMENTS TO THE AGENDA:

- #7 New Business – Provincial Funding – Snowmobile Trails

ADOPTION OF THE AGENDA

Moved by: Councillor Kuiack

Seconded by: Councillor Siydock

To adopt the agenda as circulated and amended.

DISCLOSURE OF PECUNIARY INTEREST or a GENERAL NATURE THEREFORE:
None

PETITIONS, DELEGATIONS and/or PRESENTATION:

Forbes Symon, Jp2g Consultant presented the planner's report on the Ministry Modifications to Official Plan.

F. Symon advised the committee that the Township has an approved and updated Official Plan, consistent with the Provincial Planning Statement 2024 (PPS). He emphasized that the approval process was lengthy and challenging, involving three different planners.

No written comments were received from Ministry of Municipal Affairs and Housing (MMAH), only verbal feedback, which created challenges in accurately capturing the Ministry's suggested changes. Staff and his team were excluded from further discussions with the MMAH. The Official Plan was revised based on the verbal comments received, public meetings were held as prescribed, and the plan was adopted and submitted to MMAH for approval. At the time, it was believed that most Ministry comments had been captured, and the approval process was expected to be straightforward. There were also multiple recommendations that the proposed changes be reviewed in advance so they could be discussed prior to being implemented. However, MMAH ultimately proceeded to make modifications without consultation, and there is no opportunity to appeal the Minister's decision.

A significant number of editorial changes were made that did not alter the intent of the policies. However, there were several substantial changes. F. Symon highlighted three key modifications:

- Minimum lot size: MMAH maintained a one-hectare requirement for properties requiring a hydrogeological study, which was of particular concern to Council.

- Private roads: MMAH removed the policy allowing new lots on private roads This affects the Township's ability to grow, which was of particular concern to Council.
- Environmental policies: The removal of the policies related to waterfront redevelopment and net environmental gain.

Revisions were also made to the Official Plan schedules, which will be updated under the original contract at no additional cost.

The Township has approval authority for amendments to the Official Plan; however, this authority can be removed by the Minister.

The next steps include updating the Zoning By-Law, planned to begin early in the new year with a focus on permissive zoning. Additionally, the Lands Needs Assessment recommended by the Ministry will also commence in the new year.

STAFF REPORTS:

Charlene Alexander, CEO/Head Librarian/Grant Writer provided a Library Report, Minutes of September 23, 2025 Board Meeting and the Grant Writing Report.

Verbally Reported;

- Circulation number for November stats – an error should read 445
- Seniors Community Grant 2026 has now been submitted.

Aurel Thom, Fire Chief/CEMC provided a Monthly Fire/ CEMC Report

Aurel was unable to attend the meeting;

- Update on outstanding items from the Emergency Management Exercise.

Steve Ronholm, Works Superintendent provided a Works Department Report

Verbally Reported;

- S. Ronholm will follow up with Ontario Parks and AFA pertaining to the sections of Major Lake Road.
- S. Ronholm will request an update from Algonquin Fiber on the status of the internet service.
- S. Ronholm will post the grader on Gov. Deals in the next couple weeks.
- Still waiting for approval on the expansion of Tom & Mick Murray Boat Launch.
- Jule for the EV Charging has contacted staff and they will start both projects in the Spring.

Michael Anderson, CBO/BLEO provided a Building/By-Law Report

- The Minor Variance referenced in the report has been finalized and the building permit has been issued.

Tracy Cannon, Deputy CAO/Deputy Clerk-Planner provided an annual Planning Report that included the purchase of Shore Road Allowance applications.

- The number of Minor Variance applications has increased in 2025 and will be reviewed in detail to determine whether the new Zoning By-Law could incorporate changes to reduce the need for some future variance requests.

UNFINISHED BUSINESS:

Asset Management Shortfall

- B. Martin advised that three members of council submitted their responses to staff regarding ideas. There is an increase in the Ontario Municipal Partnership Fund but doesn't solve the issue as there are increases in other areas. Further discussions will take place during budget deliberations.

NEW BUSINESS:

Provincial Funding – Snowmobile Trail

- Councillor Kuiack advised the Committee that snowmobile trails will receive \$3.9 million in provincial funding to support trail openings and improvements. At this time, it has not been announced which clubs will receive the funding. She also noted that the Green Bridge has reopened.
- Bear Mountain Hiking Trail Parking Lot – B. Martin advised that the last correspondence was that no action will be taken until the Township has a Boat Launch & Trails Master Plan in place. The funding has been deferred for a year.
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Moved by: Councillor Siydock

Seconded by: Councillor Rodnick

To adjourn the Asset Management Committee meeting of December 17, 2025, at 11:06 a.m.

-Carried-