



On behalf of the Mayor and my fellow councilors, thank you for joining us tonight for the second Townhall meeting in this term of Council. It is great to see so many people here tonight. For the next few minutes, I will be providing an update on some of the investments that Bonfield taxpayers have made, share some of the successes we have had over the last year, and provide some context for a few topics we will be discussing tonight.

During the election and for the last two years, we have heard from many constituents who have shared their perspective and thoughts on how this municipality should move forward

What we have heard

- The municipality needs to be cleaned up.
- We need to increase community pride.
- Bylaws should be enforced consistently and equitably.
- That people want the municipality to run more like a business and see return on investment for taxes
 - ...We have also heard...
 - That it is taking too long to get things done
 - That we are making changes too fast
 - There should be no rules in Bonfield and people should be able to do anything they want on their property
 - We have heard that there should be no user/permit fees.

what we have heard

As examples, **we have heard that:**

- The municipality needs to be cleaned up and we need to increase community pride. And we have heard that Bylaws should be enforced consistently and equitably for everyone.

But we have also heard

- That because we live in a small northern community that the municipality should leave people alone and that the people in Bonfield should be able to do whatever they want on their property

We have heard

- That it is taking too long to get things done!

But we have also heard

- That we are making changes too fast!

Another theme we have heard is:

- that That township roads are in terrible shape and that community infrastructure is falling apart and needs to be fixed.

But we have also heard that the township should lower taxes and that

there should be no user or permit fees.

- We have heard that people want the municipality to run more like a business and people want to see return on investment for their tax dollars

Strategic Investments In Equipment



- Savings to Bonfield taxpayers
- Investments in our staff
- More work being completed



The next few slides will demonstrate how the investments that have been made were done so by considering both a return on investment, and by weighing the staggering infrastructure deficit we face as a municipality.

In fact, Did you know that our municipality has an immediate infrastructure deficit of \$5M and we only have a reserve savings of \$1M dollars.

A strategic decision was made to invest in our Public Works Department so that they can accomplish more work in-house as opposed to contracting it out. This decision allows for more work to be completed each year at a cheaper rate than contacting out those services.



Clearing Ditches to better control water – Started 2024

- Line 3 S, 4.6km both ways (9.2km total distance)
- Maple Rd, #546 to #451 - 1km total distance
- Maple Rd, Ditched in front of #100 to X-road culvert
- Grand Desert Rd, Ditched in front of #344 to X-Road culvert
- Greenwood Dr, from Lakeview Crt to Sunnyside Rd
- Greenwood Dr, from #306 to #314
- Fichault Rd, #446, both sides of laneway

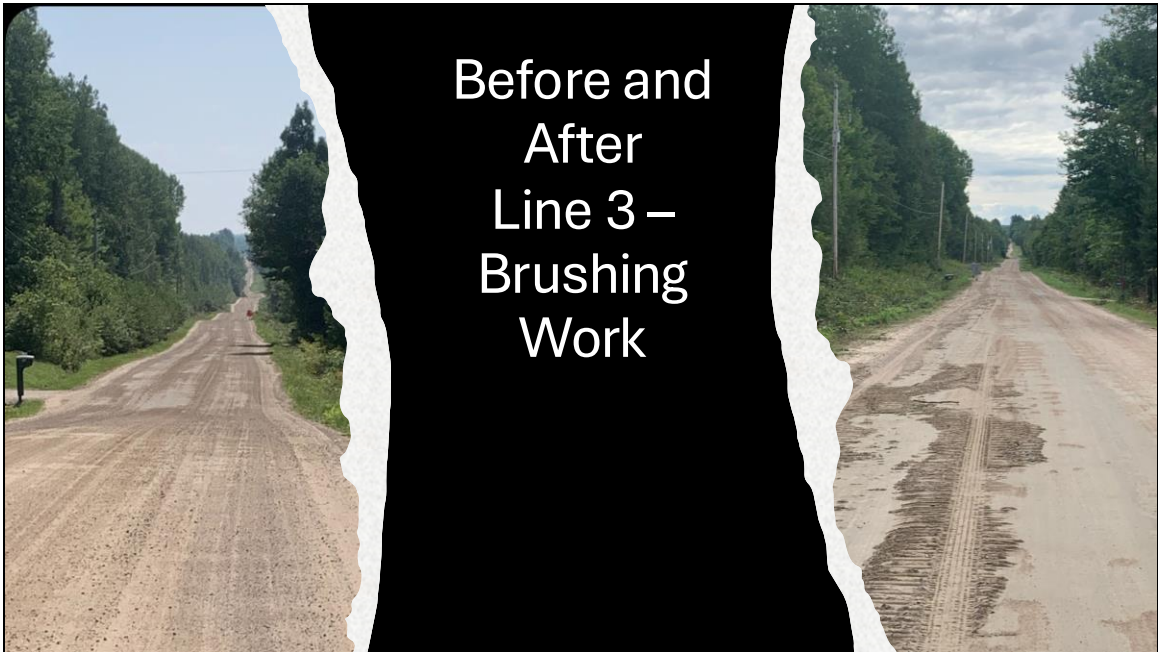


As an example, in the past, the Township used to rent an excavator to perform work that needed to be done.

Did you know that in 2023 the Township of Bonfield rented an excavator at a cost of \$1,950 per week to perform ditching work. It took 7 weeks of rental cost to ditch Pine Lake Road – then the equipment needed to be returned. This was not only a very costly run-time per hour, but it was also restrictive in the amount of work that could be completed due to only having the equipment for a few short weeks. In May, 2024 the taxpayers purchased an excavator for \$271,000 – this investment allows the municipality to complete significantly more work each year by creating a multi-year Public Works operational plan.

The municipality also purchased a Backhoe for \$167,000. The return on investment (business case) was easy to make given that the old equipment was at the end of its lifecycle and was costing a significant amount of money on repairs each year. We also knew that in order for these investments to be strategic, we wanted to support staff to receive proper training to ensure efficient and safe use of the equipment. AND we also knew that we had to ensure that a rigorous maintenance schedule was followed to help get the full life expectancy from the equipment.

As you can see from this slide, the public works department used the new equipment to perform multiple ditching projects last year. And there is more on the way in 2025.



Did you know that in 2023, the municipality spent just over \$20,000 to have an outside contractor perform brushing? The new equipment has also allowed us to invest in a few attachments - such as a brush head – which cost \$47,000 – a return on investment in less than 2.5 years.

Brushing Program – Started 2024

Line 3 S, 4.6km
both ways (9.2km
total distance)

Maple Rd, 1.1km
both ways (2.2km
total distance)

Sightlines
throughout the
hamlet

Sightlines at
intersections

Coverage over
Township signs
(Highway, Office &
Roadside)

Roadside mowing
of whole Township

Here is the list of locations that the Public Works department completed brushing in 2024. Again, more to come in 2025 and beyond.

Road Sweeping

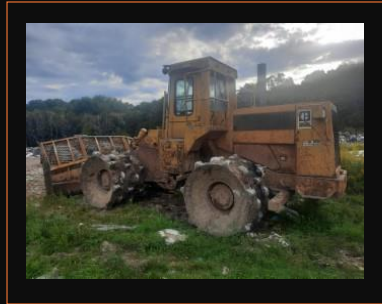
- Previously contracted for \$7,000 annually
- Purchased for our own for \$18,500



Did you know that the municipality spent approximately \$7,000 every year to have an outside contractor sweep the road sand every spring? The new excavator has allowed the municipality to invest in attachments such as a sweeper – which cost of \$18,500 – a return on investment in less than 2.5 years.

Landfill Compactor

- New to us compactor is a game changer for the life expectancy of the landfill



Did you know that from July 2023 to July 2024 the landfill recorded a total of 35,670 bags of garbage (excluding trailer loads and free dump days).

The municipality purchased a used compactor for \$30,000 to help manage waste and to significantly extend the life of our landfill - which is a big asset that our municipality may never be able to replace.



Road Work

The municipality has also begun to invest in fixing our roads.

Did you know that all 5 KMs of line 3 south received 4" of gravel last summer and Maple Road also received new gravel?

Additionally, 6kms of Development Road was pulverized, allowing PW to grade and apply calcium to control dust.



Did you Know...

- The township has owned an ice re-surfacer that has not been used in many years?
- Thanks to the Public Works Department for fixing the ice re-surfacer and for providing some great ice for everyone to enjoy this year and many to come!



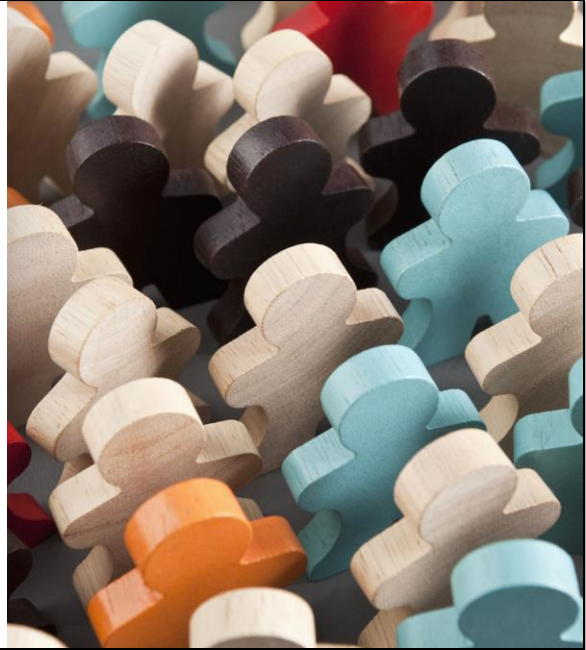
Did you know we owned an ice re-surfacer for our outdoor rink that had not been used in many years?

Thanks to the Public Works Department for fixing the ice re-surfacer in-house and for providing some great ice for everyone to enjoy this year and many to come!

These investments in equipment not only provide financial savings over time, but the impact is immediate with the increased capacity for improvement in the municipality. When I drive around our municipality, I can honestly say that I am proud of the work our PW crew has completed. They are stepping up in a big way – they have well deserved pride in their work, and it shows.

Change Management

A structured approach to help organizations prepare for, manage and implement change



This council was elected to make progress on behalf of the residents of Bonfield, and while it's clear that change can feel overwhelming, we recognize the tremendous amount of work that needs to be done just to catch up with current standards. The fact is, there are gaps we must address if Bonfield is going to grow in a way that meets the needs of today and positions us for success tomorrow.

As a few examples - Did you know:

- The fire establishing by-law is 30 years old and does not meet current standards?
- Or that
- The user fees haven't been reviewed in over 13 years, leading to an unfair distribution of taxes?
- Did you know that it's been 22 years since the last strategic plan was done for Bonfield?
- Or that there have been
- No Key Performance Indicators have ever been developed to measure success or to ensure that taxpayers are getting value for their money?

These are not issues exclusive to southern Ontario; they are real challenges here in Bonfield, and we take our responsibility seriously. We are working hard to ensure

that Bonfield is not just keeping up but is in a strong position for the future. We owe it to our residents to bring things up to date, to create systems that work, and to ensure that our community thrives.

In line with this, we've taken steps to ensure that the new bylaws are clear and applicable. We want to clarify specific guidelines for property owners and make sure there are transparent and open communication channels for addressing concerns. We understand that implementing these changes can seem daunting, so we are providing reasonable timeframes for compliance, while keeping fairness and the integrity of the regulations intact.

Tonight, we will be talking about some new potential by-laws. These by-laws address various items including hunt camps, shipping containers as storage units, Trailers on vacant property and Short-Term Rentals.

Did You Know...

Hunt Camps are **not** currently permitted within Bonfield? Proposed new by-Law will allow them.

Shipping Containers for storage on your property is currently **not** permitted? Proposed new by-law will allow them.

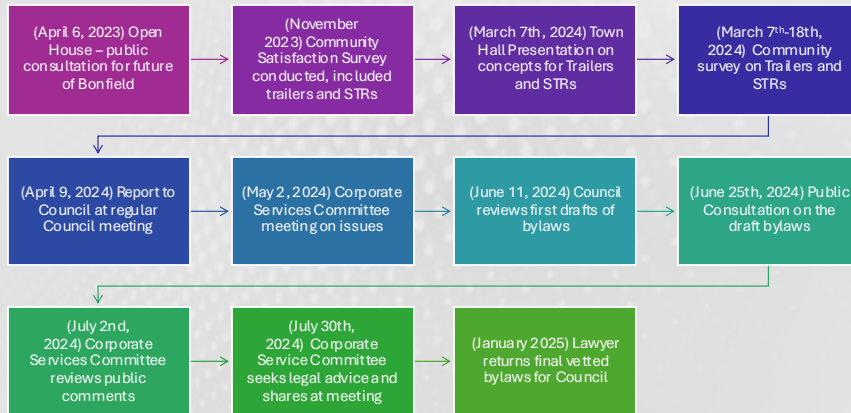
ADU's will expand what is allowed on your property. Secondary Dwelling Units will go unchanged within RLS zones?

That RV's are currently not permitted on vacant property anywhere in the municipality.

To ensure we are all have the same context, when discussing some of the by-laws this evening ...

- Did you know that Hunt Camps are not currently permitted within Bonfield? The proposed new by-law we are discussing tonight will allow them.
- Did you know that Shipping Containers for storage on your property are currently **not** permitted? The proposed new by-law we are discussing tonight will allow them.
- Did you know that Additional Dwelling Units will expand the number of additional dwellings you can have on your property and that Secondary Dwelling Units will go unchanged within RLS zones?
- Did you know That RVs are currently not permitted on vacant property anywhere in the municipality. The draft by-law we are discussing tonight will allow trailers on vacant property within parts of our community.

Timeline – Trailer and STR By-Laws



For those of you who say we are moving too fast.....here is the timeline for the trailer and STR by-laws,
 Public consultation started in April of 2023; we are now in March of 2025. After 2 years of working on these by-laws, we are finally nearing the finish line! There has been quite a few meetings, surveys and consultations which can all be found on the municipality’s website.

**STR -
What we have heard**

- Council shouldn't allow any short-term rentals in Bonfield.
- Council shouldn't restrict short-term rentals in Bonfield at all.
- Council shouldn't restrict what I can do on my property.
- The renters next door are ruining my ability to enjoy my property.
- STR's take away from long-term housing stock in our municipality.
- STR's are great for tourism and need to be encouraged.

What we have heard throughout the process is there are many views of how council should proceed. We have heard
Council shouldn't allow any short-term rentals in Bonfield.
Council shouldn't restrict short-term rentals in Bonfield at all.
Council shouldn't restrict what I can do on my property.
The renters next door are ruining my ability to enjoy my property.
STR's take away from long-term housing stock in our municipality.
STR's are great for tourism and need to be encouraged

Proposed STR By-Law

Allows the opportunity for people visit and stay in our beautiful community while:

1. Ensure Safety & Accountability

- Protect guests by enforcing safety standards (e.g., fire codes, health regulations).
- Hold hosts accountable for providing safe, and legitimate rental experiences.

2. Prevent Housing Affordability Issues

- STRs can reduce the availability of long-term rental properties, driving up rental prices in high-demand areas.
- Helps preserve affordable housing for local residents.

3. Maintain Community Integrity

- STRs can contribute to overcrowding, noise, and disturbance in residential neighborhoods.
- Regulations help maintain the balance between tourism and the quality of life for local residents.



We have heard from all sides and the proposed STR by-law is rooted in **Allowing the opportunity for people visit and stay in our beautiful community while:**

1. Ensuring Safety & Accountability by

- Protecting guests by enforcing safety standards (e.g., fire codes, health regulations).
- And holding hosts accountable for providing safe, and legitimate rental experiences.

2. This by-law will also help Housing Affordability Issues by

- Balancing the number of short-term rentals in our community so not to negatively impact the availability of long-term rental properties or homes to purchase - and we all know that a shortage of housing stock drives up rental prices.

3. Additionally, this by-law will help Maintain Community Integrity by

- Setting clear rules that will decrease overcrowding, noise, and disturbance in residential neighborhoods.
- And helping to maintain the balance between tourism and the quality of

life for local residents.

Trailers - What we have heard

- Council shouldn't allow any trailer in Bonfield.
- Council shouldn't restrict trailers in Bonfield at all.
- Council shouldn't restrict what I can place on my property.
- The trailer next door is ruining my ability to enjoy my property.
- trailers take away from long-term housing stock in our municipality.
- Trailers are ruining our lakefront and our lakes.
- I should be allowed to have a trailer while I build my house.
- Concern about human waste disposal practices

We have also heard from all sides about allowing trailers on vacant property. WE have heard

- Council shouldn't allow any trailers in Bonfield and needs to enforce the existing by-law.
- Council shouldn't restrict trailers in Bonfield at all.
- Council shouldn't restrict what I can place on my property.
- The trailer next door is ruining my ability to enjoy my property.
- trailers take away from housing development in our municipality.
- Trailers are ruining our lakefront and our lakes.
- I should be allowed to have a trailer while I build my house.

Proposed Trailer By-Law

Allowing trailers on vacant lots in rural areas:

1. Loosens the Restrictions

- Currently no trailers are allowed on any vacant throughout the municipality.
- Trailers will be permitted in rural areas with conditions.

2. Maintain Community Integrity

- Maintain the character of the neighbourhood
- Ensures prime lakefront property is ready for appropriate development



We have heard from all sides of the trailer on vacant property issue. The proposed by-law will **Loosens the Restrictions**.

- As stated earlier, currently no trailers are allowed on any vacant property throughout the municipality.
- Trailers will be permitted in rural areas with conditions to protect the environment and to maintain the character of the neighborhoods
- This new by-law will maintain that trailers are not permitted within the hamlets or on lakefront properties to ensure those lots are ready for appropriate development.



Our goal is not to stifle progress. It's about ensuring that growth is sustainable, and that it respects the needs of the entire community. We recognize that change can be uncomfortable, but it's necessary to find a balance between individual freedoms and the collective well-being. It's about finding a middle ground that works for everyone, where fairness is at the heart of the process.

We are committed to listening to the many voices within our community, adapting where we can, and ensuring that everyone is treated fairly and with respect – this includes the loud and boisterous voices and the quiet more reserved voices as they all deserve equal weight and respect. We are also equally committed to ensuring that rules are complied with to provide Bonfield with a secure and prosperous future.