



# AGENDA

## Corporation of the Township of Tay Council

**Wednesday, June 24, 2026 - 7:00 PM**

Council Chambers  
Tay Township Municipal Office  
450 Park Street, Victoria Harbour

---

A meeting of Council will be held Wednesday, June 24, 2026 in the Council Chambers commencing at **7:00 PM**. To view the live stream visit the Tay Township [Youtube Channel](#).

Page

1. Call to Order
2. Moment of Reflection & Land Acknowledgement

The Township of Tay recognizes that it is located on the traditional and territorial lands of the Anishinabek people, now known as the Chippewa Tri-Council of Beausoleil First Nation, Georgina Island First Nation, and Rama First Nation. This territory is within the pre-confederation Treaty 5 and Treaty 16, and within the Williams Treaties of 1923. Once the traditional territory of the Wendat and the historic homelands of the Métis, Tay Township is proud to be home to a diverse community of many Indigenous peoples. We all share the responsibility to be caretakers and stewards of these lands and waters, and promise to ensure their health and integrity, for future generations.

3. Approval of the Agenda

Resolution:

That the Council Meeting Agenda for June 24, 2026, be approved.

4. Disclosure of Interest
5. Presentation / Delegations

**5.1. Father John O'Brien, Martyrs' Shrine, Re: 100th Anniversary Award Presentation**

**5.2. Rodney Robinson & Peter Strachan, Re: Tay Shore Trail/Snowmobile Use**

5 - 18

[Correspondence - Petition to Prohibit Motorized Vehicles on the Tay Trail](#)

**5.3. John Podolak, Tanner's Beach Productions Inc., Re: The Gidley Project - Commemorating Metis Maritime Heritage in Tay Township**

19 - 25

[John Podolak - Tanner's Beach Productions Inc. - Presentation](#)

<b>5.4.</b>	<b>Tony De Guglielmo, Central Bus Services, Re: Pilot Project - Port McNicoll Transportation Service to Simcoe County LINX Line</b> <a href="#">Pilot Project - Port McNicoll</a>	26 - 27
<b>6.</b>	Consent List Resolution: That the Consent List for June 24, 2026 and the Recommendations contained therein be adopted as Resolutions of Council.	
<b>6.1.</b>	<b>Adoption of Minutes</b>	
<b>6.1.1.</b>	<b>Council Meeting Minutes - May 27, 2026</b> <a href="#">Council - 27 May 2026 - Minutes - Html</a>	28 - 34
<b>6.1.2.</b>	<b>Confidential Council Meeting Minutes - May 27, 2026</b>	
<b>6.2.</b>	<b>Reports of Various Committees</b>	
<b>6.2.1.</b>	<b>Committee of the Whole Meeting Minutes - June 10, 2026</b> <a href="#">Committee of the Whole - 10 Jun 2026 - Minutes - Html</a>	35 - 41
<b>6.2.2.</b>	<b>Committee of Adjustment Meeting Minutes - June 17, 2026</b> <a href="#">Committee of Adjustment - 17 Jun 2026 - Minutes - Html</a>	42 - 47
<b>6.2.3.</b>	<b>Heritage Committee Meeting Minutes - June 2, 2026</b> <a href="#">Heritage Committee - 02 Jun 2026 - Minutes - Html</a>	48 - 50
<b>6.2.4.</b>	<b>Horticulture Committee Meeting Minutes - June 9, 2026</b> <a href="#">Horticulture Committee - 09 Jun 2026 - Minutes - Html</a>	51 - 52
<b>6.2.5.</b>	<b>Tay Township Public Library Meeting Minutes - May 21, 2026</b> <a href="#">Tay Township Public Library Board - 21 May 2026 - Minutes - Html</a>	53 - 56
<b>7.</b>	Staff Reports / Other Business	

- 7.1. CS-2026-047 Manager of Communication and Technology, Re: Township Logo Redevelopment - Shortlisted Logo Review and Selection** 57 - 64  
[CS-2026-047](#)  
[CS-2026-047 Schedule 1](#)

Recommendation:

That CS-2026-047, dated June 24, 2026, regarding the Township Logo Redevelopment – Shortlisted logo Review and Selection be received; and

That Council select shortlisted logo # \_\_\_\_, as depicted in Schedule 1 to proceed to professional graphic design refinement; and

That Staff be directed to return the refined logo design to the July 2026 regular meeting of Council for final approval.

- 7.2. CS-2026-053 Treasurer, Re: 2025 Treasurer's Statement of Development Charge and Parkland Dedication Reserve Funds** 65 - 70  
[CS-2026-053](#)  
[CS-2026-053 Schedule 1](#)

Recommendation:

That Item CS-2026-053, dated June 24, 2026, regarding the 2025 Treasurer's Statement of Development Charge and Parkland Reserve Funds, be received.

8. Delegation Follow-Up

9. Correspondence Received

- 9.1. Correspondence - Township of Springwater - Elmvale Groundwater Project Grant Application and Support for Community-Based Groundwater Research** 71 - 77  
[Cover Letter](#)  
[Elmvale Groundwater Project Grant Application and Support for Community-Based Groundwater Research](#)

- 9.2. Correspondence - Linda Loftus, Squarefoot Commercial Group - Port McNicoll Housing-Enabling Infrastructure Opportunity (Registered Plan 544)** 78 - 102  
[Letter to Council](#)  
[56 Lots - Port McNicoll Brochure](#)

10. Notice of Motion

11. Council Announcements

12. Closed Session

**12.1. Retire to Closed Session**

Resolution:

That Council retire to a Closed Session at (time) p.m. under authority of the Municipal Act, Section 239(2)(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (Litigation Update)

**12.2. Confidential CS-2026-046 Chief Administrative Officer/Deputy Clerk, Re: litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (Litigation Update)**

**12.3. Rise from Closed Session**

Resolution:

That Council rise from Closed session at (time) p.m. and return to the regular meeting.

13. Closed Session Reporting

14. By-laws

15. Confirming By-law

**15.1. By-law No. 2026-25 - Confirmation**  
[By-law No. 2026-25](#)

103

Resolution:

That By-law 2026-25, being a by-law to adopt the proceedings of the June 24, 2026 Council meeting, be enacted as a by-law of the Township of Tay.

16. Adjournment

Resolution:

That this Regular Meeting of Council adjourn at (time) p.m.

MAR / APRIL 2026 M.

Received  
April 20126 SF

## **PETITION**

### **Petition to Prohibit Motorized Vehicles on the Tay Trail**

**To: Tay Township Council**

**Subject: Restoring the Tay Trail as a Non-Motorized, Year-Round Community Trail**

#### **Statement of Concern**

We, the undersigned residents and supporters of the Tay Trail, respectfully request that motorized snow vehicles and 4x4 vehicles be prohibited on the Tay Trail, and that the trail be restored to its original intended use as a non-motorized, multi-season community trail for walking, cycling, snowshoeing, and hiking.

#### **Background and History**

The Tay Trail was donated to Tay Township in 2004 by the Trans Canada Trail Foundation with the clear intention that it be used as a park-style trail for non-motorized activities, including walking, biking and hiking. Motorized vehicles were not part of the original mandate of the trail.

Approximately five years ago, following a community petition, Tay Township agreed to plow and sand the trail from Caswell Beach to Bass Bay Road. This decision transformed the Tay Trail into a safe, accessible, and heavily used year-round community space.

Residents from surrounding areas—including George's Walk, Bayside Avenue, Maskinonge Road, Sallows Road, and Caswell Beach—as well as visitors from outside the area, were able to safely enjoy the trail. During this period, the trail experienced significant daily use and became a valued community asset.

#### **Current Concerns**

Since the approval of snowmobiles and 4x4 vehicles, the Tay Trail has become largely inaccessible to the very residents it once served.

- Seniors and vulnerable residents are no longer able to safely use the trail
- Many residents are forced onto adjacent roadways, creating serious safety hazards
- Safe walking and cycling access—particularly in winter months—has been eliminated
- What was once a welcoming community trail is now effectively unusable for most residents

While snowmobile use on the trail is unlimited, there are no local businesses dependent on this access, and snowmobilers already have designated trail systems available elsewhere. In

contrast, the Tay Trail is one of the only safe, direct routes for local residents to walk, cycle, and remain active year-round.

**Trial Period and Misrepresentation**

Motorized access was presented as a one-year trial; however, signage now labels the Tay Trail as a "Multi-Use Trail," implying permanency without clear community consent or a formal review process. This change contradicts the original terms under which the trail was granted to Tay Township.

**Our Request**

We respectfully request that Tay Township:

- Remove motorized snow vehicles and 4x4 vehicles from the Tay Trail
- Restore the trail to a non-motorized, multi-season community trail
- Reinstate maintenance practices that support safe, year-round access
- Honor the original intent of the Trans Canada Trail Foundation donation

**Why This Matters**

The Tay Trail is more than a pathway—it is a community connector, a health resource, and a safe space for residents of all ages. Restoring it to non-motorized use supports:

- Public safety
- Accessibility for seniors and vulnerable residents
- Active transportation
- Environmental protection
- Overall community well-being

We are not asking to remove recreational opportunities. We are asking to protect a trail that was never intended for motorized use and to return it to the residents who rely on it daily.

By signing below, we confirm our support for this petition.

<b>Name</b>	<b>Signature</b>	<b>Address</b>	<b>Date</b>
(Print)	•	!	•

---

Randy DeBeer     *Randy DeBeer*     Mar 12 2026     68 BAYSIDE

---

By signing below, we commit our support for this person.

Name Signator (Address Dot  
(Print)                    /                    )

Bob Shaban

March 12/25

60 BAYSIDE

Kira Milnes

March 12/25

60 BAYSIDE




March 12/25

Wayne Stacy

MAR 13 - 26



March 13 - 26

Kal Johnson 

March 23/25

2 BAYSIDE

Kaitlyn Pike

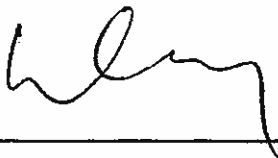
March 23/25

2 BAYSIDE

Lauri Barron

March 23/25

7 BAYSIDE



March 23/25

11 BAYSIDE



March 23 / 26

09 Dav. of  
Drive

Deane DeBattista

MAR 23/24

14 BAYSIDE

By signing below, we confirm our support for this petition.

Name Signatur Address Dat  
(Print) e / e

Lochlain HUGH	Mar 23 2026	31 GEORGIA WALK
Jennifer McCarroll	Mar 23/26	33 Georgias Walk
William Jones	Mar 23/26	37 Georgias Walk
JAN LEWIS	MAR 23/26	43 GEORGIAS WALK
Rebecca Mannick	March 23, 2026	41 Georgias Walk
DENNIS OUELLETTE	MAR 23/26	45 GEORGIAS WALK
TIM GODFREY	MAR 23/26	49 Georgias Walk
GREG STOTT	MARCH 23/26	47 GEORGIAS WALK
Julia Danforth	March 23/2026	47 Georgias Walk
DAVE HARGREAVES	March 23/26	51 GEORGIAS WALK
Lisa Earle	March 23/26	51 Georgias Walk



contrast, the Tay Trail is one of the only safe, direct routes for local residents to walk, cycle, and remain active year-round.

**Trial Period and Misrepresentation**

Motorized access was presented as a one-year trial; however, signage now labels the Tay Trail as a "Multi-Use Trail," implying permanency without clear community consent or a formal review process. This change contradicts the original terms under which the trail was granted to Tay Township.

**Our Request**

We respectfully request that Tay Township:

- Remove motorized snow vehicles and 4x4 vehicles from the Tay Trail
- Restore the trail to a non-motorized, multi-season community trail
- Reinstate maintenance practices that support safe, year-round access
- Honor the original intent of the Trans Canada Trail Foundation donation

**Why This Matters**

The Tay Trail is more than a pathway—it is a community connector, a health resource, and a safe space for residents of all ages. Restoring it to non-motorized use supports:

- Public safety
- Accessibility for seniors and vulnerable residents
- Active transportation
- Environmental protection
- Overall community well-being

We are not asking to remove recreational opportunities. We are asking to protect a trail that was never intended for motorized use and to return it to the residents who rely on it daily.


By signing below, we confirm our support for this petition.

<b>Name</b>	<b>Signature</b>	<b>Address</b>	<b>Date</b>
(Print)	e	l	e

---

LINDA ROBINSON 64 BAYSIDE AV. VICTORIA HARBOUR  
 Linda Robinson March 05, 2026



---

MARILYN METCALF 73 BAYSIDE AVE VIT  
 March 6/26



By signing below, we commit our support for this petition.

Name Signer Address Date  
(Print) • / •

		7 Georgias Walk,	
Deborah Montgomery	AM Montgomery		Mar 29/26
Cliff Conner			MAR 29/26
Waykins Conner	10 Georgias Walk		Mar. 29/26
WHL	9 GEORGIAS WALK		MAR 29/26
Katharine Bingham	12 Georgias Walk		Mar. 29/26
Amanda Woodman	19 Georgias Walk		Mar 29/26
Connie Morrison	23 GEORGIAS WALK		MAR 29/26
Max Burchfi	25 Georgias Walk		Mar 29-26
Wesley Burchfi	25 Georgias Walk		Mar 29-26
	24 Georgias Walk		Mar 29/26
Jacob Johnson	28 Georgias Walk		Mar 29/26

By signing below, we confirm our support for this petition.

Name Signatur Address Dat  
(Print) e / e

(2) 50 Georgias Walk  
Christine & Charles M. Lough Victoria Harbour

*[Signature]* 72 MARSHALL AVE MAR 28/26

Arthur Fidee 63 Bayside Mar 29/26

Wendy *[Signature]* 69 Bass Bay Dr Mar 30/26

Gary Dockett 69 BASS BAY DR. MAR. 30/26

R. *[Signature]* 49 CRESCENT DR. MAR 31/26

Lauren Labrie 37 Crescent Dr. Mar 31/26

Margaret Lockhart 90 Bass Bay Mar 31/26

Donna McMaster 13 Crescent Dr. Mar 31/26

Shirley Aust 16 Crescent Drive April 26

Larissa Aust 16 Crescent Drive April 26

Name Signature Address Date  
(Print) /

A. Golkes 11 Caswell Rd April 1st

Mr. Bruce 4 Caswell Road April 1st

Lindsay Vallee 46 Sallows Drive April 1st

D. O'BRIEN 80 MASKINONGE RD APRIL 1ST  
VH.

Lionel Hazell (100 Maskinonge Rd) Apr 1st

Phyllis Hazell 100 Maskinonge Rd Apr 1st

127 Maskinonge Rd. Bozena Holditch Apr 1, 2026

Name	City	Province	Postal Code	Country	Signed On	
Peter Strachan		Canada	2026-02-14			
Sarah strachan	Burlington	L7T	Canada	2026-02-14		
Michael Strachan	Oakville	L6L	Canada	2026-02-14		
Tella O	Victoria	V9A	Canada	2026-02-14		
Trina Milnes	Victoria Harbour	L0K 2A0	Canada	2026-02-14		
Rod Robinson	Midland	L4R	Canada	2026-02-14		
Michelle Tayler	Pickering	L1X 2P1	Canada	2026-02-14		
Dean Bowler	Pickering	L1X 2P1	Canada	2026-02-14		
Bev McRae	Whitby	L1R 1T6	Canada	2026-02-14		
Anthony Lamoureux	Port McNicoll	L0K 1R0	Canada	2026-02-14		
Philip Lacombe	Coldwater	L0K 1E0	Canada	2026-02-14		
emma bowler	Markham	L3P	Canada	2026-02-14		
Hayley Lyons	Toronto	M9N	Canada	2026-02-14		
Sarah Audy	Gatineau	J9J3V2	Canada	2026-02-14		
Amna Kolachi	Windsor	N9E4V6	Canada	2026-02-15		
Susana Muñoz	Madrid	28019	Spain	2026-02-15		
Yolanda Schultes	Wittenbach		Sweden	2026-02-15		
armer teufel galerie reger	Nürnberg	90443	Germany	2026-02-15		
armer teufel reger	Nurnberg	90443	Germany	2026-02-15		
Sue Cone	Hull	England HU13 9DS	United Kingdom	2026-02-15		
Katalin Kónya-Jakus	Szatymaz		Hungary	2026-02-15		
Denise Lacombe	Pickering	L1V	Canada	2026-02-15		
shirley swan	Birmingham	England b14 7sr	United Kingdom	2026-02-15		
Jim Parisotto	Victoria Harbour	L0K 2A0	Canada	2026-02-15		
Doug and Mary Hoff	Penetanguishene	L9M	Canada	2026-02-15		
joyce alexander	Edinburgh	Scotland eh151le	United Kingdom	2026-02-15		
Raleigh Koritz	St Paul	Minnesota 55114	United States	2026-02-15		
Judy Bruce	Wasaga Beach	L9Z 2B1	Canada	2026-02-15		
Jenna Miles	Dartmouth	B2V	Canada	2026-02-16		
Robert Rowe	Hamilton	L8E 3V6	Canada	2026-02-16		
Madeleine Levy	Toronto	M6B 2M7	Canada	2026-02-16		
Azita Moaref Moaref	Toronto	M5A	Canada	2026-02-16		
Rosa Cabrerizo	Hospitalet de Llobregat	08905	Spain	2026-02-16		
Brodie Marschall	Glenwood		QLD	4570	Australia	2026-02-16
CHENEVAL CATHERINE	Aix-les-Bains	73100	France	2026-02-16		
Cheryl Moscoe	Toronto	M3J 1R2	Canada	2026-02-16		

Nelly PRESTAT	Mouroux	77120	France	2026-02-16	
Andréa Branco	Sao Paulo		Brazil	2026-02-16	
K white	Barrie	L4N	Canada	2026-02-16	
Nathan Purdy	Hamilton	L8S1N6	Canada	2026-02-16	
Roxana Moya	Santiago		Chile	2026-02-16	
Sima Askari	Thornhill	L4J	Canada	2026-02-16	
David Finlay	Midland	L0K 2A0	Canada	2026-02-16	
Wendy Bennison	Burlington	L7L	Canada	2026-02-16	
Dominique Girard	Valras-Plage	34350	France	2026-02-16	
Joey Faircloth	Toronto	M4V	Canada	2026-02-16	
Odile Melancon-Moreau	Mississauga	L5A	Canada	2026-02-16	
Madelein Blundred	Lake Dallas	Texas 75065	United States	2026-02-16	
Marilyn Metcalf	Guelph	N1E 7G9	Canada	2026-02-16	
Gaetan Vir	Ottawa	K1L 5H8	Canada	2026-02-17	
M A	Toronto	M6R	Canada	2026-02-17	
GurmeetSingh Khalsa	Surrey bc	V3w 4n3	Canada	2026-02-17	
Petra Achtzehnter	Kaiserslautern	67663	Germany	2026-02-17	
Keenan Brookes	Angus	L3W	Canada	2026-02-17	
Wayne Noble	Tottenham	L0G	Canada	2026-02-17	
Richard Beri	Orangeville	L9W	Canada	2026-02-17	
Jason Angus	South Bruce Peninsula	N0H2T0	Canada	2026-02-17	
Brent Manuel	Barrie	L4N2R6	Canada	2026-02-17	
Dean Robertson	Barrie	L4N	Canada	2026-02-17	
Tammy Angus	Brampton	L6X 1K7	Canada	2026-02-17	
Devon Amiga	Oakville	L6L 5L5	Canada	2026-02-17	
andee keitner	Collins wood	L9Y 3Y9	Canada	2026-02-17	
Chris Poole	Port Elgin	N0H	Canada	2026-02-17	
Justin Paczkowski	Barrie	L4N	Canada	2026-02-17	
Liisa Jay	Barrie	L4n5s4	Canada	2026-02-17	
Jerry Newton	Edmonton	T5H	Canada	2026-02-17	
Colin ridge	Kincardin	L7A	Canada	2026-02-17	
Erin Barrie	Barrie	L4N	Canada	2026-02-17	
Robert Haskett	Kitchener	N2a1k3	Canada	2026-02-17	
Alen Alen	Winnipeg	R3T	Canada	2026-02-17	
Rosselly Martinez	Etobicoke	M9W	Canada	2026-02-17	
Dale Avery	Barrie	L4N9Y7	Canada	2026-02-18	
Mike Fogt	Caledon East	L7C 1K7	Canada	2026-02-18	

Robyn bay	Edmonton	T6T 6C0M5	Canada	2026-02-18	
Ismael saint Juste	Ottawa	K1R	Canada	2026-02-18	
Krisssy Chase	Toronto	M8Y	Canada	2026-02-18	
Morgan MacDonald	Keswick	L4P	Canada	2026-02-18	
Jil Vaivars	Kitchener	N2H	Canada	2026-02-18	
Aman Singh	Brampton	L6X	Canada	2026-02-18	
Lina Jumaa	Nepean	K2B	Canada	2026-02-18	
Emily Glue	Innisfil	L9S 0A5	Canada	2026-02-18	
Patricia Fontg	Aurora	L4G 1G6	Canada	2026-02-18	
Knox Robitaille	Waubauskene	L0K	Canada	2026-02-18	
Blake Callaghan	Toronto	M4P	Canada	2026-02-18	
Emma Purnell	Grimsby	L3M	Canada	2026-02-18	
IRFAN BUTT	Mississauga	L5V	Canada	2026-02-19	
Callum pierce	Chilliwack	V2R	Canada	2026-02-19	
Damien Morrison	Brantford	N3S0J4	Canada	2026-02-19	
Sam Sultana	Oshawa	L1G	Canada	2026-02-19	
Nidaa Alradwan	Toronto	M6G	Canada	2026-02-19	
Floragael MacNeil	Mabou	B0e1x0	Canada	2026-02-19	
Lisa Stokes	Brampton	L6R	Canada	2026-02-19	
Dayle Laing	Brampton	L7A	Canada	2026-02-19	
Cindy Evans	Brampton	L6T 1K8	Canada	2026-02-20	
Mark Ladouceur	Brampton	L6T 1K8	Canada	2026-02-20	
Daniel Yu	Markham	L6E	Canada	2026-02-20	
Cody Gascho	Stayner	L0M 1S0	Canada	2026-02-20	
Christopher Hall	Ancaster	L9G	Canada	2026-02-20	
Yalda Mallak	Richmond Hill	L4C	Canada	2026-02-20	
Renee Fair	Flesherton	N0C	Canada	2026-02-20	
Dean Fanson	Wasaga Beach	L9Z	Canada	2026-02-20	
Jessica Trushinski	Wasaga Beach	L9Z	Canada	2026-02-20	
Susan Cook	Wasaga Beach	L9Z	Canada	2026-02-20	
Christine Larkin	Wasaga Beach	L9Z	Canada	2026-02-20	
S Fanson	Wasaga Beach	L9Z	Canada	2026-02-20	
Mary Warrick	Blue Mountains	L9Y 0Z3	Canada	2026-02-20	
Kamara Wyatt	Collingwood	L9Y	Canada	2026-02-20	
Steve Forbes	Wasaga Beach	L9Z	Canada	2026-02-20	
Liz britt	Midland	L4r	Canada	2026-02-20	
Mckenna Snow	Toronto	M6R	Canada	2026-02-20	

Holly McDaniel	Elmvale	L0L 1P0	Canada	2026-02-21	
Bruce Mißsen	Coldwater	L0K 1E0	Canada	2026-02-21	
Richard Honey	Port perry	L9I1b6	Canada	2026-02-21	
Byron Wesson	phelpston	Lol 2ko	Canada	2026-02-21	
Will Williams	Goderich	N7a	Canada	2026-02-21	
Richard Kitchen	Wasaga Beach	L9Z	Canada	2026-02-21	
Anita Delisimunovic	Wasaga Beach	L9z1H6	Canada	2026-02-21	
Patrick murray	Midland	L4R	Canada	2026-02-22	
Tara Nagy	Midland	L4R	Canada	2026-02-22	
Laura Nagy	Port McNicoll	L0K1R0	Canada	2026-02-22	
Josh Nagy	Mississauga	L5H	Canada	2026-02-22	
Kelly Lewis	Victoria Harbour	L0K2A0	Canada	2026-02-23	
Stephen Makk	Victoria Harbour	L0K2A0	Canada	2026-03-06	
Laura disano	Midland	I4r5m9	Canada	2026-03-06	
Shannon deVries	Orillia	Ontario L3V 1J9	Canada	2026-03-11	
Christa Bushey	Collingwood	L9Y1Y4	Canada	2026-03-21	
Andrew Zajchowski	Waterloo	N2J 1R3	Canada	2026-03-24	
Gerald Maysuik	Toronto	M6j2j1	Canada	2026-03-24	
Paul Cavelti	buckley	Washington 98070	United States	2026-04-01	
David Degano	Bradford	L3Z2Y2	Canada	2026-04-01	



**The Gidley Project: Preserving Georgian Bay's Maritime & Lumber Heritage**

**Presented by: John Podolak - Executive Producer – Tanner's Beach Productions Inc.**

Delegation to Tay Township Council – June 24, 2026





Métis Nation  
of Ontario 



INDIGENOUS  
SCREEN  
OFFICE

**National Broadcast Reach:**

*PBS (United States):* Reaching over **110 million homes** and **80 million viewers** monthly.

*The Sportsman Channel (Canada):* Nationwide exposure for Canadian heritage.

*The Deliverables:* Multiple series, including *Vintage Vessels* and *The Gidley Project* documentary feature for APTN and hour program for PBS, Sportsman Channel, CBC.

**Project Backing:** Partly funded by the Métis Nation of Ontario (MNO) and the Georgian Bay Métis Council.

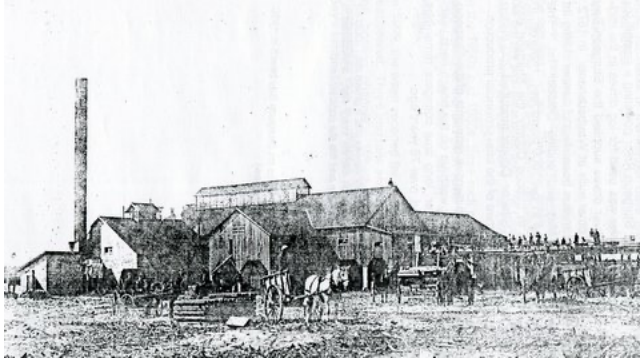
**Industry Status:** Currently in front of the Indigenous Screen Office (ISO) for advanced production support.

**In-Kind Support:** The Town of Penetanguishene, The Town of Midland (TBC).

Video Interlude: Master Shipwright Basil Lafrenière (2:30)

Video Clip from The Gidley Project

## The Tay Township Connection



*Tanner Brothers Lumber Mill – Sturgeon Bay*

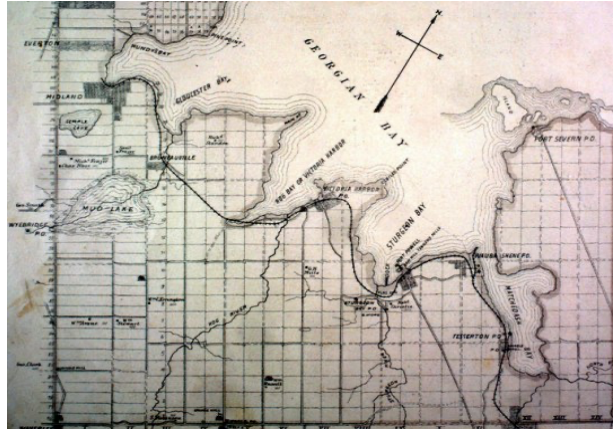


*Waldie Mill – Victoria Harbour*

### **The Tannerville Legacy (Est. 1872):**

*The Raw Materials:* Tay Township's timber mills provided the physical backbone for the region's shipbuilding empire.

*The Skilled Hands:* Multi-generational Métis shipwrights and laborers built the heritage of Sturgeon Bay and Victoria Harbour



## Deep Personal Connection



*The Tanner Family Homestead*



*The Tanner Mill Bunkhouse & Mess Hall*

**A Strategic, Budget-Friendly Partnership:**

*Acknowledging 2026 Caps:* Zero request for cash grant funding.

*The Proposal:* In-kind operational infrastructure support from Public Works.



46 Tanners Road

*The Project Site:* Utilizing 46 Tanner's Road for production crew logistics, and historical site filming.



**The Request to Council:**

*Infrastructure:* Direct Public Works to install a standard culvert and basic gravel entrance at 46 Tanner's Road.

*Protection:* Preserves municipal roadside drainage integrity.

*Safety:* Ensures safe access for production vehicles and crew.

*The Return:* Full promotion of Tay Township's heritage on a global broadcast stage.



## Pilot Project

### Port McNicoll transportation service to Links line

June 2026

---

#### Introduction:

We are submitting an initial Pilot project proposal/overview for discussion and next steps to provide transportation services to and from Port McNicoll coordinating with the Links line stops at Georgian College, Midland and/or Richard Street, Victoria Harbour.

Currently the Links Route 6 schedule runs hourly from 6am to 6pm Monday to Friday, Midland to Orillia/Orillia to Midland and back with stops along the way excluding Port McNicoll.

#### Proposal:

Our goal is to fill the transportation gap for the residents of Port McNicoll by providing service to and from the Links line.

#### Overview:

- Our service will provide Port McNicoll residents transportation to and from a centralized stop in Port McNicoll to the Links stops already in service. We suggest the centralized Port McNicoll stop at 542 Talbot Street or Talbot & 4<sup>th</sup> (Canada Post building).
- Scheduled runs per day could be as many as 13 following the Links schedule or at a minimum 4 to 6 times per day (2 or 3 morning runs and 2 or 3 afternoon runs).
- Our schedule will ensure timely transfers based on the Links set schedule going both ways (east to Victoria Harbour - Orillia and west to Midland)
- We can commit one (1) or (2) vehicles (small passenger vans) initially with the ability to move to a larger passenger vehicle as demand grows.

## Our Background:

Central Taxi has been the cornerstone for transportation in Midland and area for over 25 years.

Tony De Guglielmo, owner, has grown Central Taxi based on the needs of our residents. He's made important industry changes, added a computerized dispatch system with GPS tracking and is in the finishing stages of developing our own ride share app. Tony has helped write and change bylaws and he has led by example over the years. Tony and Central Taxi proudly employ over 70 people who live and raise their families in our area. We are locally owned and can provide immediate and custom solutions which we consistently do for many of our customers.

Tony is known for his focus on customer service. He is constantly keeping an eye on our community and strives to meet the transportation needs of our residents. Central Taxi has grown from the early days with only a few taxis to a growing fleet of over 20 cars, vans of different sizes, 4 busses and a wheelchair van.

At community events all over our area and beyond, you will see Central Taxi cars, vans and busses, sponsorship signs and participating volunteers who also work at Central Taxi.

**There is no one better equipped to provide this service.**

## Discussion points:

- Morning runs including number of runs and times
- Afternoon runs including number of runs and times
- Route - First pick up direction (east to Victoria Harbour or west to Midland or both)
- Route - Last pick up location (Victoria Harbour or Midland or both)
- First pick up time in Port McNicoll
- Last pick up time - Midland/Victoria Harbour
- Weekend service - there is no weekend service from Links in our area
- Number of vehicles needed
- Size of vehicle needed
- We are open to going east to Orillia and west to Midland
- Cost of service
- 6 month & 12 month review to determine changes in ridership



# MINUTES

## Council Meeting

---

**7:00 PM - Wednesday, May 27, 2026**

Council Chambers  
Tay Township Municipal Office  
450 Park Street, Victoria Harbour

The Tay Township Council met on Wednesday, May 27, 2026 at 7:00 PM in the Council Chambers.

Present: Mayor Ted Walker  
Deputy Mayor Barry Norris  
Councillor Gerard La Chapelle  
Councillor Judy Larmand  
Councillor Paul Raymond  
Councillor Sandy Talbot

Absent: Councillor Sylvia Bumstead

Staff Present: Andrea Fay, CAO/Deputy Clerk  
Shawn Aymer, General Manager, Protective & Development Services/Fire Chief  
Shawn Berriault, General Manager, Operational Services  
Emmie Carlson, Treasurer  
Katelyn Johns, Municipal Clerk/Library CEO  
Jason Craig, Manager of Building Services/CBO  
Todd Weatherell, Manager of Planning & Development Services  
Lacey McKay, Legislative Coordinator

Also Present: Cindy Pearson, The Benny Club (Item 5.1.)  
Kathy Bernier, The Benny Club (Item 5.1.)  
Andrew Mirabella, Hemson Consulting (Item 5.2.)  
Mehdi Shafiei, Delbrook Group (Item 5.4.)

1. Call to Order  
Mayor Walker called the meeting to order at 7:00 p.m.
2. Moment of Reflection  
Mayor Walker invited members of Council and Staff to join him in a moment of silent reflection.

3. Approval of the Agenda

Resolution:

Moved by Councillor Paul Raymond

Seconded by Councillor Judy Larmand

That the Council Meeting Agenda for May 27, 2026, be approved.

**Carried**

4. Disclosure of Interest

There were no disclosures made.

5. Presentation / Delegations

**5.1. The Benny Club - 15th Anniversary Certificate Presentation**

Representatives from The Benny Club were presented with a certificate to recognize their 15th Anniversary.

**5.2. Andrew Mirabella, Hemson Consulting, Re: Building and Planning Fees Review**

This Item was dealt with ahead of Item 5.1. on the Agenda. Andrew Mirabella, Hemson Consulting, provided a presentation to Council regarding the Building and Planning Fees Review.

[Hemson Consulting - Building and Planning Fees Review](#)

**5.3. Rodney Robinson, Re: Petition to Prohibit Motorized Vehicles on the Tay Shore Trail**

This delegation has been postponed until the next regular Council meeting scheduled for June 24, 2026.

[Correspondence - Petition to Prohibit Motorized Vehicles on the Tay Trail](#)

**5.4. Mehdi Shafiei, Delbrook Group, Re: Development Charges**

Mehdi Shafiei, Delbrook Group provided a presentation to Council regarding a request for relief from Development Charges.

[Delbrook Group Presentation](#)

6. Consent List

Resolution:

Moved by Councillor Sandy Talbot

Seconded by Councillor Gerard La Chapelle

That the Consent List for May 27, 2026 and the Recommendations contained therein be adopted as Resolutions of Council.

**Carried**

6.1. Adoption of Minutes

**6.1.1. Council Meeting Minutes - April 22, 2026**

[Council - 22 Apr 2026 - Minutes - Html](#)

**6.1.2. Confidential Council Meeting Minutes - April 22, 2026**

6.2. Reports of Various Committees

**6.2.1. Committee of the Whole Meeting Minutes - May 13, 2026**

[Committee of the Whole - 13 May 2026 - Minutes - Html](#)

**6.2.2. Confidential Committee of the Whole Meeting Minutes - May 13, 2026**

**6.2.3. Committee of Adjustment Meeting Minutes - May 20, 2026**

[Committee of Adjustment - 20 May 2026 - Minutes - Html](#)

**6.2.4. Heritage Committee Meeting Minutes - May 5, 2026**

[Heritage Committee - 05 May 2026 - Minutes - Html](#)

**6.2.5. Horticulture Committee Meeting Minutes - May 12, 2026**

[Horticulture Committee - 12 May 2026 - Minutes - Html](#)

**6.2.6. Seniors Advisory Committee Meeting Minutes - May 11, 2026**

[Seniors Advisory Committee - 11 May 2026 - Minutes - Html](#)

**6.2.7. Tay Township Public Library Board Meeting Minutes - February 19, 2026**

[Tay Township Public Library Board - 19 Feb 2026 - Minutes - Html](#)

7. Staff Reports / Other Business

**7.1. CS-2026-042 Treasurer, Re: Standing Grants Follow-up**

[CS-2026-042](#)

Resolution:

Moved by Deputy Mayor Barry Norris

Seconded by Councillor Judy Larmand

That Item CS-2026-042 dated May 27, 2026, regarding Standing Grants Follow-up, be received; and

That Council approves 2026 funding in the amount of \$1,000 to the following groups from the Grants and Donations Committee:

- Victoria Harbour Legion;
- Waubaushene Legion;

- Port McNicoll Legion;
- Port McNicoll Lions;
- Baxter Ward Lions;
- Victoria Harbour Lions; and

That Council direct staff to bring forward a Standing Grants Policy to provide modest financial and stability support to long-standing community groups to recognize the contributions they make to the community with the intent that recipients would be reviewed and approved each term of Council; and

That Council direct staff to bring forward a revised Grants and Donations Policy outlining that groups approved under the Standing Grants Policy will be ineligible to apply or receive grants under this Program.

**Carried**

## 8. Delegation Follow-Up

### **5.2. Andrew Mirabella, Hemson Consulting, Re: Building and Planning Fees Review**

Council received the delegation for information and directed Staff to bring forward a future report to Council regarding options around the proposed Building and Planning Fees Review presented this evening.

### **5.4. Mehdi Shafiei, Delbrook Group provided a presentation to Council regarding Development Charges.**

Council received the delegation for information. Council directed Staff to place this Item on the next Committee of the Whole Agenda for further discussion.

## 9. Correspondence Received

### **9.1. Correspondence - Township of Essa - Letter to Premier Ford, Authority of Simcoe County Council to Appoint its Warden (Pulled from May 11, 2026 CIP by Councillor Raymond)**

Councillor Raymond requested that Council support this letter and send similar correspondence to Premier Ford. Mayor Walker updated Council and announced that the legislation in question had already passed, so a letter of support would not be necessary.

[Letter - Township of Essa - Letter to Premier Ford, Authority of Simcoe County Council to Appoint its Warden](#)

## 10. Notice of Motion

There were no Items for this portion of the Agenda.

11. Council Announcements

Individual Members of Council advised of various items, events and activities in the Municipality for information purposes.

12. Closed Session

**12.1. Retire to Closed Session**

Resolution:  
Moved by Councillor Sandy Talbot  
Seconded by Councillor Gerard La Chapelle

That Council retire to a Closed Session at 8:26 p.m. under authority of the Municipal Act, Section 239(2)(b) personal matters about an identifiable individual, including municipal or local board employees (Seniors Advisory & Waubaushene Recreation Committees).

**Carried**

**12.2. Confidential CS-2026-045 Legislative Coordinator, Re: personal matters about an identifiable individual, including municipal or local board employees (Seniors Advisory Committee & Waubaushene & Port McNicoll Recreation Committees)**

**12.3. Rise from Closed Session**

Resolution:  
Moved by Councillor Paul Raymond  
Seconded by Deputy Mayor Barry Norris

That Council rise from Closed session at 8:31 p.m. and return to the regular meeting.

**Carried**

13. Closed Session Reporting

Council received Confidential Report CS-2026-045 regarding personal matters about an identifiable individual, including municipal or local board employees (Seniors Advisory Committee & Waubaushene & Port McNicoll Recreation Committees) and provided direction to Staff accordingly.

14. By-laws

Resolution:  
Moved by Deputy Mayor Barry Norris  
Seconded by Councillor Judy Larmand

That By-law No. 2026-20, 2026-21, 2026-22 and 2026-23 be

enacted as by-laws of the Township of Tay.

**Carried**

- 14.1. By-law No. 2026-20 - Being a By-law to amend By-law 2022-67 to Confirm Appointments to Committees of Council, Local Boards, and Various Other External Committees (R. Forbes Resignation/Appoint B. Uhlich)**  
[By-law No. 2026-20](#)
- 14.2. By-law No. 2026-21 - Being a By-law to deem lot 9 and 10 on Registered Plan 1202 not to be on a Registered Plan of Subdivision**  
[By-law No. 2026-21](#)
- 14.3. By-law No. 2026-22 - Being a By-law to prescribe the height, description and requirements for fences around swimming pools and for requiring fence enclosure permits for swimming pools within the Township of Tay**  
[By-law No. 2026-22](#)
- 14.4. By-law No. 2026-23 - Being a By-law to Provide for the Numbering of Properties and Buildings within the Township of Tay**  
[By-law No. 2026-23](#)

15. Confirming By-law

- 15.1. By-law No. 2026-24 - Confirmation**  
[By-law No. 2026-24](#)

Resolution:

Moved by Councillor Sandy Talbot

Seconded by Councillor Gerard La Chapelle

That By-law No. 2026-24, being a by-law to adopt the proceedings of the May 27, 2026 Council meeting, be enacted as a by-law of the Township of Tay.

**Carried**

16. Adjournment

Resolution:

Moved by Councillor Judy Larmand

Seconded by Councillor Paul Raymond

That this Regular Meeting of Council adjourn at 8:36 p.m.

**Carried**

---

Mayor

---

Municipal Clerk



# MINUTES

## Committee of the Whole Meeting

---

**9:00 AM - Wednesday, June 10, 2026**

Virtual Meeting

Committee of the Whole met virtually on Wednesday, June 10, 2026 at 9:00 AM.

Present: Mayor Ted Walker  
Deputy Mayor Barry Norris  
Councillor Sylvia Bumstead  
Councillor Gerard La Chapelle  
Councillor Judy Larmand  
Councillor Paul Raymond  
Councillor Sandy Talbot

Absent:

Staff Present: Andrea Fay, CAO/Deputy Clerk  
Shawn Aymer, General Manager, Protective & Development Services/Fire Chief  
Shawn Berriault, General Manager, Operational Services  
Bryan Anderson, Manager of Parks, Recreation and Facility Services  
Jocelyn Belcourt, Manager of Municipal Law Enforcement Services  
Jason Craig, Manager of Building Services/CBO  
Rebecca Faithfull, Deputy Treasurer  
Mike Moore, Deputy Fire Chief/FPO  
Todd Weatherell, Manager of Planning & Development Services  
Rick Wayne, Manager of Roads and Fleet Services  
Lacey McKay, Legislative Coordinator  
Heather Carter, Executive Assistant

Also Present: Olena Volik, Water Scientist/Limnologist, SSEA (Item 4.1.)

1. Call to Order  
Deputy Mayor Norris called the meeting to order at 9:00 a.m.
2. Approval of the Agenda  
Resolution:

Moved by Councillor Sandy Talbot  
Seconded by Mayor Ted Walker

That the Committee of the Whole Agenda for June 10, 2026, be approved.  
**Carried**

3. Disclosure of Interest  
There were no disclosures made.

4. Presentations / Delegations

**4.1. Olena Volik, Water Scientist/Limnologist, SSEA, Re: Water Quality Monitoring Activities in Tay**

Ms. Volik presented the monitoring updates for Hogg Bay, Sturgeon Bay, and stream sites, including an overview of the Smart Water Watch program.

[Water Quality Monitoring Activities in Tay Presentation](#)

The Chair turned the meeting over to Councillor Raymond to Chair the Protective and Development Services portion of the Agenda.

5. Protective & Development Services - Staff Reports

**5.1. PDS-2026-023 Manager of Municipal Law Enforcement Services, Re: Canine Control Licensing Requirements**  
[PDS-2026-023](#)

Recommendation:

Moved by Councillor Judy Larmand  
Seconded by Councillor Gerard La Chapelle

That Item PDS-2026-023, dated June 10, 2026, regarding, Canine Control Licensing Requirements be received and approved in principle; and

That the draft amending by-laws to both the Canine Control By-law and the Consolidated User Fees and Service Charges By-law be brought forward to a future Council meeting for consideration.

**Carried**

**5.2. PDS-2026-022 Manager of Municipal Law Enforcement Services, Re: Monthly Activity Report**  
[PDS-2026-022](#)

Recommendation:

Moved by Councillor Sandy Talbot  
Seconded by Councillor Sylvia Bumstead

That Item PDS-2026-022, dated June 10, 2026, regarding the Monthly Activity Report – Municipal Law Enforcement Services – May 2026, be received.

**Carried**

**5.3. PDS-2026-025 Manager of Building Services/Chief Building Official, Re: Monthly Activity Report**

[PDS-2026-025](#)

Recommendation:

Moved by Mayor Ted Walker

Seconded by Deputy Mayor Barry Norris

That Item PDS-2026-025, dated June 10, 2026, regarding the Monthly Activity Report – Building Services Division – May 2026, be received.

**Carried**

**5.4. PDS-2026-024 General Manager of Protective and Development Services/Fire Chief/CEMC, Re: Monthly Activity Report**

[PDS-2026-024](#)

Recommendation:

Moved by Councillor Gerard La Chapelle

Seconded by Councillor Sandy Talbot

That Item PDS-2026-024, dated June 10, 2026, regarding the Monthly Activity Report – General Manager Protective & Development Services, Fire Chief, CEMC - May 2026, be received.

**Carried**

Councillor Raymond returned the Chair to Deputy Mayor Norris who subsequently turned the meeting over to Councillor Larmand to Chair the Operational Services portion of the Agenda.

**6. Operational Services - Staff Reports**

**6.1. OS-2026-021 General Manager of Operational Services/Manager of Engineering, Re: Waubashene Fire Hall Addition/Renovation with Optional Recreation Facility Report**

[OS-2026-021](#)

[OS-2026-021 Schedule 1](#)

[OS-2026-021 Schedule 2](#)

[OS-2026-021 Schedule 3](#)

[OS-2026-021 Schedule 4](#)

Recommendation:

Moved by Councillor Sylvia Bumstead  
Seconded by Councillor Paul Raymond

That Item OS-2026-021, dated June 10, 2026, regarding the Waubaushene Fire Hall Addition/Renovation with Optional Recreation Facility Report be received; and

That Council endorse the inclusion of a community space component as part of the Waubaushene Fire Hall Expansion project; and

That Staff be directed to proceed with detailed design, cost estimates, and funding analysis for option 1, as generally outlined in Item OS-2026-021.

**Carried**

**6.2. OS-2026-023 General Manager of Operational Services/Manager of Engineering, Re: Monthly Activity Report [OS-2026-023](#)**

Recommendation:

Moved by Councillor Gerard La Chapelle  
Seconded by Councillor Sandy Talbot

That Item OS-2026-023, dated June 10, 2026, regarding the Monthly Activity Report – Operational Services – May 2026, be received.

**Carried**

Councillor Larmand returned the Chair to Deputy Mayor Norris who subsequently turned the meeting over to Councillor Bumstead to Chair the Corporate Services portion of the Agenda.

**7. Corporate Services - Staff Reports**

**7.1. CS-2026-052 Deputy Treasurer, Re: 2026 Q1 Tax Applications Report - Financial Services [CS-2026-052](#)**

Recommendation:

Moved by Councillor Judy Larmand  
Seconded by Councillor Paul Raymond

That Item CS-2026-052 dated June 10, 2026, regarding the 2026 Q1 Tax Applications Report be received; and

That the tax adjustments in the amount of \$2,943.79 be approved.

**Carried**

**7.2. CS-2026-049 Deputy Treasurer, Re: Monthly Activity Report**  
[CS-2026-049](#)

Recommendation:  
Moved by Councillor Gerard La Chapelle  
Seconded by Councillor Judy Larmand

That Item CS-2026-049 dated June 10, 2026, regarding the Monthly Activity Report – Financial Services - May 2026 be received.

**Carried**

**7.3. CS-2026-048 Manager of Communications and Technology, Re: Monthly Activity Report**  
[CS-2026-048](#)

Recommendation:  
Moved by Mayor Ted Walker  
Seconded by Councillor Gerard La Chapelle

That Item CS-2026-048, dated June 10, 2026, regarding the Monthly Activity Report – Communications and Technology Services – May 2026, be received.

**Carried**

**7.4. CS-2026-050 Municipal Clerk/Library CEO, Re: Monthly Activity Report**  
[CS-2026-050](#)

Recommendation:  
Moved by Councillor Judy Larmand  
Seconded by Councillor Sandy Talbot

That Item CS-2026-050, dated June 10, 2026, regarding the Monthly Activity Report – Legislative Services – May 2026, be received.

**Carried**

**7.5. CS-2026-051 Chief Administrative Officer/Deputy Clerk, Re: Monthly Activity Report**  
[CS-2026-051](#)

Recommendation:  
Moved by Deputy Mayor Barry Norris  
Seconded by Mayor Ted Walker

That Item CS-2026-051, dated June 10, 2026, regarding the Monthly Activity Report – CAO/Deputy Clerk – May 2026, be received.

**Carried**

**7.6. CS-2025-082 Chief Administrative Officer/Deputy Clerk, Re:**

## **Library Review Final Report from the Library Review Ad Hoc Committee**

[CS-2025-82](#)

[CS-2025-82 Schedule 1](#)

[CS-2025-82 Schedule 2](#)

[CS-2025-82 Schedule 3](#)

[CS-2025-82 Schedule 4](#)

[CS-2025-82 Schedule 5](#)

[CS-2025-82 Schedule 6](#)

[CS-2025-82 Schedule 7](#)

[CS-2025-82 Schedule 8](#)

[CS-2025-82 Schedule 9](#)

[CS-2025-82 Schedule 10](#)

[CS-2025-82 Schedule 11](#)

[CS-2025-82 Schedule 12](#)

Recommendation:

Moved by Councillor Gerard La Chapelle

Seconded by Councillor Paul Raymond

That Item CS-2025-082, dated November 12, 2025, regarding the Library Review Final Report from the Library Review Ad Hoc Committee, be received; and,

That staff be directed to proceed with reducing the number of library branches within Tay Township from three branches to one branch; and

That Staff review the statistics provided within Item CS-2025-082 and provide updated statistics as needed including statistics for 2025 and 2026 to date; and

That Staff while working with the Library Board be directed to obtain estimates of building needs and related costs to accommodate a one branch library and provide same to Council along with a recommended time frame to transfer to one branch.

**Carried**

Councillor Bumstead returned the Chair to Deputy Mayor Norris who Chaired the remainder of the meeting.

## 8. Other Business

### **8.1. Delegation Follow-Up - Delbrook Group**

CAO Fay presented an overview of the new Development Charge Reduction Program offered through the Provincial Government along

with the current legislated Development Charge reductions available.

Following discussion, Staff were directed to advise Delbrook that no additional Development Charge relief from the Township will be offered. Staff will remind Delbrook of the current fee relief options as per legislation.

[CS-2025-044 Delegation Follow Up - Development Charges for 772 7th Avenue Port McNicoll](#)

[PDS-2026-016 Development Charge Reduction options](#)

9. Items for Information

There were no Items for this portion of the Agenda.

10. Delegation Follow-Up

No further discussion took place at this time.

11. General Discussion - Committee/Staff Question & Answer Period

Councillor Talbot thanked the Library Board and the Horticulture Committee for their hard work and commitment to Tay Township.

Councillor Larmand commended the Seniors Advisory Committee on their event that occurred on June 9, 2026, and gave accolades to the Legislative Coordinator for delivering Municipal Election information to seniors.

12. Closed Session

There were no Items for this portion of the Agenda.

13. Closed Session Reporting

There were no Items for this portion of the Agenda.

14. Adjournment

Resolution:

Moved by Councillor Judy Larmand

Seconded by Councillor Sylvia Bumstead

That this Committee of the Whole meeting adjourn at 10:27 a.m.

**Carried**



# MINUTES

## Committee of Adjustment Meeting

---

**6:00 PM - Wednesday, June 17, 2026**

Virtual Meeting

The Committee of Adjustment met virtually on Wednesday, June 17, 2026 at 6:00 PM.

Present: Deputy Mayor Barry Norris  
Member Heinrich Naumann  
Chair Tyler Boswell  
Vice Chair Ed Van Ravens

Absent: Member William Varden

Staff Present: Todd Weatherell, Manager of Planning & Development Services  
Kathryn Beemer, Planning Technician  
Sarah Holden, Development Services Assistant

1. Call to Order  
The Chair called the meeting to order at 6:00 p.m.
2. Approval of the Agenda  
Moved by Member Heinrich Naumann  
Seconded by Vice Chair Ed Van Ravens

That the Committee of Adjustment Agenda for June 17th, 2026, be approved.

**Carried**

3. Disclosure of Interest  
None were declared.
4. Public Meeting

[Public Meeting Presentation - June 17th, 2026](#)

- 4.1. 2026-A-12, 550 Second Avenue - Minor Variance Application  
Report from Planning Staff, Protective and Development  
Services**

**Attending:**

Owner/Agent: Helge Himmeroder

**Comments Received before the Hearing:**

NT Power - no concerns

Severn Sound Environmental Association (SSEA) – Source Water Protection – no concerns

Operational Services Department

Severn Sound Environmental Association (SSEA) – Natural Heritage – no concerns

**Proponent:**

None

**Public Audience:**

None

K. Beemer provided an overview of the application through a PowerPoint presentation.

Committee members had no questions or concerns.

[COA-2026-017 Minor Variance Application 2026-A-12](#)  
[SSEA - Natural Heritage Comments](#)

Moved by Deputy Mayor Barry Norris

Seconded by Vice Chair Ed Van Ravens

In respect of, **550 Second Avenue**, Township of Tay, County of Simcoe.

That,

Minor Variance Application **2026-A-12** be **APPROVED** for construction of a deck with a rear yard setback of 2.0 metres, subject to the following conditions being imposed on the Committee's decision:

1. That the appropriate Building Permit is obtained from the Township, which may include Engineered Lot Grading approval only after the Committee's decision becomes final and binding, as provided by the Planning Act R.S.O. 1990, c.P. 13.
2. That an Ontario Land Surveyor provide verification to the Township in compliance with the Committee's decision by:

Submitting certification to the Township by way of survey/real

property report that the approved rear yard setback to the deck is 2.0 m. (6.56 ft.), or greater than approved;

3. That upon applying for a Building Permit application, the owner shall provide a deposit in the amount of \$1,000.00, which will be refunded back to the Owner once confirmation of Condition 2 has been provided to the satisfaction of the Secretary-Treasurer. Should the applicant not provide this verification within twenty-four (24) months of the date this decision becomes final and binding, the Township may draw upon the said deposit to cover any outside services to verify that the Committee's decision has been met. The owner will incur any additional costs of outside services incurred by the Township to secure verification; and
4. The sketches submitted and approved as part of the minor variance application follow the application for building permit.

**FOR THE FOLLOWING REASONS,**

1. The general intent and purpose of the zoning by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are desirable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

**Carried**

**4.2. 2026-A-13, 1930 Gratrix Road - Minor Variance Application Report from Planning Staff, Protective and Development Services**

**Attending:**

Owner/Agent: None

**Comments Received before the Hearing:**

Rick Forster - 167 Gratrix Road

Operational Services Department

NT Power - no concerns

Severn Sound Environmental Association (SSEA) – Source Water Protection – no concerns

County of Simcoe

Severn Sound Environmental Association (SSEA) –Natural Heritage

**Proponent:**

None

**Public Audience:**

None

K. Beemer provided an overview of the application through a PowerPoint presentation.

Committee members had no questions or concerns.

[COA-2026-018 Minor Variance Application 2026-A-13](#)

[County Comments - TA-A-2602 - 1930 Gratrix Rd - June 17, 2026](#)

[SSEA - Natural Heritage Comments](#)

Moved by Vice Chair Ed Van Ravens

Seconded by Deputy Mayor Barry Norris

In respect of, **1930 Gratrix Road**, Township of Tay, County of Simcoe.

That,

Minor Variance Application **2026-A-13** be **DEFERRED** until an environmental impact study (EIS) and D4 Study have been completed and submitted to the Township for review.

**Carried**

**4.3. 2026-B-10, 105 Grandview Road - Consent Application Report from Planning Staff, Protective and Development Services**

**Attending:**

Owner/Agent: Roger Davis

**Comments Received before the Hearing:**

County of Simcoe – No Concerns

NT Power – No Concerns

Severn Sound Environmental Association (SSEA) - Source Water Protection – No Concerns

Operational Services Department – No Concerns

Severn Sound Environmental Associations (SSEA) - Natural Heritage

**Proponent:**

None

**Public Audience:**

None

K. Beemer provided an overview of the application through a PowerPoint presentation.

Committee members had no questions or concerns.  
[COA-2026-019 Consent Application 2026-B-10](#)  
[SSEA - Natural Heritage Comments](#)

Moved by Member Heinrich Naumann  
Seconded by Deputy Mayor Barry Norris

In making its decision upon this application for consent the Committee in addition to other matters has had regard to the matters that are to be had regard under Section 53(12) of the Planning Act, and considered whether a plan of subdivision pursuant to Section 51 of the land described in the application is necessary for the proper and orderly development of the municipality.

In respect of **105 Grandview Road**, Township of Tay, County of Simcoe.

THAT, consent application **2026-B-10** be **APPROVED** for the boundary adjustment for a portion of **105 Grandview Road** which is to be consolidated with **103 Grandview Road**, subject to the following conditions being imposed on the Committee's decision:

1. That a copy of a registered reference plan for the subject lands indicating the severed parcels be prepared by an Ontario Land Surveyor and submitted to the Secretary-Treasurer;
2. That the applicant's solicitor prepares and submit a copy of the proposed conveyances for the severed parcels, for review by the Township;
3. That the Certificate of Consent be issued utilizing Form 2, Section 53(42) of the Planning Act, R.S.O. 1990, without qualification;
4. That the conditions of consent Committee be fulfilled within two (2) years from the date of the giving of the notice of decision (Approval shall lapse where the conditions have not been fulfilled within two (2) years of being imposed.  
**WARNING: Failing to fulfil the conditions within the above-noted statutory periods (Sections 53(41) & 53(43), the Planning Act R.S.O. 1990) shall cause the application to lapse and render this Decision null and void.**

**Carried**

## 5. Other Business

None were declared.

6. Next Meeting: July 15th, 2026

7. Adjournment

Moved by Vice Chair Ed Van Ravens

Seconded by Deputy Mayor Barry Norris

That this Committee of Adjustment meeting adjourn at 6:13 PM.

**Carried**



# MINUTES

## Heritage Committee Meeting

---

**2:00 PM - Tuesday, June 2, 2026**

Vic Kelly Boardroom

The Heritage Committee met virtually on Tuesday, June 2, 2026 at 2:00 PM.

Present: Councillor Sylvia Bumstead  
Member Terry Fegarty  
Chair Cheryl Larocque  
Vice Chair John Todd

Absent: Member Harry Joel Rumney  
Member Corey Howden

Staff Present: Kathryn Beemer, Planning Technician  
Sarah Holden, Development Services Assistant

1. Call to Order  
Chair Cheryl Larocque called the meeting to order at 1:58 p.m.
2. Approval of the Agenda  
Moved by Member Terry Fegarty  
Seconded by Councillor Sylvia Bumstead

That the Heritage Committee Agenda for June 02, 2026, be approved.

**Carried**

3. Disclosure of Interest  
None was presented.
4. Items for Information

### **4.1. Working Group: Tay Heritage Youth Contest**

Member H.J. Rumney was to provide an update on the contest; however he was unable to attend this month's meeting. Councillor S. Bumstead to connect with H. J. Rumney.

Upon confirmation that the student's project has been completed,

the committee members will contact K. Beemer to arrange the prize funds and issue a cheque payable to the student in the approved amount. The committee members will also make arrangements to have a plaque made with the student's name on it.

Committee members to reach out to Tay Shores Public School to arrange the presentation of the student's project at the school's year end assembly.

The committee members also discussed next year's Youth contest and the possibility of opening the contest to Grade 6 students.

#### **4.2. Working Group: Storyboard Signs**

The committee members reviewed the draft Victoria Harbour storyboard sign through SharePoint. The sign will require a QR code and an URL link. The committee's intent, is for users to scan the QR code, which will direct them to the storyboard landing webpage. There, they will be able to access additional information about the photographs featured on the sign, as well as details about the various heritage locations throughout the Township of Tay.

There was a discussion in regard to what the URL should be called on the storyboard landing webpage. The committee members to circle back to this item during the July meeting.

The Committee to gather three (3) quotes from designers before the sign is brought to the sign shop to be printed.

#### **4.3. Working Group: Designations**

Member T. Fegarty created a designation application form.

The committee reviewed a letter regarding a request to the province to extend the deadline for removing potential designated properties off the inventory list. The extension will provide the Committee with additional time to review properties currently on the Registry.

Committee discussed protections available for properties on the registry versus designated properties and the limited authority of the Building Department to intervene.

[Appendix 1b Template DESIGNATION LETTER  
Owner Application](#)

#### **4.4. Tay Canada Day**

Due to the large number of vendors participating in the Tay Canada Day celebrations, the committee has been allocated an 8ft. x 8ft.

display space, including an an 8 foot long table for their exhibit. The committee's display will feature storyboards showcasing photographs of past local sports teams and athletes, along with informational handouts for visitors.

Chair Larocque confirmed that a list of required display materials is available on SharePoint, including the items that the committee members are responsible for bringing as well as the banner that will be displayed on the table.

5. Committee Business

**5.1. Community Heritage Ontario Letter to Minister of Citizenship and Multiculturalism**

[Request to Minister McGregor -listed properties deadline extension](#)

6. Correspondence Received

**6.1. CHOnews Spring Edition**

The committee member viewed the spring newsletter, which has also been sent to each member.

[CHO 2026-2 Newsletter](#)

7. Next Meeting

**7.1. July Meeting Discussion**

The committee discussed moving forward with a meeting for July 7, 2026.

8. Adjournment

Moved by Councillor Sylvia Bumstead

Seconded by Member Terry Fegarty

That this Heritage Committee meeting adjourn at 3:39 pm.

**Carried**



# MINUTES

## Horticulture Committee Meeting

---

**2:00 PM - Tuesday, June 9, 2026**

Administration Boardroom

The Horticulture Committee met in the Admin Boardroom on Tuesday, June 9, 2026 at 2:00 PM.

Present:            Chair Susan Read  
                      Member Jean Rutherford  
                      Vice Chair Mary Warnock  
                      Member Joslyn McDowell  
                      Member Lisa Burwell  
                      Member Lynn Walker  
                      Member Joanne Baker

Absent:             Councillor Sandy Talbot

Staff Present:    Bryan Anderson, Manager of Parks, Recreation and Facility Services

1.    Call to Order  
      The Chair called the meeting to order at 1:30pm

2.    Approval of the Agenda  
      Recommendation:  
      Moved by Member Jean Rutherford  
      Seconded by Member Joanne Baker

That the Horticulture Committee Agenda for June 9, 2026, be approved.

**Carried**

3.    Disclosure of Interest  
      N/A

4.    Committee Business  
      **4.1. Plant Refurbishment Pricing**

The Committee has completed their wish list for entrance sign

planting - cost was under \$1000.

#### **4.2. Entrance Signs - planting install dates**

Waubashene entrance sign and gazebo are completed.

Port McNicoll will be completed by June 12.

Victoria Harbour - William St entrance is completed.

Committee will determine where the remaining plants will be installed.

#### **4.3. Planters**

Planters are being planted by Township Staff - watering will start daily on these planters.

#### **4.4. Roundtable discussion**

Portarama Plant sale - \$356

Tay Blooms sale - \$463

Adopt a Garden program - The Committee would like to re-start this program. Discussion occurred around which gardens they would like to see adopted within each community.

Tay Blooms in 2027 - change the wording regarding 'plants and mulch by donation'

#### **5. Correspondence Received**

N/A

#### **6. Next Meeting: July 14, 2026**

#### **7. Adjournment**

Recommendation:

Moved by Vice Chair Mary Warnock

Seconded by Member Lisa Burwell

That this Horticulture Committee meeting adjourn at 2:10p.m.

**Carried**

# MINUTES

## Tay Township Public Library Board Meeting

---



**9:30 AM - Thursday, May 21, 2026**

Administration Boardroom

The Tay Township Public Library Board met on Thursday, May 21, 2026 at 9:30 AM.

Present:           Member Heather Walker  
                      Member Janet McFadden  
                      Member Laura Adams  
                      Councillor Sandy Talbot  
                      Councillor Gerard La Chapelle

Absent:

Staff Present:    Katelyn Johns, Municipal Clerk/Library CEO  
                      Heather DeLong, Head Librarian

1.    Call to Order

Chair Walker called the meeting to order at 9:33 a.m.

Councillor La Chapelle arrived at 9:37 a.m. and left the meeting at 10:15 a.m.

2.    Confirmation of the Agenda

Resolution:

Moved by Member Janet McFadden

Seconded by Member Laura Adams

That the Tay Township Public Library Board Agenda for May 21, 2026, be approved with the addition of Item 10.4. related to the Library Services Review.

**Carried**

3.    Disclosure of Interest

There were no disclosures made.

4.    Minutes

**4.1. Regular Board Meeting Minutes - February 19, 2026**

[Tay Township Public Library Board - 19 Feb 2026 - Minutes - Html](#)

Resolution:

Moved by Member Janet McFadden

Seconded by Member Laura Adams

That the Minutes of the February 19, 2026 Regular Board Meeting be approved.

**Carried**

5. Business Arising from the Minutes

There were no Items for this portion of the Agenda.

6. Accounts

**6.1. Library Board Accounts Report - February 2026**

[Library Board Accounts Report - February 2026](#)

Resolution:

Moved by Councillor Sandy Talbot

Seconded by Member Laura Adams

That the Library Board Accounts for the month of February 2026, in the amount of \$3,217, be received.

**Carried**

**6.2. Library Board Accounts Report - March 2026**

[Library Board Accounts Report - March 2026](#)

Resolution:

Moved by Member Laura Adams

Seconded by Member Janet McFadden

That the Library Board Accounts for the month of March 2026, in the amount of \$4,094, be received.

**Carried**

**6.3. Library Board Accounts Report - April 2026**

[Library Board Accounts Report - April 2026](#)

Resolution:

Moved by Member Janet McFadden

Seconded by Member Laura Adams

That the Library Board Accounts for the month of April 2026, in the amount of \$4,044, be received.

**Carried**

7. Activities Reports

**7.1. Library Activities Report - April 2026**

[Library Activities Report - April 2026](#)

Resolution:

Moved by Member Janet McFadden

Seconded by Member Laura Adams

That the Library Activities Report - April 2026, be received.

**Carried**

8. Statistics

**8.1. Library Statistics - February 2026**

This Item was received for information.

[Library Statistics - February 2026](#)

**8.2. Library Statistics - March 2026**

This Item was received for information.

[Library Statistics - March 2026](#)

**8.3. Library Statistics - April 2026**

This Item was received for information.

[Library Statistics - April 2026](#)

9. Items for Information

**9.1. Library Newsletter - May 2026**

This Item was received for information.

[Library Newsletter - May 2026](#)

10. Other Business

**10.1. Verbal Report, Library CEO, Re: Port McNicoll Library Branch Spring Cleaning**

The Library CEO presented a request from Staff to close the Library Branches on Friday, June 12, 2026 and Saturday, June 13, 2026 in order to facilitate a clean up of the Port McNicoll branch. Following discussion, the Library Board approved the closure of the Port McNicoll branch for the two days requested. Additionally, the Board requested that Staff set aside time for regular upkeep of the branch.

**10.2. Verbal Report, Library CEO, Re: Victoria Harbour Library Branch Accessible Bathroom Door Upgrades**

The Library CEO provided an update to the Library Board regarding the installation of accessible power-operated doors near the Harbour Shores Community Room within the Victoria Harbour Library Branch as part of the Enabling Accessibility Fund.

**10.3. Verbal Report, Library CEO, Re: Library Services Assistant Position**

The Library Board approved a one year extension to the Library Services Assistant Contract.

**10.4. Verbal Report, Library CEO, Re: Library Services Review Update**

The Library CEO stated that the Item CS-2025-082 entitled Library Review Final Report from the Library Review Ad Hoc Committee, which was presented at the November 12, 2025 Committee of the Whole meeting and subsequently deferred to a future Committee of the Whole meeting, will be brought forward to the June 10, 2026 meeting.

**11. Adjournment**

Resolution:

Moved by Member Janet McFadden

Seconded by Member Laura Adams

That this Tay Township Public Library Board meeting adjourn at 10:47 a.m.

**Carried**



## Staff Report

To: Council

Department: Corporate Services

Report Number: **CS - 2026-047**

Meeting Date: **June 24, 2026**

Subject: Township Logo Redevelopment – Shortlisted Logo Review and Selection

---

### Recommendation

That CS-2026-047, dated June 24, 2026, regarding the Township Logo Redevelopment – Shortlisted logo Review and Selection be received; and

That Council select shortlisted logo # \_\_\_\_, as depicted in Schedule 1 to proceed to professional graphic design refinement; and

That Staff be directed to return the refined logo design to the July 2026 regular meeting of Council for final approval.

### Executive Summary

On March 11, 2026, Council approved the implementation framework for the Township Logo Design Contest following the consideration of Item CS-2026-020.

A total of 31 logo submissions were received through the contest process. Following a review by the Senior Leadership Team, four (4) logo concepts were shortlisted and are presented to Council for consideration.

Council is being asked to select one (1) shortlisted logo concept to proceed to professional refinement. The refined logo will be brought back to Council for final approval prior to implementation.

---

## **Background/Analysis/Options**

As outlined in item CS-2026-020, Council directed staff to proceed with a Community Logo Design Contest as part of the Township's broader logo redevelopment initiative.

The objective of the contest was to deliver a modern, versatile and accessible Township logo that reflects Tay's identity and future direction.

The contest was launched on March 26, 2026, inviting members of the community with a meaningful connection to Tay Township to submit original logo concepts that reflected the Township's identity, pride and future direction.

The contest submission period closed on April 24, 2026. All 31 logo submissions were reviewed anonymously by the Township's Senior Leadership Team in accordance with the approved contest rules and evaluation framework including:

- Representation of Tay Township's identity
- Simplicity and recognizability
- Versatility across print and digital platforms
- Accessibility and legibility
- Creativity and originality

Following the review process, four (4) logo concepts were shortlisted for Council consideration.

## **Shortlisted Logo Concepts (Schedule 1)**

Schedule 1 includes the four (4) logo concepts shortlisted for Council consideration.

The schedule includes the submitted logo design, the participant's written description and the Senior Leadership Team's suggested refinement.

## **Council Selection and Next Steps**

Council is being asked to select one (1) shortlisted logo concept to proceed to the professional refinement stage.

Following Council direction, staff will engage a professional designer to refine the selected logo concept and prepare the final logo package. The work will include refinement of design elements, accessibility and colour review, preparation of logo variations and file formats for digital and print applications and development of a concise brand guide.

Staff will present the refined logo to Council at the July 2026 regular meeting of Council for final consideration and approval. The proposed design process includes two rounds of revisions. Any revisions requested beyond the included scope would be subject to additional costs and may impact the implementation timeline.

Subject to final Council approval, implementation and rollout of the new logo is anticipated to begin in September 2026.

### **Financial and Resource Implications**

Funding for the Township Logo Redevelopment initiative was previously approved within the 2026 Operating Budget and includes funding for contest administration, promotion, prize recognition and professional logo refinement services.

Staff obtained a quote for professional logo refinement and brand development services. The estimated cost of these services is approximately \$2,500. The quoted scope includes logo refinement, development of logo variations, preparation of final production files and creation of a brand guide.

Additional revisions requested beyond the included scope would be subject to additional costs.

As previously identified in item CS-2026-020, future implementation costs associated with replacement of physical assets, signage, uniforms and fleet applications are not included within the current project budget and would be phased in over time as resources permit.

### **Relationship to Strategic Plan**

Tay Proud - Other

### **Reference Documents**

- CS-2026-020 – Township Logo Redevelopment – Community Design Contest Implementation Plan
- Tay Township Community Logo Design Official Contest Rules

### **Attachments**

- Schedule 1 – Shortlisted Logo Concepts

**Prepared By**

Elizabeth Smith, Manager of Communication and Technology Services

**Approvals**

Andrea Fay, Chief Administrative Officer/Deputy Clerk  
June 8, 2026



## Submission Description:

“The logo is a modern take on the old Tay Township logo, keeping elements like the water and wheat. The blue wave represents Georgian Bay and the area’s connection to the water, while the wheat reflects its farming roots. The bold lettering grounding it, and keeping the “EST 1994” ties in the township’s history but could also be used without.”

## SLT Suggested Edits:

- Include a smaller “a” with a swoop, with water on top
- Make “EST 1994” smaller
- Remove “EST 1994”





## Submission Description:

“My new logo captures Tay Township’s natural beauty through a simple design. The flowing shoreline represents Georgian Bay and water, while the rolling land and evergreens reflect the landscape and heritage. Rising sun symbolizes opportunity, growth and a bright future. I was born and raised in nearby Tiny Township, my sister now lives in Tay Township raising her family there. My heritage is tied to the land through my Metis Nation of Ontario Citizenship Card.”

## SLT Suggested Edits:

- Adjust “T” to make it taller or more narrow
- Try it with T removed and “Tay Township” written below

\*Please note this submission did not meet all of the requirements as outlined within the contest rules and evaluation framework.





**TAY  
TOWNSHIP**



**TAY  
TOWNSHIP**

## **Submission Description:**

“The design focuses on a symmetrical fusion. Because Tay Township is defined by the intersection of its northern forest and the Georgian Bay shoreline, the logo uses a negative-space technique to merge these elements.”

## **SLT Suggested Edits:**

- Make the evergreen trees larger
- Smaller and different font
- “Tay Township” text moved to top

\*Please note this submission did not meet all of the requirements as outlined within the contest rules and evaluation framework.



## Submission Description:

Composed of four sections representing Waubaushene, Waverley, Port McNicoll and Victoria Harbour, the design reflects Tay's natural, rural, industrial and waterfront identities. Flowing lines unify the mark, symbolizing connection, shared community, and local trails. Together, the form create a subtle wheat motif referencing Tay's grain shipping history. Having recently moved to the area, I've developed a personal connection through exploring its landscapes, trails and waterfronts with my boyfriend, who is from the region."



## SLT Suggested Edits:

- Provide a version with softer colours, more earthtones





## Staff Report

To: Council

Department: Corporate Services

Report Number: **CS - 2026-053**

Meeting Date: **June 24, 2026**

Subject: 2025 Treasurer's Statement of Development Charge and Parkland Dedication Reserve Funds

---

### Recommendation

That Item CS-2026-053, dated June 24, 2026, regarding the 2025 Treasurer's Statement of Development Charge and Parkland Reserve Funds, be received.

### Executive Summary

In accordance with the Development Charges Act, 1997, the Planning Act, and the Township of Tay Development Charges By-laws 2024-04, 2024-05, 2024-06, a Treasurer's Statements on the Development Charges and Parkland Dedication reserve funds must be presented to Council, made available to the public, and submitted to the Minister of Municipal Affairs and Housing.

### Background/Analysis/Options

#### Development Charges

The Development Charge By-laws 2024-04, 2024-05, 2024-06, in effect for 2025, is based on a Development Charge Background study which looked at anticipated development, estimated increase in the need for services, the existing infrastructure, level of service and the historical cost of completed projects. Periodic updates to the background study and associated by-laws are required through the Development Charges Act. The current Development Charge By-laws were enacted by Council on January 24, 2024, which are the product of the Development Charge Background Study received by Council on December 6, 2023.

Section 33 of the Development Charge Act, 1997 requires a municipality that has passed a development charge by-law to establish a separate reserve fund for each service to which the development charge relates.

The categories of services for which development charges are imposed under By-laws are described as follows:

#### Development-Related Studies

- Provision for Two Five-Year Official Plan Updates and Review
- Provision for Two Five-Year Zoning By-Law Updates and Reviews
- Provision for Two Development Charge Background Studies
- Fire Service Master Plan
- Community Risk Assessment
- Parks and Recreation Masterplan Updates
- Transportation Masterplan 5-year Update
- Stormwater Masterplan 10-Year Update
- Wastewater Masterplan 5-year Update
- Water Master Plan 5-Year Update
- Hydrogeological Study

#### Library Board Services

- Additional Library Materials

#### Fire Protection Services

- Old Fort Firehall Debenture Repayment
- Fire Training Grounds
- Off-Road Side-by-Side

#### Parks and Recreation Services

- Tay Community Rink Changeroom Addition
- Parks and Trails Development
- Oakwood Park Additional Parking Lot
- Trail Extension – Trestle Trail along Ney into Port McNicoll
- First Avenue Trail
- Provisions For Vehicle Additions

#### Services Related to a Highway

- Provisions for Growth Related Road Work
- Addition of 2 bays to Public Works Garage
- Additional Vehicle
- Fuel Tank Additions

#### Wastewater Services

- Port McNicoll Wastewater Treatment Plant Debenture Repayment

- Victoria Harbour Wastewater Treatment Plant (Phase 1) Debenture Repayment
- Victoria Harbour Wastewater Treatment Plant Phase 2 upgrades
- Victoria Harbour Wastewater Treatment Plant Debenture Interest Costs

#### Water Services

- Phase 1 Tay Area Water Treatment Plant Debenture Repayment
- Phase 2 Tay Area Water Treatment Plant Construction
- New Standpipe

Where Development Charge's collected are not sufficient to cover the development charge funded portion of the cost of capital works, debt can be secured. This assists in spreading the expenditure over a period of time allowing for development charge receipts to be collected.

#### Parkland Reserve Fund

The Parkland Reserve Fund is a result of cash in lieu of park land during the subdivision process and is to be used for future park land purchases or park land development.

Attached, as Schedule 1 is the 2025 Treasurer's Statement of Development Charge and Parkland Dedication Reserve Funds.

### **Financial and Resource Implications**

There are no financial or resource implications associated with this Item.

### **Relationship to Strategic Plan**

Not Strategic Plan Specific - Regulatory Compliance

### **Reference Documents**

There are no reference documents associated with this Item.

### **Attachments**

Schedule 1 – 2025 Treasurer's Statement of Development Charge and Parkland Dedication Reserve Funds

### **Prepared By**

Emmie Carlson, Treasurer

**Approvals**

Andrea Fay, Chief Administrative Officer/Deputy Clerk  
June 15, 2026

**Corporation of The Township of Tay - Annual Statement of Development Charges and Parkland Dedication**  
**Treasurer's Statement under Section 43 of the Development Charge Act, 1997 and the Planning Act, and the Township's Development Charge Bylaws 2024-04, 2024-05, 2024-06**  
**For the Year End December 31, 2025**

	1-1-9002-084-0281	1-1-9002-084-0282	1-1-9002-084-0291/0283	1-1-9002-084-0284	1-1-9002-084-0285	1-1-9002-084-0286	1-1-9002-084-0290	1-1-9002-085-0287		
	General Government	Services Related To A Highway	Parks & Recreation	Library	Wastewater/Sewer	Water	Fire Protection	Total Development Charges	Reserve Park Fund	
<b>Opening Balance, January 1, 2025</b>	\$63,512.26	\$330,701.47	\$653,803.70	\$47,228.33	\$148,919.07	\$100,499.06	\$120,263.18	\$1,464,927.07	\$244,490.90	
<b>Revenues:</b>										
Development Charge Collections	\$21,839.00	\$67,567.50	\$30,303.50	\$1,779.00	\$75,582.00	\$41,708.00	\$27,789.50		\$46,550.00	
Accrued Interest	\$1,388.16	\$14,089.34	\$19,201.86	\$818.54	\$506.78	\$9,445.42	\$6,525.15		\$7,607.92	
Amount Transferred From Capital Funds										
	\$86,739.42	\$412,358.31	\$703,309.06	\$49,825.87	\$225,007.85	\$151,652.48	\$154,577.83	\$1,783,470.82	\$298,648.82	
<b>Expenses:</b>										
<b>Amounts Transferred to Capital:</b>										
2024 Capital Roads Program		-\$101,944.00								
Rosemount Bridge										
Trail Development										
Library Collection Materials				-\$7,645.65						
Victoria Harbour WWTP Debt Repayment					-\$123,596.64					
Port McNicoll WWTP Debt Repayment					-\$81,160.00					
Victoria Harbour WWTP Phase 2										
Water Treatment Debt Repayment						-\$90,665.18				
Old Fort Firehall Debenture Repayment							-\$107,276.40			
<b>Amounts Transferred to Operating:</b>										
2024 Development Charge Background Study										
<b>Closing Balance, December 31, 2025 (Including Committed Funds)</b>	\$86,739.42	\$310,414.31	\$703,309.06	\$42,180.22	\$20,251.21	\$60,987.30	\$47,301.43	\$1,783,470.82	\$298,648.82	
Committed as of December 31, 2025										
<b>Balance as of December 31, 2025 (Non-Committed)</b>	\$86,739.42	\$310,414.31	\$703,309.06	\$42,180.22	\$20,251.21	\$60,987.30	\$47,301.43	\$1,271,182.95	\$298,648.82	

The Municipality is compliant with s.s.59.1 (1) of the Development charges Act, whereby charges are not directly or indirectly imposed on development nor has a requirement to construct a service related to development been imposed, except as permitted by the Development Charges Act or another Act.

Township of Tay Development Charge Capital Fund Transfers For the Period of January 1, 2025 to December 31, 2025

General Government Services	Timing	Gross Project Cost	DC Eligible Portion	To Date Eligible Spending	Current Year spending	To Date Eligible Spending Including Current Year	Balance to be funded from Development Charges Collected
Provision for Two Five-Year Official Plan Updates and Reviews	2024-2033	\$ 120,000	\$ 60,000	\$0.00		\$0.00	\$60,000.00
Provision for Two Five-Year Zoning By-Law Updates and Review	2024-2033	\$ 120,000	\$ 60,000	\$0.00		\$0.00	\$60,000.00
Provision for Two Development Charges Background Studies	2024-2033	\$ 120,000	\$ 120,000	-\$41,595.94		\$0.00	-\$41,595.94
			\$ 240,000				\$ 198,404.06
Development Charge Reserve Balance							\$ 86,739.42

Library Services	Timing	Gross Project Cost	DC Eligible Portion	To Date Eligible Spending	Current Year spending	To Date Eligible Spending Including Current Year	Balance to be funded from Development Charges Collected
Additional Library Materials	Various	\$ 114,300	\$ 114,300	-\$12,019.10	-\$7,645.65	-\$19,664.75	\$ 94,635.25
Development Charge Reserve Balance							\$ 42,180.22

Fire Services	Timing	Gross Project Cost	DC Eligible Portion	To Date Eligible Spending	Current Year spending	To Date Eligible Spending Including Current Year	Balance to be funded from Development Charges Collected
Old Fort Firehall Principal & Interest	2024-2033	\$ 1,522,218	\$ 1,060,940	-\$107,276.40	-\$107,276.40	-\$214,552.80	\$ 846,387.20
Fire Training Grounds	2026-2027	\$ 500,000	\$ 36,574	\$0.00		\$0.00	\$ 36,574.00
Fire Service Master Plan	2024-2033	\$ 35,000	\$ 28,000	\$0.00		\$0.00	\$ 28,000.00
Community Risk Assessment	2024-2033	\$ 15,000	\$ 7,500	\$0.00		\$0.00	\$ 7,500.00
Off Road Side by Side	2028-2028	\$ 45,000	\$ 45,000	\$0.00		\$0.00	\$ 45,000.00
			\$ 1,178,014				\$ 963,461.20
Development Charge Reserve Balance							\$ 47,301.43

Parks & Recreation	Timing	Gross Project Cost	DC Eligible Portion	To Date Eligible Spending	Current Year spending	To Date Eligible Spending Including Current Year	Balance to be funded from Development Charges Collected
Tay Community Rink Changeroom Addition	2024-2024	\$ 840,000	\$ 840,000	\$0.00		\$0.00	\$ 840,000.00
Parks and Trails Development	2024-2033	\$ 600,000	\$ 300,000	\$0.00		\$0.00	\$ 300,000.00
Oakwood Park Additional Parking Lot	2024-2033	\$ 120,000	\$ 120,000	\$0.00		\$0.00	\$ 120,000.00
Trail Extension - Trestle Trail along Ney into Port McNicoll	2028-2028	\$ 150,000	\$ 150,000	\$0.00		\$0.00	\$ 150,000.00
First Avenue Trail	2024-2025	\$ 60,000	\$ 60,000	\$0.00		\$0.00	\$ 60,000.00
Provision for Vehicle Additions	2024-2033	\$ 50,000	\$ 50,000	\$0.00		\$0.00	\$ 50,000.00
Parks & Recreation Master Plan Updates	2024-2033	\$ 100,000	\$ 80,000	\$0.00		\$0.00	\$ 80,000.00
			\$ 1,600,000				\$ 1,600,000.00
Development Charge Reserve Balance							\$ 703,309.06

Services Related to A Highway & Public Works	Timing	Gross Project Cost	DC Eligible Portion	To Date Eligible Spending	Current Year spending	To Date Eligible Spending Including Current Year	Balance to be funded from Development Charges Collected
Provisions for Growth Related Road Work	2024-2033	\$ 15,000,000	\$ 1,097,230	\$0.00	-\$101,944.00	\$0.00	\$ 1,097,230.00
Addition of 2 Bays to Public Works Garage	2025-2025	\$ 840,000	\$ 840,000	\$0.00		\$0.00	\$ 840,000.00
Additional Vehicles	2024-2033	\$ 470,000	\$ 470,000	\$0.00		\$0.00	\$ 470,000.00
Transportation Master Plan 5-Year Updates	2024-2033	\$ 100,000	\$ 80,000	\$0.00		\$0.00	\$ 80,000.00
Stormwater Master Plan 10-Year Update	2024-2033	\$ 75,000	\$ 60,000	\$0.00		\$0.00	\$ 60,000.00
Fuel Tank Additions	2024-2024	\$ 300,000	\$ 150,000	\$0.00		\$0.00	\$ 150,000.00
			\$ 2,697,230				\$ 2,697,230.00
Development Charge Reserve Balance							\$ 310,414.31

Wastewater Services	Timing	Gross Project Cost	DC Eligible Portion	To Date Eligible Spending	Current Year spending	To Date Eligible Spending Including Current Year	Balance to be funded from Development Charges Collected
Port McNicoll WWTP Principal & Interest	2024-2027	\$ 402,004	\$ 313,804	-\$123,686.60	-\$81,160.00	-\$214,846.60	\$ 190,117.40
Victoria Harbour WWTP Principal & Interest	2024-2033	\$ 2,697,828	\$ 2,697,828	-\$81,160.00	-\$123,596.64	-\$204,756.64	\$ 2,616,668.00
Wastewater Master Plan 5 Year-Updates	2024-2033	\$ 100,000	\$ 80,000	\$0.00		\$0.00	\$ 80,000.00
Victoria Harbour WWTP Phase 2 WWTP	2024-2025	\$ 37,300,000	\$ 18,650,000	\$0.00		\$0.00	\$ 18,650,000.00
Victoria Harbour WWTP Phase 2 Debenture Interest Costs	2021-2022	\$ 6,421,000	\$ 6,421,000	\$0.00		\$0.00	\$ 6,421,000.00
			\$ 28,162,632				\$ 27,957,785.40
Development Charge Reserve Balance							\$ 20,251.21

Water Services	Timing	Gross Project Cost	DC Eligible Portion	To Date Eligible Spending	Current Year spending	To Date Eligible Spending Including Current Year	Balance to be funded from Development Charges Collected
Phase 1 WTP Debt Principal & Interest	2024-2033	\$ 906,792	\$ 906,792	-\$63,799.18	-\$90,665.18	-\$154,464.36	\$ 842,992.82
Phase 2 Construction	2024-2024	\$ 4,170,000	\$ 3,325,567	\$0.00		\$0.00	\$ 3,325,567.00
Water Master Plan 5-Year Updates	2024-2033	\$ 70,000	\$ 56,000	\$0.00		\$0.00	\$ 56,000.00
Hydrogeological Study	2024-2033	\$ 120,000	\$ 120,000	\$0.00		\$0.00	\$ 120,000.00
New Standpipe	2027-2027	\$ 10,000,000	\$ 2,800,000	\$0.00		\$0.00	\$ 2,800,000.00
			\$ 7,208,359				\$ 7,144,559.82
Development Charge Reserve Balance							

---

June 16, 2026

Sent via email

Elmvale Groundwater Project Service Partners

**RE: Elmvale Groundwater Project Grant Application to the Natural Sciences  
and Engineering Research Council of Canada**

---

Please be advised at its Regular Meeting on June 3, 2026, Council of the Township of Springwater passed the following resolution:

**Resolution C271-2026**

**Moved by:** Councillor Ward 1 Garwood

**Seconded by:** Councillor Ward 3 Thompson

Whereas Springwater Council, through Motion C660-2023 adopted on November 15, 2023, supported the Elmvale Groundwater Project Grant Application to the Natural Sciences and Engineering Research Council of Canada (NSERC); and,

Whereas Council further directed that Township staff collaborate with the project team through in-kind resources only, as outlined in the draft Letter of Intent; and,

Whereas over the past several years Township staff and Council have been in communication with Dr. Mike Powell and Dr. William Shotyk regarding the NSERC application and the proposed Elmvale Groundwater Project; and,

Whereas it was subsequently determined that the application did not sufficiently meet the “Societal Impact” criteria established by the Natural Sciences and Engineering Research Council of Canada, resulting in the denial of the application; and,

Whereas the Elmvale Groundwater Project represents an important opportunity to further scientific understanding, environmental protection, and public confidence in the long-term sustainability of the region’s groundwater resources;

Now Therefore be it Resolved That the Council of the Township of Springwater express its concern and disappointment regarding the denial of the Elmvale Groundwater Project NSERC application; and,

---

That Council call upon all Elmvale Groundwater Project partners to endorse a joint letter to the federal government outlining these concerns and advocating for greater recognition and support of community-based groundwater research initiatives; and,

That the letter be forwarded to:

- The Honourable Mélanie Joly, Minister of Innovation, Science and Industry;
- The Honourable Mark Carney, Prime Minister of Canada;
- Doug Shipley, MP for Barrie—Springwater—Oro-Medonte; and
- All Elmvale Groundwater Project partners.

**Carried**

The Township of Springwater has prepared the enclosed draft joint letter to the federal government outlining concerns regarding NSERC's decision not to approve the Elmvale Groundwater Project grant application.

We respectfully request that you review the draft correspondence and consider endorsing the letter, subject to any revisions you may wish to propose.

Please respond at your earliest convenience with any suggested revisions, and to confirm your organization's endorsement and approval to include its signature.

Should you have any questions, please do not hesitate to contact me.

Kindly,



Katja Awender  
Legislative – Records Coordinator  
[katja.awender@springwater.ca](mailto:katja.awender@springwater.ca)

Encl.

cc. Joanne P. Sandy, Chief, Beausoleil First Nations, [info@chimnissing.ca](mailto:info@chimnissing.ca)  
Dan Travers, President/Executive Director, Canadian Museum of Water,  
[info@canadianmuseumofwater.org](mailto:info@canadianmuseumofwater.org)

Paul Cowley, President, Federation of Tiny Township Shoreline Association,  
[paul.cowley@fotlsa.org](mailto:paul.cowley@fotlsa.org)

Jennifer Vincent, Chief Administrative Officer, Nottawasaga Valley Conservation,  
Authority [jvincent@nvca.on.ca](mailto:jvincent@nvca.on.ca)

Steve Holysh, Co-Manager/Senior Hydrogeologist, Oak Ridge Moraine  
Groundwater Project, [sholysh@owrc.ca](mailto:sholysh@owrc.ca)

Rick Gerber, Co-Manager/Senior Hydrogeologist, Oak Ridge Moraine  
Groundwater Project, [rgerber@owrc.ca](mailto:rgerber@owrc.ca)

Danielle Alexander, Chair, Severn Sound Environmental Association,  
[sseainfo@severnsound.ca](mailto:sseainfo@severnsound.ca)

Kelly Cole, Director of Legislative Services/Clerk, [kcole@penetanguishene.ca](mailto:kcole@penetanguishene.ca)

Yvonne Aubichon, Clerk, Township of Oro Medonte, [yaubichon@oro-medonte.ca](mailto:yaubichon@oro-medonte.ca)

Katelyn Johns, Clerk/Library CEO, Township of Tay, [kjohns@tay.ca](mailto:kjohns@tay.ca)

Tina Arbuckle, Director of Legislative Services/Clerk, Township of Tiny,  
[tarbuckle@tiny.ca](mailto:tarbuckle@tiny.ca)

---

June 16, 2026

Sent via email: [melanie.joly@parl.gc.ca](mailto:melanie.joly@parl.gc.ca)

Honourable Mélanie Joly  
Minister of Innovation, Science and Industry  
House of Commons  
Ottawa, ON K1A 0A6

**RE: Elmvale Groundwater Project Grant Application and Support for  
Community-Based Groundwater Research**

---

Dear Minister Joly,

We, the undersigned project partners and supporting municipalities, are writing to express our concern and disappointment regarding the denial of the Elmvale Groundwater Project grant application submitted to the Natural Sciences and Engineering Research Council of Canada (NSERC).

The Elmvale Groundwater Project is intended to investigate the ages, sources, reservoir capacity, and processes responsible for the exceptional groundwater quality within central and northwestern parts of Simcoe County. The project also seeks to gather information about how current and future anthropogenic forcing may impact water resources. The project science team includes researchers from the University of Alberta, the University of Guelph, the University of Ottawa, and the Ontario Geological Survey.

It was subsequently determined that the application did not sufficiently meet the "Societal Impact" criteria established by NSERC, resulting in the denial of the application. While we respect the independence of the federal grant review process, we are concerned that this outcome does not adequately reflect the clear public value and broader community relevance of this work.

The Elmvale Groundwater Project represents an important opportunity to advance scientific understanding of a significant groundwater system, support evidence-based environmental protection, and strengthen public confidence in the long-term sustainability of regional water resources. In a municipal and rural context, groundwater is not an abstract academic subject, rather, it is directly connected to safe drinking water, environmental stewardship, agricultural resilience, land use planning, and the long-term wellbeing of communities.

Projects of this nature also demonstrate the value of collaboration between academic researchers, government agencies, and local municipalities. The proposed partnership brings together leading scientific expertise and local knowledge in order to better understand groundwater conditions and the potential effects of human activity on water resources over time. In our view, that combination of scientific merit, public interest, and practical application is itself a strong indicator of societal impact.

Accordingly, we respectfully call upon the federal government to:

- recognize the importance of community-based and regionally significant groundwater research as a matter of public interest;
- review whether existing federal research funding criteria appropriately capture the environmental, municipal, and community benefits of groundwater science;
- encourage federal research funding bodies, including NSERC, to give greater consideration to projects that demonstrate long-term value for water security, environmental protection, and informed public policy; and,
- identify current or future federal funding opportunities that could support the Elmvale Groundwater Project or similar groundwater research initiatives.

This matter extends beyond a single unsuccessful application. It raises a broader question about how Canada supports place-based environmental research with clear local relevance and long-term national benefit. Groundwater protection is fundamental to healthy communities, and robust scientific research is essential to informing sound policy and responsible stewardship.

We appreciate your consideration of this matter and respectfully request greater federal recognition and support for community-based groundwater research initiatives such as the Elmvale Groundwater Project.

Sincerely,

The Elmvale Groundwater Project Partners:

---

Joanne P. Sandy  
Chief  
Beausoliel First Nations

---

Dan Travers  
President/Executive Director  
Canadian Museum of Water

---

Paul Cowley  
President  
Federation of Tiny Township Shoreline Association

---

Jennifer Vincent  
Chief Administrative Officer  
Nottawasaga Valley Conservation Authority

---

Steve Holysh  
Co-Manager/Senior Hydrogeologist  
Oak Ridge Moraine Groundwater Project

---

Rick Gerber  
Co-Manager/Senior Hydrogeologist  
Oak Ridge Moraine Groundwater Project

\_\_\_\_\_  
Danielle Alexander  
Chair  
Severn Sound Environmental Association

\_\_\_\_\_  
Kelly Cole  
Director of Legislative Services/Clerk  
Town of Penetanguishene

\_\_\_\_\_  
Yvonne Aubichon  
Clerk  
Township of Oro-Medonte

\_\_\_\_\_  
Katelyn Johns  
Clerk/Library CEO  
Township of Tay

\_\_\_\_\_  
Tina Arbuckle  
Director of Legislative Services/Clerk  
Township of Tiny

\_\_\_\_\_  
Renée Ainsworth  
Acting Chief Administrative Officer/Director of Corporate Services  
Township of Springwater

cc. Honourable Mark Carney, Prime Minister of Canada [mark.carney@parl.gc.ca](mailto:mark.carney@parl.gc.ca)  
Doug Shipley, MP for Barrie-Springwater-Oro Medonte [doug.shipley@parl.gc.ca](mailto:doug.shipley@parl.gc.ca)

June 16,2026

Mayor Ted Walker and Members of Council  
Township of Tay  
450 Park Street  
Victoria Harbour, Ontario

Re: [Port McNicoll Housing-Enabling Infrastructure Opportunity – Registered Plan 544](#)

Mayor Walker and Members of Council,

I am writing regarding approximately 56 residential lots located within Registered Plan 544 in Port McNicoll, extending generally from Talbot Street to Camilla Street.

These lands have already completed a substantial planning and entitlement process. Through Zoning By-law Amendment 2025-09, the Township approved Village Residential Exception Twenty-Two Holding (R2-22(H)) zoning, permitting single detached and semi-detached residential development.

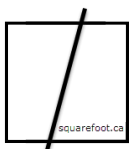
In recent correspondence with Township staff, I have been advised that:

- Water servicing capacity exists for these lots.
- Wastewater servicing capacity exists for these lots.
- The Township does not currently have plans to extend the unopened streets serving the lots.
- There are currently no provincial infrastructure funding applications beyond the Victoria Harbour Wastewater Treatment Plant project.

This correspondence confirms that the principal planning and servicing capacity issues have already been addressed. The remaining barrier to development is the delivery of localized infrastructure required to access and service the lots.

Unlike many proposed developments across Ontario, these lands are already zoned for residential use and are situated within an established settlement area. The challenge is not obtaining planning approvals. The challenge is converting approved housing supply into housing starts.

I commend Council and Township staff for their efforts in pursuing provincial infrastructure funding to support future growth. The Township's successful advocacy for wastewater



infrastructure improvements demonstrates a commitment to addressing infrastructure barriers that limit housing opportunities.

The Port McNicoll lands present a complementary opportunity. While larger infrastructure investments may focus on long-term growth areas, these lots represent a near-term opportunity to create new housing within an established community where servicing capacity has already been confirmed.

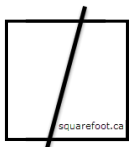
The economic challenge is that the lots are distributed across several separate blocks requiring multiple short road and servicing extensions. Although each individual extension is relatively modest, the cumulative cost significantly impacts development feasibility.

This challenge is further compounded by the Township's development charge structure. As presented in Delbrook Group's April 2025 delegation to Council, combined Township, County, and School Board development charges now total approximately \$77,022 per single or semi-detached dwelling, \$59,437 per townhouse unit, and \$49,584 per apartment unit. The presentation concluded that Tay Township's development charges rank among the highest in the surrounding market area and may negatively impact project viability.

I fully recognize that growth must contribute toward infrastructure costs. However, when already-zoned housing opportunities face the combined burden of road construction, servicing extensions, development charges, and financing costs, projects that would otherwise contribute to the Township's housing supply may remain undeveloped indefinitely.

Accordingly, I respectfully request that Council consider directing staff to report back on:

1. The estimated cost of constructing the required road and servicing extensions necessary to facilitate development of the Registered Plan 544 lots;
2. Potential funding mechanisms, partnerships, or development tools that could assist in delivering this infrastructure;
3. Opportunities to position these lands as candidates for future housing-enabling infrastructure funding applications, including:
  - Municipal Housing Infrastructure Program (MHIP)
  - Housing-Enabling Water Systems Fund (HEWSF) or successor programs
  - Canada Housing Infrastructure Fund (CHIF)
  - Ontario Community Infrastructure Fund (OCIF)



- Simcoe County housing and growth-related infrastructure initiatives
  - Future provincial or federal programs intended to accelerate housing delivery within existing settlement areas
4. Options available to Council to improve development feasibility, including development charge deferrals, phased collection, front-ending agreements, grant-back programs, Community Improvement Plan incentives, or other housing-supportive measures.

The question before Council is not whether these lots should be developed. That planning decision has already been made.

The question is whether Tay Township wishes to take practical steps to convert approved housing supply into housing starts.

With zoning approvals secured, servicing capacity available, and continued provincial emphasis on housing-enabling infrastructure investments, these lands may represent one of the Township's most immediate opportunities to deliver new housing within an established settlement area while expanding the future assessment base and strengthening the local economy.

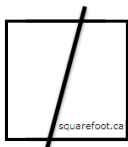
I respectfully request the Council consider this matter and explore how the Township, Province, County, and private sector may work together to advance this housing opportunity.

Thank you for your consideration and for your continued efforts to support responsible, creative growth throughout Tay Township.

Respectfully Submitted



Linda Loftus CCIM SIOR CIPS MRICS FEA – Broker  
Squarefoot Commercial Group



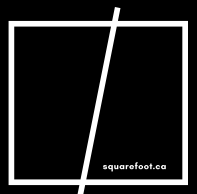
**LAND FOR SALE**  
**56 LOTS**  
PORT MCNICOLL, ON

OFFERING MEMORANDUM

**For More Information:**

**Linda Loftus**, Broker  
CCIM SIOR CIPS MRICS FEA  
linda@squarefoot.ca  
D: 705.735.2246 | C: 705.791.5405

**Squarefoot.ca Inc. Commercial Group**  
Sutton Group Incentive Realty Inc., Brokerage  
241 Minet's Point Road, Barrie, ON L4N 4C4  
O: 705.739.1300 | www.squarefoot.ca  
Independently Owned & Operated



# TABLE OF CONTENTS

EXECUTIVE SUMMARY	01	ZONING	10
PROPERTY HIGHLIGHTS	03	LOCATION OVERVIEW	12
AERIAL OVERVIEW	05	OFFER PROCESS	16
OFFICIAL PLAN	08	DEVELOPMENT CONSIDERATIONS	18



An aerial photograph of a residential neighborhood, likely in a coastal or lakeside area. The foreground shows a dense residential area with houses and trees. In the middle ground, there's a large, winding waterway or lake. The background shows a vast expanse of water under a clear sky. The image is in grayscale, with red text and lines overlaid.

# EXECUTIVE SUMMARY

---

# EXECUTIVE SUMMARY

Sutton Group Incentive Realty Inc., Brokerage is pleased to present a significant residential land assembly opportunity in the waterfront community of Port McNicoll, Township of Tay.

The offering comprises approximately 56 residential lots within Registered Plan 544, extending from Talbot Street to Camilla Street, positioned within an established residential neighbourhood.

The property has undergone a comprehensive planning process culminating in the approval of Zoning By-law Amendment 2025-09, rezoning the lands to Village Residential Exception Twenty-Two Holding (R2-22(H)). This zoning permits low-density residential development, including single detached and semi-detached dwellings, subject to the removal of the holding provision.

The approved zoning establishes a clear and defined development framework, including site-specific performance standards that support efficient lot utilization and increased density relative to typical village residential standards.

The remaining development hurdle is servicing and access, as the Holding (“H”) provision requires confirmation of full municipal services and the establishment of public road access prior to development proceeding.

This offering represents a rare opportunity to acquire a scaled, rezoned residential land position within a defined settlement area, with a structured path to development and strong alignment with provincial and municipal housing objectives.

The asset is ideally suited for a developer or builder with experience in land servicing and subdivision execution, seeking to unlock value through infrastructure delivery and phased residential construction.



An aerial photograph of a residential neighborhood, likely in a coastal or lakeside area. The foreground shows a mix of houses and trees. In the middle ground, there's a large, open area that could be a park or a school. The background features a large body of water, possibly a lake or a wide river, with some islands or peninsulas. The sky is overcast. The overall tone is dark and moody.

## PROPERTY HIGHLIGHTS

# PROPERTY HIGHLIGHTS

<b>Offering</b>	56-Lot Residential Development Opportunity
<b>Location</b>	Port McNicoll, Tay Township, Simcoe County
<b>Legal Description</b>	Registered Plan 544 (multiple lots and blocks across Talbot, Finlayson, Calvert, Nottingham, Mary, Margaret, and Camilla Streets)
<b>Lot Program</b>	<ul style="list-style-type: none"><li>• ±56 residential lots</li><li>• Typical frontage: ±11.8-12.0 metres</li><li>• Typical depth: ±35-36 metres</li><li>• Typical area: ±430 sq. m</li></ul>
<b>Current Zoning</b>	Village Residential Exception Twenty-Two Holding (R2-22(H))
<b>Density Profile</b>	±8-10 units per acre equivalent (low-density compact form)
<b>Servicing</b>	Not currently serviced
<b>Road Access</b>	<ul style="list-style-type: none"><li>• Mix of open and unopened road allowances</li><li>• Road construction required</li></ul>
<b>Holding Provision (H)</b>	To be removed upon: <ul style="list-style-type: none"><li>• Provision of full municipal services</li><li>• Public road access being opened and maintained or secured via agreement</li></ul>
<b>Development Status</b>	Zoning Approved - Not Yet Serviced
<b>Availability</b>	Immediate

An aerial photograph of a residential neighborhood, likely in a coastal or lakeside area. The foreground shows a dense residential area with houses, streets, and trees. In the middle ground, there's a large, winding body of water, possibly a lake or a wide river, with several small islands or peninsulas. The background shows a flat horizon line under a clear sky. The image is overlaid with a dark grey semi-transparent layer.

# AERIAL OVERVIEW

05

# AERIAL OVERVIEW

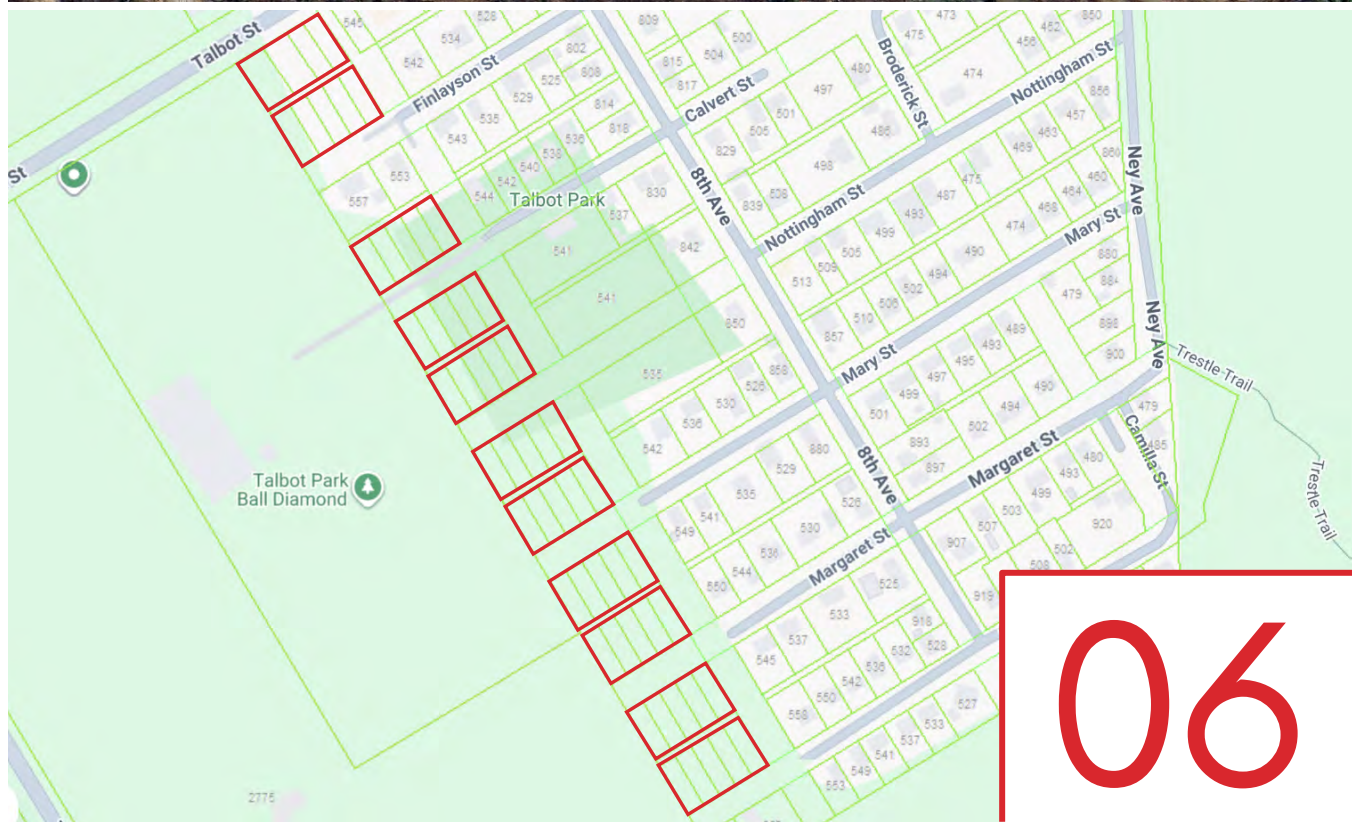
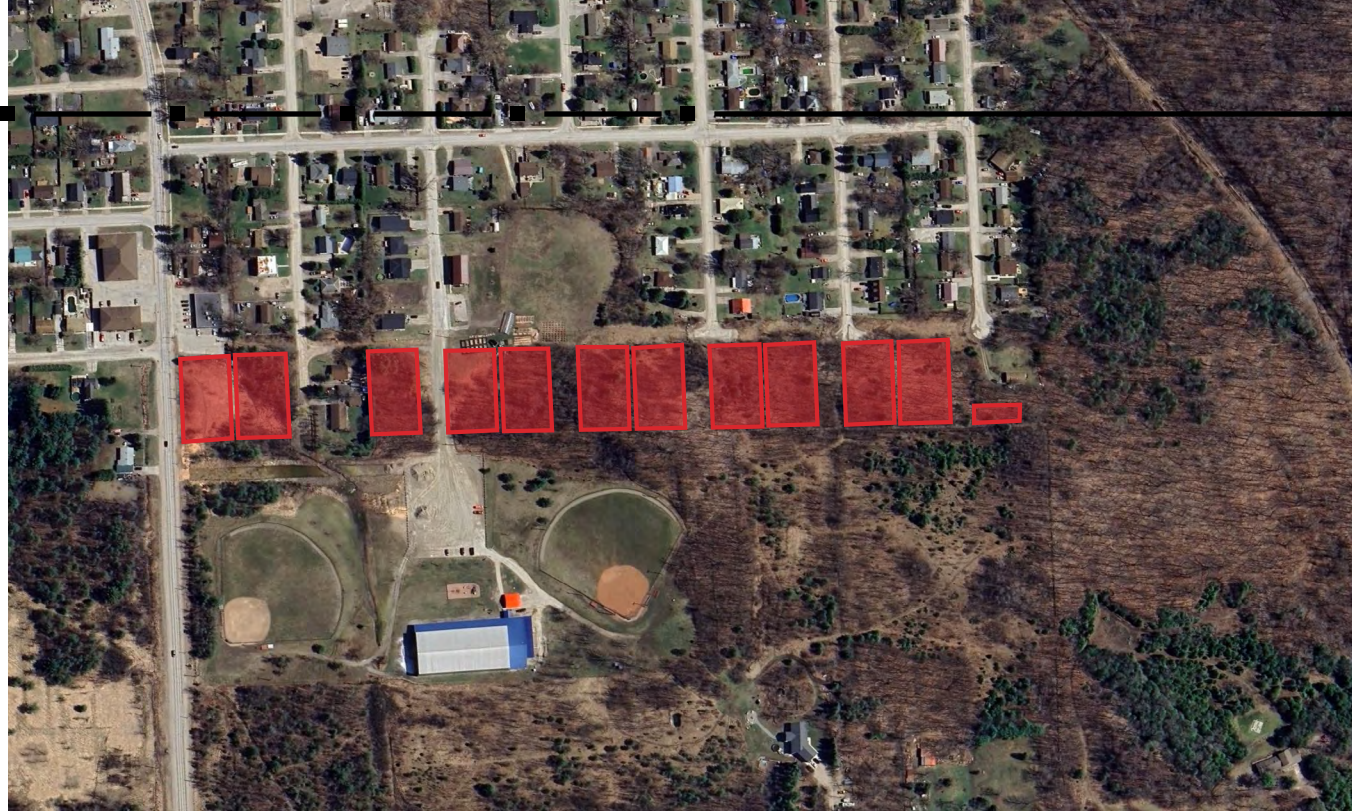
The subject lands are located within the established Port McNicoll settlement area, organized along a historic grid pattern extending from Talbot Street south to Camilla Street.

The site consists of multiple blocks of vacant lots embedded within a predominantly built-out low-density residential neighbourhood. Surrounding land uses include single detached dwellings to the north and east, public parkland to the west, and rural lands beyond the settlement boundary.

The property benefits from immediate adjacency to Talbot Park and proximity to community recreational facilities, providing strong locational fundamentals for residential absorption.

Approximately 12 lots front onto open road allowances, while the balance front onto unopened road allowances, reinforcing the need for coordinated subdivision servicing and road construction as part of development.

The site represents a classic “infill subdivision at scale” within an existing community fabric.



06



# AERIAL PHOTOS



An aerial photograph of a residential neighborhood, likely in a coastal or lakeside area. The foreground shows a dense residential area with houses, streets, and trees. In the middle ground, there's a large, winding body of water, possibly a bay or a large lake, with several small islands or peninsulas. The background shows a flat horizon under a clear sky. The entire image is in grayscale, with red text and lines overlaid.

**OFFICIAL  
PLAN**

# OFFICIAL PLAN

## VILLAGE RESIDENTIAL

The subject lands are designated **Village Residential** within the Township of Tay Official Plan.

This designation supports low-density residential uses, including:

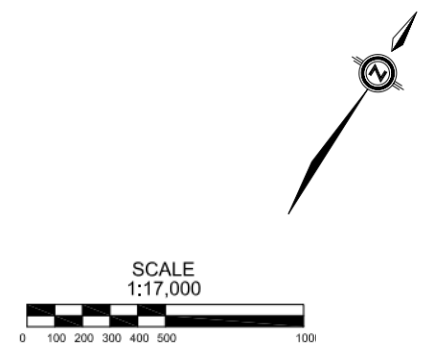
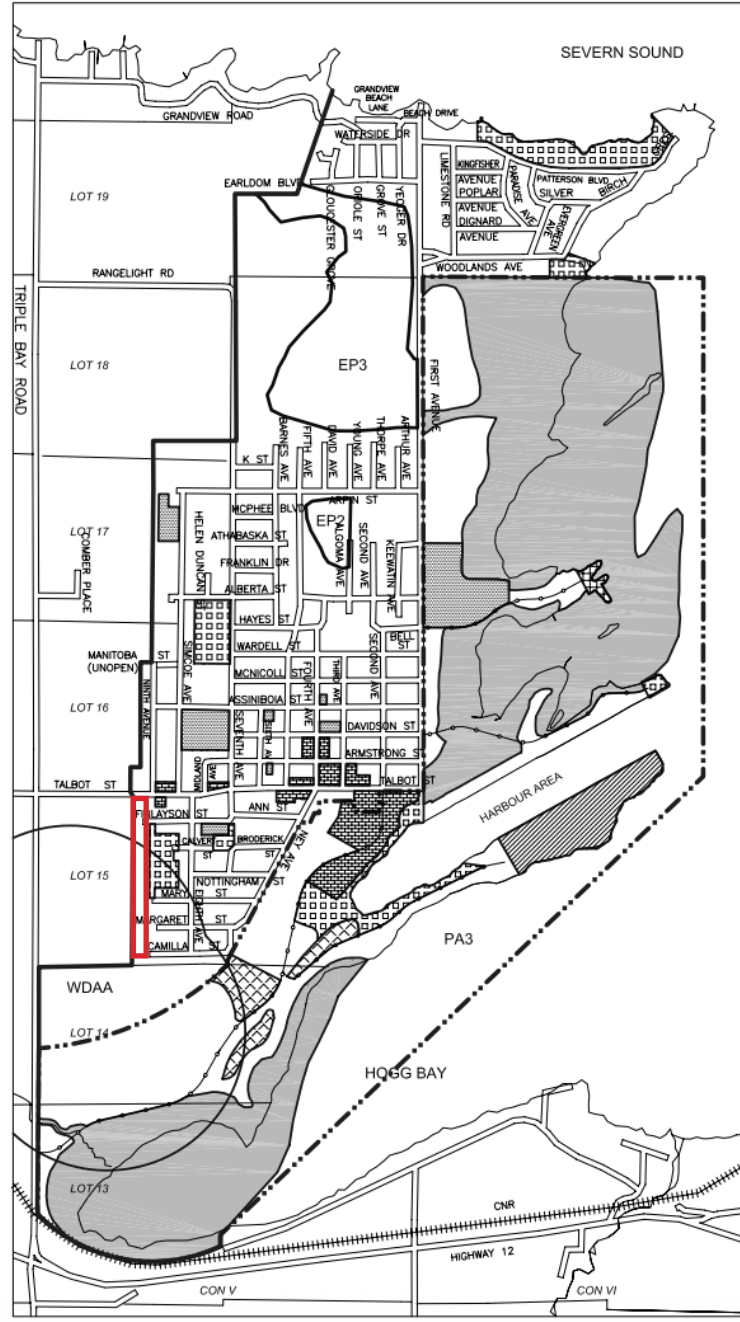
- Single detached dwellings
- Semi-detached dwellings
- Duplex forms

The policy framework encourages compact development within settlement areas to optimize the use of existing infrastructure and promote efficient land use patterns.

### Planning Significance

The approved rezoning aligns directly with the Official Plan designation, eliminating prior land use conflicts and establishing clear policy conformity.

The property is now positioned as a logical extension of the surrounding residential neighbourhood, consistent with both municipal and provincial objectives related to housing supply and intensification within serviced settlement areas.



### LEGEND

- VILLAGE RESIDENTIAL
- VILLAGE COMMERCIAL
- MARINE COMMERCIAL
- OPEN SPACE
- OPEN SPACE - IMPACTED SOIL
- INSTITUTIONAL
- CARGILL ELEVATOR POLICY AREA
- ENVIRONMENTAL PROTECTION 1
- ENVIRONMENTAL PROTECTION 2 (EP2)
- ENVIRONMENTAL PROTECTION 3 (EP3)
- POLICY AREA 3 - PORT MCNICOLL (PA3)
- PROPOSED ROAD (POLICY AREA 3)
- WASTE DISPOSAL ASSESSMENT AREA (WDAA)
- SETTLEMENT AREA BOUNDARY
- RAIL LINE (ABANDONED)



# ZONING

10



# ZONING

## CURRENT ZONING: VILLAGE RESIDENTIAL EXCEPTION 22 HOLDING (R2-22(H))

The Township of Tay has enacted By-law 2025-09, rezoning the subject lands from Rural (RU) and Open Space (OS) to Village Residential Exception Twenty-Two Holding (R2-22(H)).

### Permitted Uses

- Single Detached Dwellings
- Semi-Detached (Freehold) Dwellings
- Duplex Dwellings

### Key Development Standards

#### Single Detached:

- Maximum lot coverage: 33%
- Reduced exterior side yard: 2.0 metres

#### Semi-Detached:

- Minimum lot area: 210 sq. m
- Minimum frontage: 5.8 m
- Maximum lot coverage: 40%
- Building height: up to 9 metres
- Minimum GFA: 75 sq. m per unit

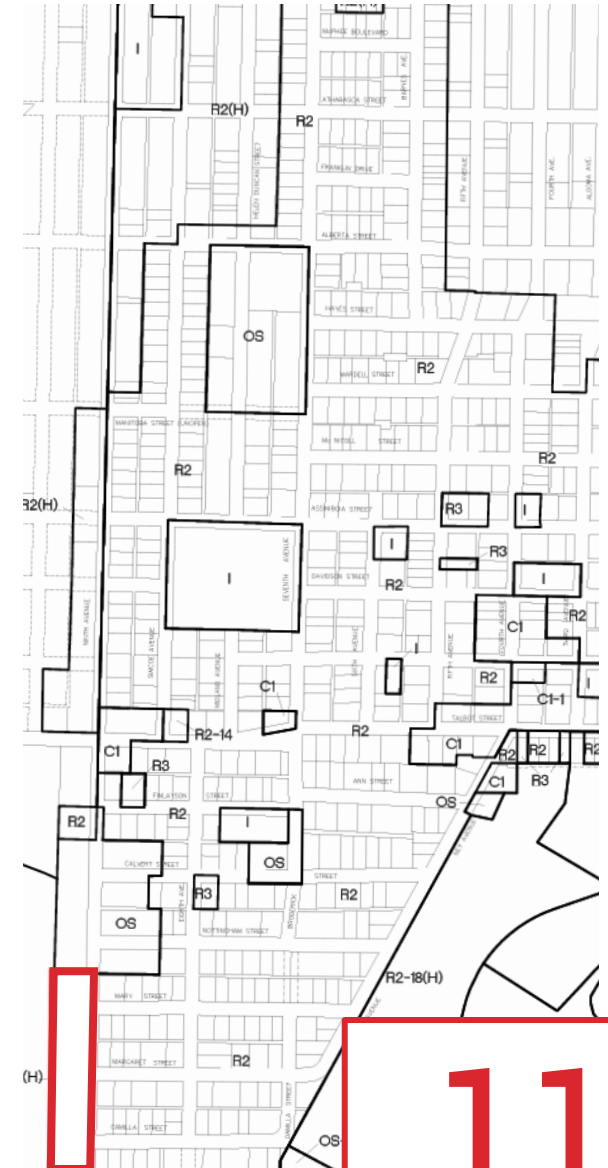
### Holding Provision (H)

Development is subject to removal of the Holding Symbol, which requires:

1. Provision of full municipal services
2. Establishment of public road access (constructed or secured by agreement)

### Practical Interpretation (this is what buyers care about)

- Zoning risk: removed
- Density risk: defined and approved
- Execution risk: servicing + roads



# 11

Zoning Map Last Revised in Feb 2002. Please review attached Schedule Amendments for any further amendments.

These provisions reflect a modified performance standard designed to support compact, efficient residential development.

An aerial photograph of a residential neighborhood, likely in a coastal or lakeside area. The foreground shows a dense residential area with houses, streets, and trees. In the middle ground, there's a large, winding body of water, possibly a lake or a large bay, with several small islands or peninsulas. The background shows a vast expanse of water under a clear sky. The image is overlaid with a dark grey semi-transparent layer.

## LOCATION OVERVIEW

## LOCATION OVERVIEW

Port McNicoll is a waterfront community located within Tay Township in Simcoe County, positioned along the southern shores of Georgian Bay and within close proximity to Midland.

The area continues to attract residential demand driven by affordability relative to larger Simcoe County markets and access to recreational amenities.

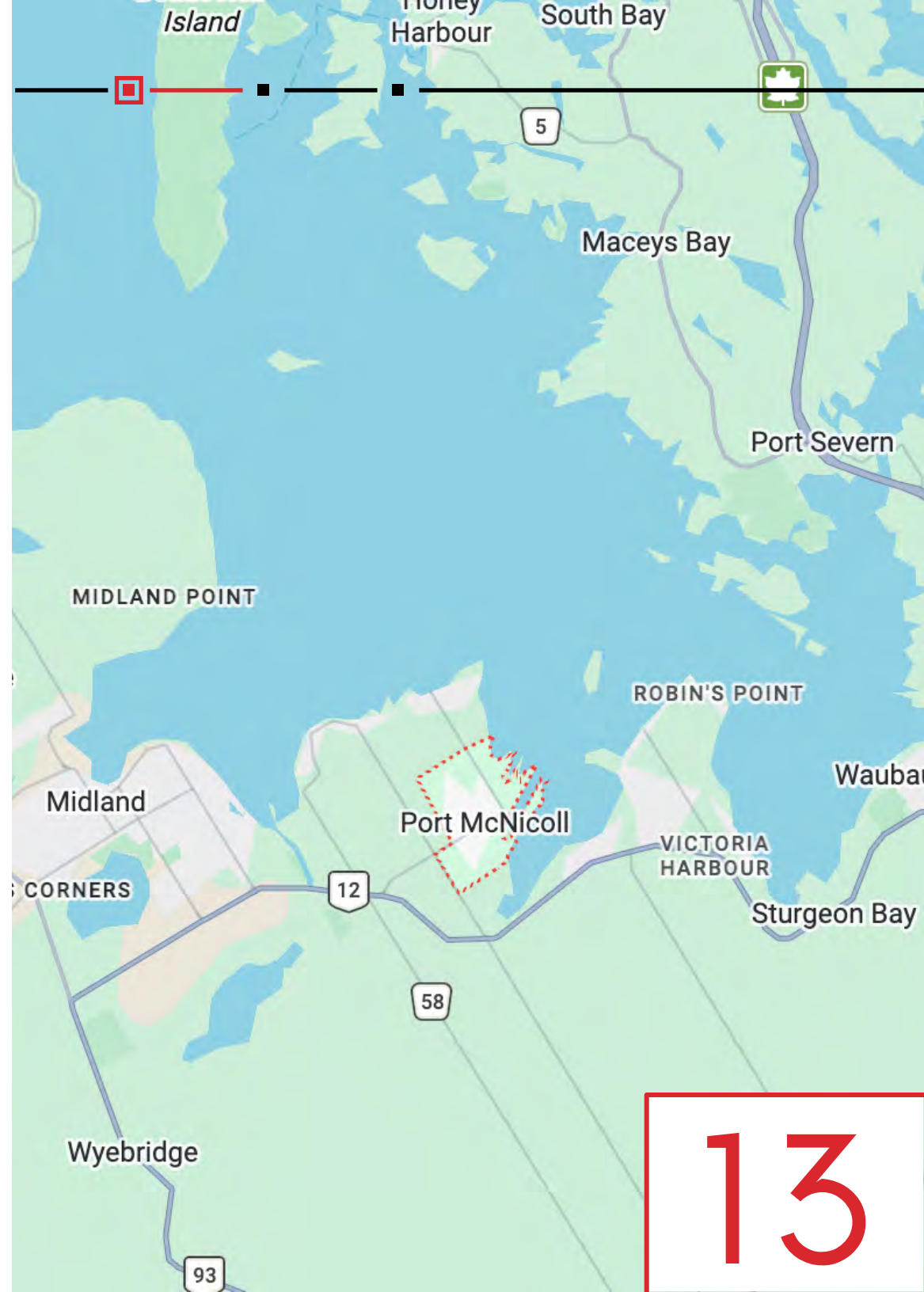
The subject lands are located within the established settlement area, benefiting from proximity to:

- Midland (regional service centre)
- Highway 12 (east-west connectivity)
- Highway 400 (access to GTA)
- Recreational and tourism assets

### Regional Context

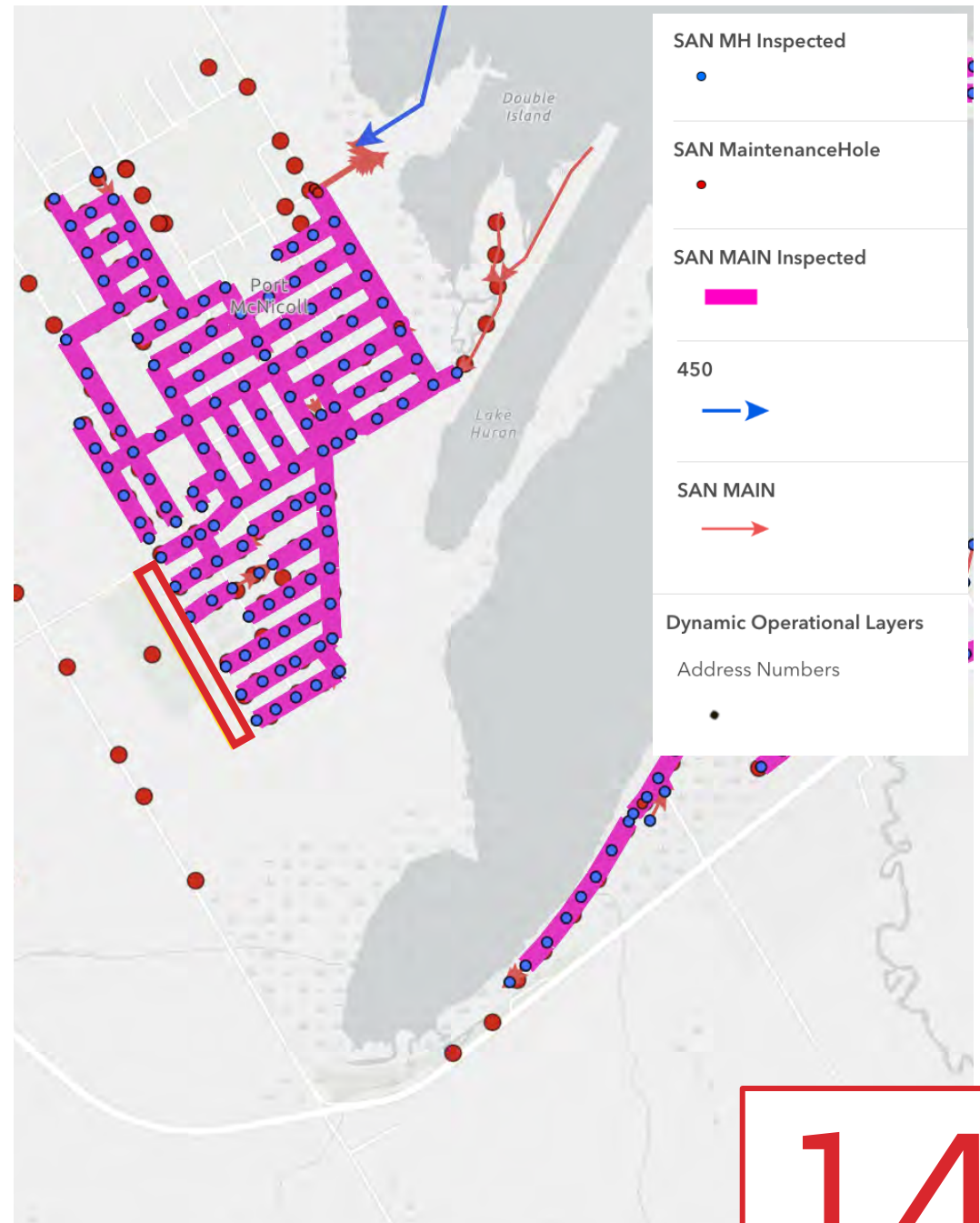
- Midland: ±5 km
- Highway 12: ±2 km
- Barrie: ±45 km
- GTA (North): ±120 km

The location supports long-term residential absorption, particularly for ground-oriented housing formats.



# LOCATION OVERVIEW

## DEVELOPMENT & SERVICES



[CLICK HERE TO VIEW SERVICES FOR DEVELOPMENTS IN PORT MCNICOLL](#)

## LOCATION OVERVIEW

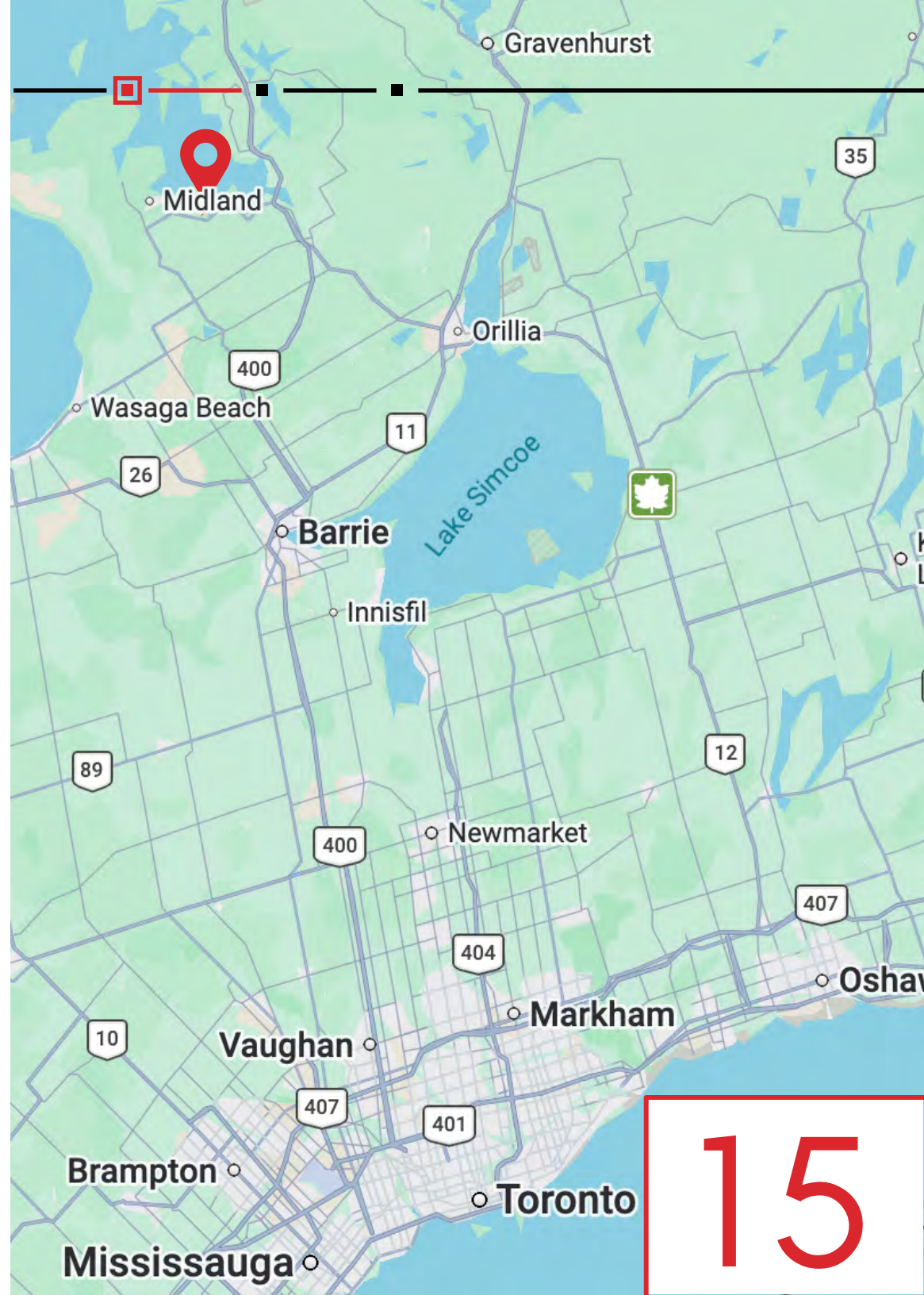
The community has experienced gradual residential growth driven by affordability, lifestyle migration, and proximity to waterfront amenities.

Port McNicoll remains a secondary growth area relative to larger centres such as Barrie and Orillia, but offers long-term upside as infrastructure investment and regional demand expand northward.

Tay Township is only a 90 minute drive from Toronto, on the 400 at the gateway to cottage country, and on approximately 43km of the southern shores of Georgian Bay. The area is located at the heart of some of the most picturesque, unique and pristine natural areas of the world.

The Township features several historical attractions including the Wye Marsh Wildlife Centre, Martyr's Shrine, Sainte-Marie among the Hurons as well as the Tay Shore Trail, a multi-use paved trail that stretches 18.5 km through the Township and is registered as part of the Trans Canada Trail.

Tay Township is located in Simcoe County. Simcoe County is located in the central portion of Southern Ontario, Canada. The county is just north of the Greater Toronto Area, stretching from the shores of Lake Simcoe in the east to Georgian Bay in the west. Simcoe County forms part of the Greater Golden Horseshoe area, a densely populated and industrialized region, centered on the Greater Toronto Area.





**OFFER  
PROCESS**

# OFFER PROCESS

The property is being offered on an Exclusive basis through Sutton Group Incentive Realty Inc., Brokerage.

Given the advanced planning status of the asset, prospective purchasers are expected to focus due diligence on:

- Servicing strategy and costs
- Road construction requirements
- Phasing and absorption assumptions

The Vendor will prioritize offers demonstrating both financial capacity and execution capability.



An aerial photograph of a residential neighborhood, likely in a coastal or lakeside area. The foreground shows a dense residential area with houses, streets, and trees. In the middle ground, there's a large, winding body of water, possibly a lake or a wide river. The background shows a flat horizon line under a clear sky. The image is overlaid with a dark grey semi-transparent layer.

# DEVELOPMENT CONSIDERATIONS

# DEVELOPMENT CONSIDERATIONS

## Situation

Zoning approved across a 56 lot framework.

## Significance

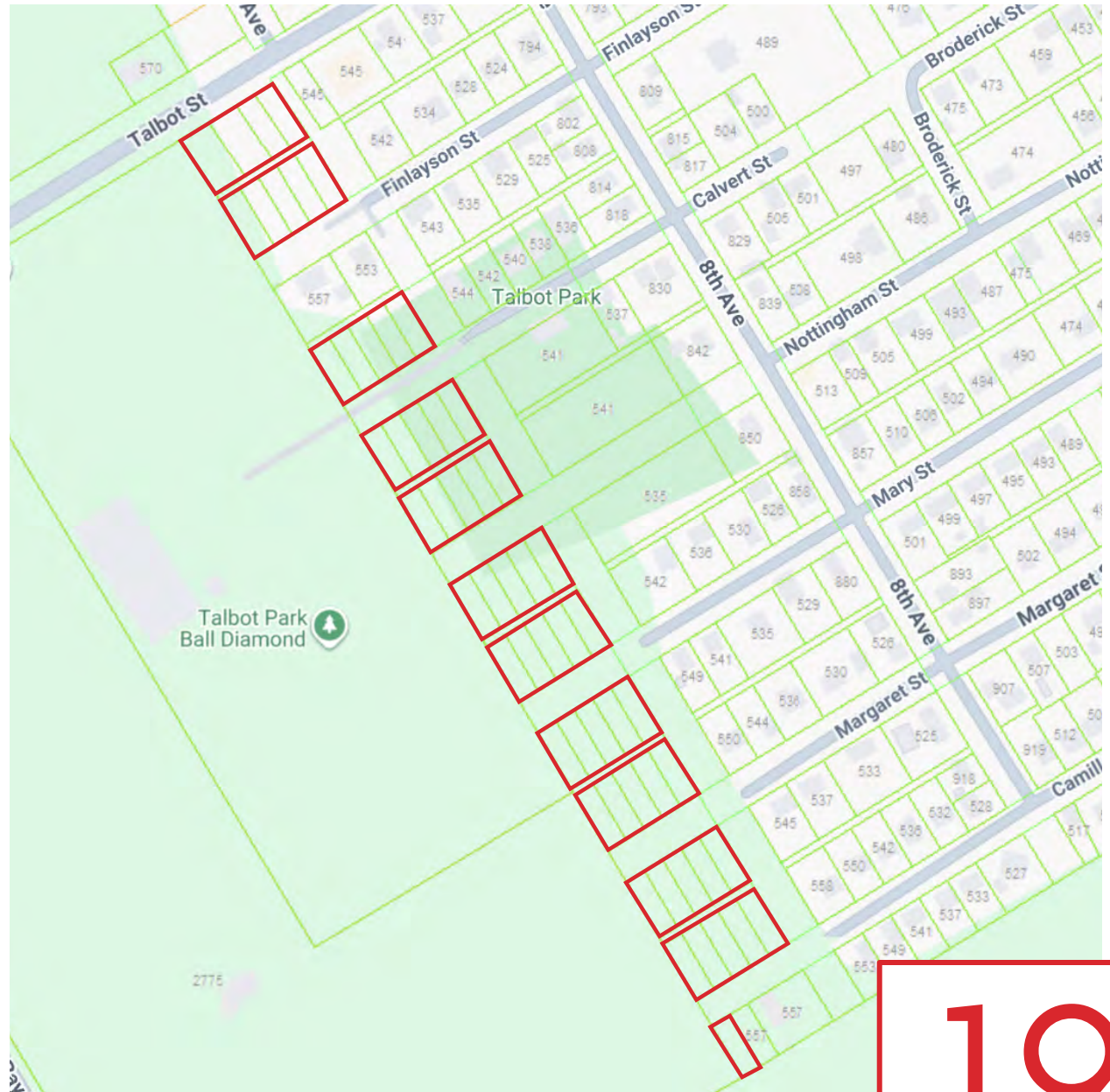
Major entitlement risk has already been removed.

## Remaining Constraints

- No municipal services in place
- Road allowances not fully constructed
- Holding provision prevents building permits

## Execution Path

1. Engineering + servicing design
2. Secure municipal servicing allocation
3. Road construction / agreements
4. Lift Holding (H)
5. Building permits + phased construction
6. Development Profile (What You're Buying)



**LAND FOR SALE**  
**56 LOTS**  
PORT MCNICOLL, ON

OFFERING MEMORANDUM

[CLICK HERE TO VIEW DUE DILIGENCE](#)

**For More Information:**

**Linda Loftus, Broker**

CCIM SIOR CIPS MRICS FEA

[linda@squarefoot.ca](mailto:linda@squarefoot.ca)

D: 705.735.2246 | C: 705.791.5405

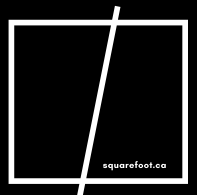
**Squarefoot.ca Inc. Commercial Group**

Sutton Group Incentive Realty Inc., Brokerage

241 Minet's Point Road, Barrie, ON L4N 4C4

O: 705.739.1300 | [www.squarefoot.ca](http://www.squarefoot.ca)

Independently Owned & Operated



**THE CORPORATION OF THE TOWNSHIP OF TAY**

**BY-LAW NO. 2026-25**

**Being a By-law to adopt the proceedings of the Regular Council Meeting held on the 24<sup>th</sup> day of June, 2026**

**WHEREAS** Section 5(3) of the Municipal Act, 2001, c.25, as amended, provides that Council's powers shall be exercised by by-law;

**AND WHEREAS** certain actions of Council do not require the enactment of a specific by-law;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF TAY ENACTS AND BE IT ENACTED AS FOLLOWS;**

1. Subject to Paragraph 3 of this by-law, the proceedings of the above-reference Council meeting, including all Resolutions, By-law, Recommendations, Adoptions of Committee Reports and all other motions and matters decided in the said Council Meeting are hereby adopted and confirmed, and shall have the same force and effect, as if such proceedings were expressly embodied in this by-law.
2. The Mayor and Clerk, or their designates, are hereby authorized to execute all such documents, and to direct other officials of the Township to take all other action, that may be required to give effect to the proceedings of the Council Meeting referred to in Paragraph 1 of this by-law.
3. Nothing in this by-law has the effect of conferring the status of a by-law upon any of the proceedings of the Council Meeting referred to in Paragraph 1 of this by-law where any legal prerequisite to the enactment of a specific by-law has not been satisfied.
4. Any member of Council who complied with the provisions of Section 5 of the *Municipal Conflict of Interest Act*, R.S.O., Chapter M.50 respecting the proceedings of the Council Meeting referred to in Paragraph 1 of this by-law shall be deemed to have complied with said provisions in respect of this by-law.
5. For the purposes of the exercise of the authority of the Head of Council (Mayor) to veto a by-law in accordance with Section 284.11 of the *Municipal Act, 2001*, as amended, this Confirming By-law shall be deemed to be separate Confirming By-laws for each item listed on the meeting agenda.
6. This By-Law shall come into force and take effect immediately upon the final passing thereof.

**THAT BY-LAW NO. 2026-25 BE ENACTED AS A BY-LAW OF THE TOWNSHIP OF TAY THIS 24<sup>th</sup> DAY OF JUNE, 2026.**

**THE CORPORATION OF THE TOWNSHIP OF TAY**

---

**MAYOR, Ted Walker**

---

**CLERK, Katelyn Johns**

**By signing this by-law on June 24, 2026, Mayor Walker will not exercise the power to veto this by-law.**