

# WELCOME Ward 5 Town Hall

October 21, 2025  
Councillor Dave Baughman



# Union Street Park Improvements



- The swing set has been extended with two new swings.
- A new sunshade has been added next to the pickleball courts, offering relief for players and spectators on sunny days.

Union Street Park remains a popular and well-loved destination for the community.



# New Sidewalk and Light on Caesar Road



- New sidewalk on Caesar Road from Belmont Road to Canterbury Place improves accessibility and pedestrian safety.
- A new light has been installed at the corner of Caesar Road and Belmont Road, enhancing safety and visibility at this intersection.



# Other improvements:

- New electronic sign at the Belmont Fire Station
- Replacement of rescue air bag system at Belmont Fire Station
- Upgrades to two rooftop air handling units at Belmont Arena to continue to provide good air circulation throughout the facility. These new units will also save on energy costs.
- Replacement of electrical panel at Belmont Arena. This panel is a critical component of the arena's ice plant system, responsible for regulating and controlling essential operations.



# Community Grant and Sponsorship Program 2025 provided \$26,261 in support across Central Elgin.

**Central Elgin Council approved funding for seven projects/initiatives, including four in Belmont.**



## Belmont Santa Claus Parade Committee – \$5,000 grant

- Funding will support the annual Santa Claus Parade, scheduled for December 7, 2025, a holiday tradition that brings the community together and draws visitors to Belmont.

## Belmont Swans – \$781 grant

- Support for the rental of the Belmont Community Centre for the group's meetings and fundraising events.

## South Dorchester Home & School Association – \$5,000 grant

- Funding will go towards the purchase of two playground sets and swings for the future Belmont school, part of a broader fundraising campaign in preparation for the school's opening for the 2026–27 school year.

## Belmont Historical Society – \$5,000 grant

- Funding will support the installation of high-quality signs featuring written information and historic photos. The project also aims to install braille signs and three-dimensional carbon fiber models for the visually impaired. Signs will be linked through a walking tour to engage visitors and residents with the town's history.

# Community Services Master Plan

## 2026 - 2030

The Community Services Master Plan will encompass Parks & Open Spaces, Beaches, Playgrounds, Sports Fields, Arenas, Community Centres, Recreation Programming, and Trails.

The Plan will provide a comprehensive strategy to address the current and future needs over a five-year planning horizon.

Stay tuned for opportunities to share your feedback and input as we develop the Community Services Master Plan. More information will be available at [letstalkcentralelgin.ca/community-services-master-plan](http://letstalkcentralelgin.ca/community-services-master-plan).

**Request for Proposals to select a qualified consultant – closes October 30**

**Staff evaluate proposals and bring report to Council to award the project – November**

**Consultant and staff begin work to develop Master Plan – to be complete by spring 2026.**



# 2025 Municipal Budget

- Zero % tax rate increase
- \$15.3 Million in Capital investments across - 58 projects across Central Elgin,
- A zero percent increase was made possible in part by the Municipality's assessment growth and interest earned on investments and bank balances, most notably, the \$10 million settlement Central Elgin received in 2024 from the boundary compensation agreement with St. Thomas.
- This approach was recommended as it benefits all Central Elgin rate payers to minimize potential municipal tax increases.

# 2025 Water and Wastewater Rates

- Reduced Water Base Charge
- Maintained Wastewater Consumption Rate
- Most residential customers will pay the same each month in 2025 as they did in 2024.
- Council participated in Water & Wastewater workshop to better understand rates and rate scenarios

Water and Wastewater Rates			Residential Average Monthly Bill	
	2025	2024	2025	2024
<b>Wastewater</b>				
Consumption Rate (\$/m <sup>3</sup> )	\$2.85	\$2.85	Wastewater	\$75.52
Base Charge	\$44.17	\$40.84	Water	\$67.95
<b>Water</b>			Total	\$143.47
Consumption Rate (\$/m <sup>3</sup> )	\$3.24	\$3.19		
Base Charge 5/8" & 3/4"	\$32.31	\$36.19	Estimated monthly residential bill based on 11.8 m <sup>3</sup> /month consumption (average consumption for a family of four).	

# Former Psychiatric Hospital Lands

The Municipality of Central Elgin is planning a new community on the former Psychiatric Hospital Lands - a 168-hectare site with a rare opportunity to build a complete, thriving, and inclusive community.

This future community will:

- Provide a range of housing options to support affordability and meet provincial housing targets
- Create space for new residents and respond to population and housing pressures connected to regional job growth
- Support Central Elgin's strategic goals of sustainability, affordability, and livability
- Include a vibrant main street, parks, community facilities, and cultural heritage features

A Vision Statement and Guiding Principles were developed and approved by Council in May 2025 to guide planning for the former Hospital Lands. Building on these, Draft Policy Directions and a Land Use Plan have been developed.

## **Help Shape the Future of the Former Hospital Lands!**

We want to hear from you! We're seeking input from residents on which parts of the draft directions matter most, why they are important, and ideas for how they could be applied "on the ground".

Complete the Online Survey at [letstalkcentralelgin.ca](http://letstalkcentralelgin.ca)





# Short-Term Rental Licensing

The Municipality has developed a licensing program for short-term rental accommodations in Central Elgin. This includes rentals that are often listed on online platforms such as Airbnb, and Vacation Rentals by Owner (VRBO) for 28 days or less, as well as bed-and-breakfast type accommodations.

The licensing program will help ensure rental properties are safe for occupants and the community, and that properties operating as short-term rentals are compliant with all by-laws and regulations.

**If you own or operate a short-term rental in Central Elgin, beginning January 1, a Short-Term Rental Licence must be obtained before advertising, booking, or operating a rental.**

**Visit [centralelgin.org/STR](http://centralelgin.org/STR) for an application checklist and requirements, templates, and to apply online.**



# New Belmont School

The school will have space for 507 students and will consolidate enrollment from South Dorchester Public School, with students from Northdale Central Public School, River Heights Public School, Westminster Central Public School and Davenport Public School attendance areas.

- Timeline: Expected completion for the 2026-2027 school year
- Budget: \$24,200,000
- Capacity: 507 students
- Architect: Pow Architecture
- Contractor: Graceview Enterprises Inc

## Construction Progress



**School details: <https://www.tvdsb.ca/en/our-board/new-belmont-school.aspx>**

# Belmont Road & Seventh Avenue Intersection Improvements

- Elgin County Council has approved improvements to Seventh Avenue and Belmont Road intersection. Design work will be commencing shortly.
- The project will include installing new traffic signals, adding left-turn lane, adjusting road widths, and adding a pedestrian crossover.
- Schedule:
  - October 2025 – March 2026: Engineering Design
  - May 2026 – September 2026: Construction
  - Anticipated Completion: September 2026 to coincide with the opening of the Belmont Public School.
- Residents in the immediate area will soon receive a notice with project details from Elgin County.

**Sidewalk extension on Seventh Avenue to the new school will be included in 2026 Central Elgin Budget.**

