The Municipality of SOUTH DUNDAS

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Media Release

FOR IMMEDIATE RELEASE
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Here are the highlights from the South Dundas Council meeting held February 18, 2026.

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Public Meeting

1. 10308 Chess Road, Iroquois: The application (File Z-2026-05) proposes to rezone the property to allow a landscaping and contracting company to use the existing shop and land for the storage of heavy equipment and materials, a use currently not permitted under the property's agricultural zoning.

2. 10984 County Road 2, Iroquois: The application proposed 210-unit residential subdivision at 10984 County Road 2 in Iroquois, submitted by Grant and Allister Properties Ltd. The applications seek to expand the Iroquois Urban Settlement Area and rezone the 13.4-hectare property to permit 70 single-detached and 70 semi-detached homes on full municipal services.

No decisions were made, and both properties will return to Council at a later date.

Delegation – Tomlinson

Council received a presentation from R. W. Tomlinson Ltd. outlining planned investments and improvements at Universal Terminals in Morrisburg, acquired by Tomlinson in 2022. Rob Pierce and Rory Hughes presentation from R. W. Tomlinson Ltd. outlining planned investments and improvements at Universal Terminals in Morrisburg, acquired by Tomlinson in 2022.

A key element of the proposal involves an elevated conveyor system crossing Lakeshore Drive, which would connect the dock to Tomlinson's industrial lands to the north. The crossing is intended to improve operational efficiency and reduce truck traffic on Lakeshore Drive.

Tomlinson has committed to ongoing engagement with the municipality and local stakeholders as plans develop.

Awarded Tenders

1. Joint tender TS2026-03 for the purchase of two One Ton 4x4 Crew Cab & Chassis was awarded to Laplante Chevrolet Buick GMC Ltd in the total amount of $128,707.50 plus

HST.

2. TS2026-05 - RFT No.TS26-04 to purchase one (1) Backhoe was awarded Delta Power Equipment Ltd. in the amount of $183,800 plus HST, with the addition of the extended 5 year/5000 hour warranty for this unit in the amount of $16,500 plus HST.

Archives & UEL – Facilities & Operations Update

Following the termination of a shared archives agreement with the Municipality of North Dundas, South Dundas has fully assumed operations of the Archives at 5 College Street. SD Archives continues to provide a wide range of services to the public, including research assistance, records preservation, newspaper digitization, and community outreach through an active social media presence.

The Municipality is also moving forward with space planning for its two primary Iroquois facilities, 5 College Street (The Hub) and 1 Dundas Street (Iroquois Civic Centre). The Hub is expected to open at the end of March 2026, welcoming community partners Beyond 21 and the Youth Wellness Hub, with room for future growth.

Council is also considering a formal lease agreement with the United Empire Loyalists (St. Lawrence Branch), a regional non-profit dedicated to Loyalist history. Staff have recommended relocating the UEL to available space at the Iroquois Civic Centre, providing the organization with a stable long-term home.

Looking ahead, the Municipality envisions a 'Heritage Hub' that could eventually bring together the Archives, SDG Library, UEL, Historical Society, and Carman House Museum under one roof — reducing overhead and strengthening heritage services for the entire community.

“I really like idea of freeing up more space at The Hub. Councillor Ward and I continue to discuss how it is a great opportunity to have space for youth in South Dundas,” commented Mayor Broad.

Implementation of Plaza User Fees – Final Steps

South Dundas is advancing a new Plaza Cost Recovery Policy that will introduce user fees for businesses operating within the Morrisburg and Iroquois plazas, following years of infrastructure investment and extensive policy development. The plazas were originally constructed to compensate communities for the loss of their historic downtowns during the St. Lawrence Seaway project. However, the financial relationship between the Province and municipalities has shifted considerably since that time, leaving plaza maintenance and capital costs to be borne entirely by local taxpayers, including businesses and residents with no direct connection to the plazas.

The Iroquois Plaza underwent successful infrastructure renewal in 2025, and work on the Morrisburg Plaza is expected to be completed this year. With construction progressing, the Municipality has worked on developing a clear policy framework governing how costs will be defined, attributed, communicated, and collected. A legal review has confirmed that the costs can be structured as user fees, as they are tied to specific services provided directly to plaza businesses.

Under the proposed policy, Iroquois plaza businesses would begin contributing fees in the 2027 fiscal year, with a projected total collection of $20,800 annually to offset operating expenses. Morrisburg plaza businesses would begin contributing in 2028, following completion of the current infrastructure improvements.

Council direction included further investigation on costs delegated to businesses and hosting Public Meetings in both Morrisburg and Iroquois to allow for both business and public input. These meetings with be scheduled and advertised appropriately.

Riverside Heights Water and Sewer Servicing - Survey Results

South Dundas staff have completed a resident engagement process to gauge interest in extending municipal water and wastewater services to the Riverside Heights area and is sharing the results with the community. The engagement was undertaken in connection with the St. Lawrence Parks Commission (SLPC) Water and Wastewater Expansion Project, which presents a potential opportunity to bring municipal servicing to Riverside Heights properties currently relying on private wells and septic systems.

Residents were invited to participate through a voluntary survey available online and in paper format, and an Open House held on February 19th at the George Jowett Community Centre. Approximately 40 residents attended the Open House, and 22 completed survey responses were received from the roughly 85 properties in the study area. Survey responses were assessed using a scoring model to categorize households by their likelihood of connecting to municipal services:

- Likely Connectors (clear willingness to connect): 14% of respondents
- Policy-Sensitive Connectors (decision dependent on financial considerations): 50% of respondents
- Unlikely Connectors: 36% of respondents

Results suggest approximately 12 properties may connect in the near term, with up to roughly half of all households potentially connecting if favourable financial support were made available. Cost emerged as the primary factor influencing residents' decisions. Even where financial barriers are reduced to bring servicing to the property line, residents would still face personal costs to decommission existing wells and septic systems and replumb their homes.

As a next step, the Municipality will engage further with SLPC and their engineering team to explore what financial support may be available to Riverside Heights residents. A summary of

the survey results and Council's preferred direction will also be shared directly with residents in the coming weeks.

“It was good conversations that were had with the residents,” noted Mayor Broad. “I think open houses, getting the information firsthand is a good thing,” added Deputy Mayor St. Pierre.

Rain Barrell Distribution Program Overview

The Municipality of South Dundas is taking steps toward launching a Rain Barrel Distribution Program, following a recommendation from the Environmental Advisory Committee.

The program, offered through RainBarrel.ca, would provide residents with access to affordable rain barrels and rolling composters made from repurposed food-grade barrels. The initiative supports water conservation, reduces strain on stormwater and wastewater infrastructure, and offers residents a tangible way to take part in local environmental action.

RainBarrel.ca partners with municipalities across Canada and has delivered successful programs in communities ranging from South Stormont to New York City and Chicago. The program is designed to minimize administrative burden on municipal staff, with online ordering, logistics, and customer support all managed by the vendor.

Staff will collaborate with the Environmental Advisory Committee to select a distribution model, develop a community outreach plan, and report back to Council with a detailed implementation plan.

Strategic Plan Update

Over the past year, South Dundas has modernized many of the services residents use every day. Highlights include the launch of online marriage licences, burn permits, and dog tag management, a fully operational VoIP phone system, upgraded Council Chambers with new streaming and audio equipment, and the installation of EV chargers at municipal facilities.

The Municipality has also made meaningful investments in community spaces and programming. The arena renovation project is scheduled to begin in April 2026, the Youth Wellness Hub is expected to open this month, and the Iroquois Plaza revitalization has been completed. Recreation program registrations have grown year over year, and the South Dundas Fire Department continues to expand its community outreach through the First Due / Community Connect platform.

On the growth and sustainability front, key planning tools including updated Subdivision Guidelines, a Sewer Use Bylaw, and a Comprehensive Asset Management Plan have been completed. The Municipality is actively supporting residential and commercial development through regular developer engagement meetings and is pursuing an updated Economic Development Strategic Plan through a provincial grant application.

In 2025, South Dundas secured $2,715,514.66 in grant funding across 12 approved grants, reducing the burden on local taxpayers while advancing key community priorities.

“I think there are three things that should be highlighted. First, the continuous engagement with our MP, MPP and ministers at conferences. Second, the collaboration with other municipalities in SDG, which is a priority that we are doing a fabulous job with. Third, the advancement of fire department joint training,” said Deputy Mayor St. Pierre.

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Upcoming Meetings

Regular Council Meetings: April 8, 2026, at 6:00 pm

April 29, 2026, at 6:00 pm