



Media Release

FOR IMMEDIATE RELEASE

July 9, 2026

Here are the highlights from the South Dundas Council meeting held July 8, 2026.

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Tenders

Tender TS26-07 for the purchase of one set-back single axle diesel cab and chassis was awarded to Rush Truck Centers of Canada Ltd., in the amount of \$182,193.98 plus HST.

Tender TS26-08 for the purchase of one International tandem axle plow truck, complete with Pro-Line 2 box, plow and wing, was awarded to GinCor Industries, in the amount of \$399,193.00 plus HST.

Tender PRF26-04 to complete the roof and building envelope replacement at Matilda Hall has been awarded to K4K General Contractors Ltd. for a price of \$253,125.00 plus HST.

Council Supports Continued Partnership on Source Water Protection

South Dundas Council has agreed to continue working with the Raisin-South Nation Drinking Water Source Protection Team to implement updated Source Protection policies, based on hourly fees to an upset limit of \$7,000.

New provincial technical rules require the municipality to review approximately 350 properties within its intake protection zones over the next two years, including desktop reviews, targeted site visits, and threat inventories to support drinking water protection. With provincial funding for this work exhausted, the cost is now borne by municipalities. Partnering with Raisin-South Nation gives South Dundas access to qualified expert support at a flexible, needs-based cost of up to \$7,000 per year, with costs covered under the Water and Wastewater budget.

Council Approves 2025 Audited Financial Statements

South Dundas Council has approved the Municipality's 2025 Draft Financial Statements, following a delegation and presentation by external auditor Welch LLP.

The audited statements show the Municipality ended 2025 with an annual surplus of \$1,040,273, bringing accumulated surplus to \$120.1 million. Total municipal debt was reduced to \$5.9 million, down from \$6.7 million in 2024, while reserves and reserve funds grew to \$12.9 million. Staff will continue to recommend increased transfers to reserves to support upcoming capital projects and reduce reliance on external financing, in accordance with the Municipality's Reserve Fund Policy.



Zoning Amendment for New Iroquois Subdivision

Council has approved a Zoning By-law Amendment for lands on County Road 2 in Iroquois, paving the way for a future residential subdivision proposed by Grant and Allister Properties Inc.

The property, previously zoned "Rural," will be rezoned to "Residential Second Density – Holding (R2-H)," following the earlier expansion of the Iroquois Settlement Area Boundary through Official Plan Amendment No. 32. Based on the applicant's concept plan, the future subdivision could include up to 140 residential lots — a mix of single detached and semi-detached homes, totaling 210 dwelling units, along with internal roads and a new pumping station.

A Holding provision has been applied to the site, meaning the holding symbol will not be lifted until the Municipality is satisfied that adequate water and wastewater servicing is available. A future Plan of Subdivision application, including detailed servicing, stormwater, and traffic studies, will be required before development can proceed, with further opportunities for public and agency input at that stage.

Planning staff have confirmed the amendment is consistent with Provincial policy and conforms to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

Level of Service Policy for Morrisburg and Iroquois Plazas

South Dundas Council has received a draft Level of Service Policy outlining the maintenance and operations standards for the Morrisburg and Iroquois Plazas, developed in response to Council's direction at the April 29 meeting.

The policy is intended to give businesses and residents a clear understanding of the services and amenities the Municipality provides within the plaza complexes, covering areas such as parking lots, roads, sidewalks, canopies, greenspaces, and pylon signs. It sets out seasonal maintenance activities including mowing, snow clearing, litter collection, and inspections, and reflects the existing level of service already being provided, with more specific details added around items like mowing frequency, garbage receptacles, and picnic tables.

The draft policy does not represent a reduction in current service levels and has no budget impact. Staff will bring the final policy forward for Council's approval.

Update on Iroquois Locks and Surrounding Municipal Lands

Council has received an update on ongoing discussions regarding the Iroquois Locks, following direction given at the May 27 meeting. Staff have formally notified the St. Lawrence Seaway Management Corporation of the Municipality's intent to terminate the existing lease at the Iroquois Locks and have requested to begin negotiations on a new lease agreement. Staff



have also advised the Federal Government of the Municipality's interest in the property, including a request for first right of refusal should the property eventually be put up for disposal, as part of continued efforts to keep the site within federal ownership with a focus on tourism and heritage.

In light of this uncertainty, staff are recommending that plans to dispose of the nearby surplus "Lockmaster" property be paused until there is greater clarity on the long-term direction for the broader lock area.

Council Receives Update on Future Security Camera Considerations

Council received an information report outlining ongoing efforts to address vandalism and theft at municipal properties, along with preliminary research into expanding surveillance infrastructure across the municipality.

The report follows recent high-profile damage to the Morrisburg Beach washrooms, an incident staff note is not isolated, with property damage occurring periodically at various locations across South Dundas. Staff confirmed a generous anonymous donor has stepped forward to help cover remediation costs, and the OPP continues to actively investigate.

The Municipality currently operates cameras at select high-risk sites, including the Municipal Centre, water/wastewater treatment facilities, and fuel storage areas, under its existing Video Surveillance Policy. Drawing on research into a similar camera network deployed in Prescott, staff assessed 10 waterfront and recreational locations across Morrisburg and Iroquois and identified three possible technology tiers for future expansion, ranging from low-cost trail-style cameras to robust commercial-grade networks costing an estimated \$10,000 to \$45,000 per location.

There is no budget impact at this time. Staff intend to bring refined camera expansion options forward for Council's consideration as part of the 2027 Budget Deliberations.

Update to Surplus Land Disposal Policy

Council received a draft update to the Municipality's Sale and Disposition of Land Policy, a document required under the Municipal Act to guide the sale of surplus municipal property.

The policy was last updated in April 2024 to provide greater flexibility as the Municipality began reviewing surplus properties for potential sale. Since then, staff have found that some of the policy's specific wording, particularly around road allowances providing water access, has led to interpretation debates that don't reflect the practical realities of the process. With the Municipality owning approximately 3,200 metres of waterfront, staff note that small, undevelopable rights of way represent only a small fraction of overall public water access, and are often best disposed of to support private development, with proceeds directed toward improving water access at existing or planned public access points nearby.



The draft policy simplifies this language into a more general process, while Council retains discretion to keep an isolated right of way where no reasonable alternative water access exists.

Short-Term Rental Licensing By-law

Council received a report reviewing the Municipality's Short-Term Rental (STR) Licensing By-law, first developed in 2021 in response to community concerns over unregulated rental activity.

Under the current framework, By-law No. 2022-33, STR operators must obtain an annual municipal licence, meeting requirements for fire and carbon monoxide safety, property standards, and renter conduct. Staff note South Dundas is the only lower-tier municipality in SDG with such a licensing program, and that the administrative burden of enforcement has been significant relative to the number of licensed operators, with the \$500 annual fee unlikely to cover actual costs. Staff also point out that many operators appear to be running unlicensed STRs despite the by-law, and that existing provincial and municipal tools including the Fire Code, Building Code, Nuisance By-law, and zoning provisions already address most safety and nuisance concerns independent of a licensing regime.

Council is in agreement with the concept of continuing to have an adopted STR By-law, and staff will return in the fall with recommendations for updates.

Council Considers Move to Cashless Payments at Landfill

Council received a report exploring a transition to cashless payments at the South Dundas Landfill, following a break-in on June 13, 2025, in which petty cash and the site's security recording equipment were stolen, totaling approximately \$1,200 in losses.

The incident also left the landfill without video surveillance capability at the time, and staff note that even modest amounts of cash on site create an ongoing security risk and lack an auditable trail. Moving to a cashless system, in line with a broader trend among municipalities and waste facilities, would improve accountability, reduce administrative burden, and remove the incentive for similar break-ins in the future.

Staff advise that implementation would require minimal effort, with a transition period accepting both payment methods and a public communication plan before cash is phased out. Debit and credit processing fees, typically 1.5–2.5% per transaction, would continue to be absorbed by the Municipality.

Council Supports Regional Opposition to Alto High-Speed Rail Project in Current Form

South Dundas Council has passed a resolution supporting the Eastern Ontario Wardens' Caucus (EOWC) in opposing the Alto high-speed rail project as currently proposed, citing



insufficient consultation, unclear rural impacts, and misalignment with regional planning priorities.

The Alto project, a proposed high-speed rail line between Quebec City and Toronto estimated at \$560–590 billion, currently includes only one stop within the 50,000 km² EOWC region, raising concerns about impacts on rural communities, agricultural lands, trails, and environmentally sensitive areas. Council noted that South Dundas has experienced long-term impacts from large nation-building projects before, referencing the St. Lawrence Seaway Project, and that municipal consultation on Alto has so far left questions unanswered regarding land use, infrastructure, emergency response, and existing Via Rail service.

The resolution urges Alto and the federal government to coordinate with Via Rail to maintain and enhance passenger rail service, provide a clear service integration plan, and work with municipalities to keep rural residents connected. It also supports continued advocacy for alternative routes along existing corridors, such as Via Rail lines or Highway 401.

Copies of the resolution will be sent to the Prime Minister, the federal Minister of Transportation, Alto's CEO, EOWC-area MPs and MPPs, the Premier of Ontario, FCM, AMO, ROMA, OFA, the Eastern Ontario Mayors' Caucus, all EOWC municipalities, and Eastern Ontario First Nations partners.

Council Calls for Infrastructure Funding Support for DC-Free Municipalities

South Dundas Council has passed a resolution calling on the Province of Ontario and the Government of Canada to create a dedicated infrastructure fund for municipalities that have no development charges (DCs) in place or are willing to eliminate them.

The resolution responds to the recently announced Development Charges Reduction Program (DCRP), part of the Canada-Ontario Partnership to Build, which provides funding only to municipalities willing to reduce existing development charges. Council noted that many small, rural municipalities, including some in the region, have never imposed development charges or have deliberately chosen not to, in the interest of affordability and competitiveness. As currently structured, these DC-free municipalities are excluded from DCRP funding despite facing similar infrastructure and housing pressures, creating what Council describes as a disincentive to remain DC-free and working against broader housing affordability goals.

The resolution will be circulated to Premier Doug Ford, Minister of Municipal Affairs and Housing Rob Flack, MPP Nolan Quinn, federal Minister of Housing, Infrastructure and Communities Gregor Robertson, MP Eric Duncan, and all municipal councils within SDG and the Eastern Ontario Wardens' Caucus.



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Upcoming Regular Council Meetings

- August 5, 2026
- September 2, 2026
- September 16, 2026
- October 7, 2026
- November 2, 2026