



Spring Newsletter

Welcome to our Spring update. There are a number of issues affecting Bayfield and your BRA is actively monitoring and working to represent your interests.

SHORT TERM RENTALS (STR)

A review of the STR bylaw was presented by Municipal staff to Council in January. In that review, it clarified that Bed and Breakfasts do not fall under the STR bylaw and do not require a STR license.

Also the Municipality recommended that the 15% limit on STRs per street be removed, as it was causing too much work for staff answering queries on it. Your BRA lobbied against such a change as it had done previously. We recommended that the 15% limit was necessary to maintain a good balance between rental properties and permanent residents. We also recommended the query issue could be addressed by creating a public website with all STRs locations identified on it and/or requiring the posting of the STR license in a visible location at the STR locations.

The recommendation to remove the 15% limit was rejected and the 15% limit per street remains in force.

Subsequently the real estate agent from London that had previously lobbied against the 15% limit again raised the

issued and suggested having a limit was illegal. Council again rejected any change.

Recently, Tiny Township, in Simcoe County, won a court case against the Tiny Township Association of Responsible STR Owners request to repeal STR bylaws. The STR owners were trying to have STR regulations and restrictions removed. This sets an obvious precedent for having reasonable regulations and restrictions implemented lawfully by municipalities based on detailed investigation of the issues with community feedback.

[Township mayor 'grateful' after Ontario court upholds STR bylaw - Orillia News](#)

2024 BUDGET

The 2025 Budget was passed by council, resulting in our Bluewater property taxes increasing by 5.34%.

2025 Net Operating Budget

	2024 Budget	2025 Budget Budget
Change		
Municipal Levy	\$8,518,637	\$8,880,273
\$361,636 (4.25%)		
OPP Levy	\$1,507,544	\$1,782,914
\$275,370 (18.27%)		
	\$10,026,181	\$10,663,187
\$637,006 (6.35%)		
Assessment Growth		
(\$101,617) (1.01%)		

Operating Budget Increase After Growth

\$535,389 (5.34%)

This will result in an estimated increase of Bluewater taxes for common properties of:

- \$88 per year for an average single family home, based on average value of \$266,000.
- \$126 per year for a seasonal recreational dwelling, based on average value of #383,000.
- \$52 per year for small retail commercial properties, based on average value of \$142,000
- \$104 per year for farm land based on average value of \$1,223,200.

Note: Above increase in taxes are for Bluewater portion only, excluding County, School Boards, street light rates, wheelie bin charges, and local improvement charges. For every dollar collected in taxes, the Federal government gets 47 cents, the Province of Ontario gets 44 cents, and Ontario municipalities get only 9 cents, while owning the majority of infrastructure assets in the province.

The Top allocations in the \$10,663,187 Operating Budget were:

- Roads and Bridges Consolidated – \$ 3,694,316 (34.65%)
- Fire Department - \$1,558,089 (14.61%)
- Facilities including parks and programs - \$2,315,506 (21.71%)

2025 Capital Budget Summary

Tax Levy Supported	Approved Budget	Grants	Debt	Vibrancy	Reserve Fund	Total Funding
General Government	35,000				35,000	35,000
Fire	618,181	50,000		400,000	168,181	628,181
Roads	3,028,000	2,061,500			966,500	3,028,000
Fleet	537,500			202,500	335,000	537,500
Landfill	440,000				440,000	440,000
Facilities and Parks	460,000			214,122	245,878	460,000
Streetlights	30,000				30,000	30,000
Total Tax Levy Capital Request	5,148,661	2,111,500		816,622	2,220,500	5,148,661
User Fee Supported						

Water	387,000				387,000	387,000
Sewer	290,000				290,000	290,000
Total User Fee Supported	677,000				677,000	677,000
Combined 2025 Capital Request	5,825,600	2,111,500		816,622	2,897,500	5,825,600

SALE OF LIONS BUILDING

The sale of the Lions Building, 6 Municipal Road, has been completed and the Lions and the Foodbank have moved out of the building. The Foodbank has moved to a temporary location and continues to look for a long term location.

The doctor who has purchased the building is planning to have the medical clinic open by September.

With the pending sale of the Lions Building, your BRA lobbied Council in January to have the proceeds from the sale be put into a reserve fund for use to support the Foodbank's move, existing Bayfield facilities and an expanded community centre.

Decision on the use of these funds is pending a report from the Municipality Finance Department.

COMMUNITY CENTRE EXPANSION

As part of the current Private, Public Partnership (PPP) between the Municipality and BFIT, BFIT is required to develop a plan for expanding the existing community centre. A committee has been formed which includes the BRA, Bayfield Lions, BFIT and the Bayfield Chamber of Commerce. The initial step of the committee was to run a needs survey in the Bayfield Breeze for several weeks last year to determine what the community is looking for. The results of the survey are in the chart below.

Answer	Responses	Percentage
Gymnasium	91	22%
Pickleball	88	21%
Meeting Rooms	84	20%
New Change Rooms	55	13%
Daycare	44	11%
Other	55	13%

Other consisted of fitness room, Foodbank space, doctor's office, indoor pool, walking track, steam room

BRA PUBLIC MEETINGS

Lions Home and Garden Show April 26, 27

Your BRA will be at the Lions Home Show. Look for us on the upper level. This will be a chance to discuss any local issues you have and to renew your membership.

Annual General Meeting August 2, 2025 at 10:00 a.m. in the Community Centre

This year we are combining our Spring and Annual meeting into one meeting on August 2, 2025 at 10:00 a.m. in the Bayfield Community Centre. We would like to have a guest speaker and are looking for ideas from our members as to a topic for the presentation or a potential guest speaker. We welcome your ideas by replying to this newsletter.

We will be looking to add new members to our Board of Directors and would welcome anyone who would like to volunteer and join the board.

We would like to thank all of our members for their ongoing support.

We wish you and your families a wonderful spring and look forward to representing your interests on issues impacting Bayfield.

If you are not already a BRA member, we encourage you to join. Please see our website at www.bayfieldratepayers.ca and become part of supporting how your tax dollars are spent.

Board of Directors

Bayfield Ratepayers Association