

A town our kids can afford to come back to.

Bring down what it costs to live here.
Get ready for what's coming.

ALI SHAH

COUNCILLOR AT-LARGE
VOTESHAH.CA

Here's what I'd do, and where it came from. A month ago I said I'd listen first; this page is what came out of what you told me. Every number has a document behind it: the small numbers point to the receipts on the back. Where I don't know something, it says so.



AFFORDABLE TO LIVE HERE

- **The waste collection contract expires December 31, 2026.** What replaces it is a first-year decision, and every option gets priced in the open before anyone signs: a service-and-price comparison with our neighbours, a medical and diaper exemption, a hardship provision, assisted pickup. ¹
- **No free-bags promise.** That math moves the cost onto everyone's tax bill. The 2027 tag is already set at \$3.50. ²
- **A proper waste audit first.** The scale tells us how much, only a bag sort tells us what. Backyard composters at cost. No green bin promise until we know the tonnes. ³
- **Water and sewer: a public rate review at the next rate-setting, tested on real bills.** About \$1,181 of a small household's 2026 bill is fixed before a litre runs; whether that split is right is the review's first question. ⁴
- **Every fee and tax increase explained in plain language before the vote,** not after. ⁵
- **Grocery choice.** The development charge incentive already in council's 2024 improvement plan, costed, capped and time-limited, open to any grocer, including the stores already here. ⁶



BUILT ONCE BUILT RIGHT

- **The lagoon, engineered, on a 25-year horizon.** Wastewater capacity decides whether we can say yes to housing, a retirement residence, any of it; the master plan recheck comes "sooner if development warrants," so press the sooner. ⁷
- **Housing: council's Project 160 as the shared target.** The four-unit permission done early, and a public dashboard in plain language. ⁸
- **Roads: \$5.6 million a year is the lifecycle need,** our biggest asset class and our biggest gap. Defended in public with the same numbers as everything else. ⁹
- **Tiverton.** The water connection first, pending the federal grant decision. The community centre: resident-led scope, budget-sized, built to grow, costed in public with Tiverton at the table. ¹⁰
- **Employment land.** Gary Street's price, servicing cost and who pays in public before the rezoning. A costed business case for serviced land at the airport, aimed at the Bruce C supply chain, with a training partnership. ¹¹
- **Trails and bike paths.** Hold the lines already in the forecast, report progress every year against the 2021 cycling plan, and credit the volunteers who carry it. ¹²
- **The hospital expansion and the new high school:** the town's approvals will never be the slow step. **Transit:** Kincardine is on Route 3 of the draft four-county plan. Support it, ledger public. ¹³



OUR FAIR SHARE OF WHAT WE HOST

- **The Bruce nuclear site's share of what Kincardine raises in property taxes: about 50% in 2008, 18% in 2024,** from the town's own December 2024 staff report. The cause is the Province's assessment model for generating stations, with values held nearly static while everyone else's track the market. ¹⁴
- **What a councillor can and can't do, honestly.** The fix is the Province's. Council's December 2024 motion is the start; keep it on every agenda and push AMO to take a position. ¹⁵
- **The \$2.2 million readiness agreement** is a floor, not a ceiling. ¹⁶
- **The accommodation tax council started on in 2025:** finish it, so the visitors who fill this town in July help pay for it. ¹⁷
- **The \$11.2 million a year infrastructure gap, re-run against 2025 prices** before the next budget vote. The 2025 addendum priced the same assets 34.7% higher and did not re-run the funding plan. ¹⁸
- **No tax freeze.** A freeze moves the bill to our kids, with interest. Every increase tied to the asset it fixes. ¹⁹

HOW I'D DECIDE THE THINGS NOT ON THIS PAGE

Data centres were the test case. I didn't start with yes or no; I started with what would have to be true, wrote it down and sent it to the Province. ²⁰ Every idea I bring to council comes with five things: the result you'd notice, who owns it, what it costs, what we stop doing to pay for it, and what would make me drop it. And on hard decisions the people affected hear first. Tell us before you decide, not after.

HOW TO VOTE ✓

Oct 19, 10am to Oct 26, 8pm. Internet and telephone, from home or at the Help Centre. There is no paper ballot.

Your sealed Voter Information Letter has your PIN. You need the PIN and your date of birth.

No letter or stuck? The Municipal Administration Centre, 1475 Concession 5, Kincardine. Weekdays 8:30am to 4:30pm, and until 8pm on Oct 26.



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Show the math means the source goes next to the claim. These are municipal, County and provincial documents, most of them public on kincardine.ca and the council agenda portal; a few were answered in writing by the Clerk's office during the campaign.

- 1 Clerk's written answer to the campaign, September 2026: the BASWR collection contract expires December 31, 2026 (\$263,100 in 2026 for about 6,450 stops). The exemption model: Region of Waterloo's medical waste exemption program. Assisted pickup and the hardship provision are options to be costed in public, not promises of an outcome.
- 2 By-law 2026-098, 2027 Rates and Fees, Schedule J (September 23, 2026): bag tags \$3.50. 2026 Budget, p. 95: waste operating revenue \$1,349,415 against costs \$1,586,408, the rest carried by the levy.
- 3 Staff report ES-2026-08, Blue Box Transition Update (April 8, 2026), pp. 2-3: curbside tonnes, January 1 to March 23, 287.54 in 2025 and 331.54 in 2026. Ontario Regulation 101/94, s. 11(2): backyard composters at cost or less in municipalities of 5,000 or more.
- 4 By-law 2025-124, Schedules L and M (2026 rates): water, 19 mm fixed charge \$45.32 a month plus \$1.31 per cubic metre; sewer, one flat residential charge of \$636.96 a year. $12 \times \$45.32 + \$636.96 = \$1,180.80$ before any water is used. The review: all-candidates meeting, September 29, 2026; Bayshore Broadcasting candidate Q&A, October 2026.
- 5 By-law 2025-124 and By-law 2026-098: residential sewer \$636.96 in 2026 and \$702.36 in 2027, 10.25% in each year. The plain-language commitment: all-candidates meetings, September 29 and October 8, 2026.
- 6 Community Improvement Plan, By-law 2024-023 (February 14, 2024): a development charge incentive of up to 50% is written into the plan; it was not an offered intake in 2026. 2026 Budget: the CIP envelope doubled to \$120,000.
- 7 2023 Wastewater Annual Report (aerated cell at 72% of sludge capacity, no removal that year); sludge survey of June 27, 2024; 2026 Budget, project 9435 (Cell 1 desludging over three years). 2022 Water and Wastewater Master Plan: sewage reserve of 924 homes after commitments; Clerk's written answer, September 29, 2026: the update is slated for 2027, "sooner if development warrants."
- 8 Housing Action Plan 2.0 / Project 160, Council Resolution 09/23/26-03 (September 23, 2026): 160 below-market rental and ownership units, four units as-of-right on serviced lots, a public Housing Action Dashboard.
- 9 Asset Management Plan 2022: roads lifecycle need \$5.6 million a year against \$6.7 million of total tax-supported capacity.
- 10 2027 Budget Report and the Q3 2026 procurement report (September 23 and October 14, 2026 agendas): Tiverton water supply project 9542, 2027 estimate \$5,410,000, Building Canada Strong Fund application pending, construction anticipated spring 2027. The community centre commitment as spoken at the Tiverton all-candidates meeting, October 8, 2026; 2026 Budget, project 9732.
- 11 Staff report CAO-2026-13, Gary Street lands (October 14, 2026 agenda): about 21 developable acres; no price, servicing cost or disposition plan printed. 2027 Budget Report: Highway 9/21 business park servicing debt, \$576,117 a year to 2029. Growth Plan Amendment 1 (January 19, 2012) and the Minister of Infrastructure's directive of September 24, 2012: the Lake Simcoe Regional Airport Economic Employment District, employment uses only, major retail and residential not permitted; the Growth Plan does not apply in Bruce County, so the equivalent here runs through the County Official Plan. Bruce County land needs analysis (October 2025); CAO's Q3 2026 report (Employment Area Review Study, fall 2026).
- 12 Master Cycling Plan (2021); 2026 Budget active transportation lines and the 2027 capital forecast (Broadway multi-use path, \$625,000).
- 13 2026 Budget, p. 121: \$600,000 in 2026 toward a \$2.4 million municipal pledge to the hospital expansion; Ministry of Education, June 2026: the new KDSS funding. Unified Regional Transit Network Study, draft (Dillon Consulting, September 2026): Route 3, Table 10, p. 59; fare recovery, Table E-2. Grey County report EDTC-CW-12-26 (September 24, 2026): the four county councils decide in the first quarter of 2027.
- 14 Staff report CAO General-2024-33 (Council, December 11, 2024): "In 2008, the Bruce Nuclear Generating Site contributed approximately 50% of local assessment/rate-based revenue to just 18% in 2024"; the taxes are paid by Ontario Power Generation as the site's owner. Municipal Tax Equity presentation, same meeting: in 2024 the site's rolls paid \$5,968,507 in municipally levied taxes (\$2,447,077 to Kincardine, \$1,398,590 to Bruce County, \$2,122,840 in education tax retained by Kincardine), about 12.4% of Kincardine's own-purpose levy; on the municipal levy alone, 18.6% in 2008 to 11.6% in 2024; a further decline of 50% or more at the next reassessment if nothing changes.
- 15 Council resolution of December 11, 2024 (Motion 12/11/24-02): letters to the Ministers of Energy and Finance asking for the generating-station assessment model to be updated; Bruce County endorsement, January 9, 2025.
- 16 CAO's Q3 2026 report: the Community Readiness Agreement with Bruce Power, \$2.2 million over four years, signed May 2026.
- 17 Municipality of Kincardine, Municipal Accommodation Tax project page: council direction of September 10, 2025; a draft by-law received in November 2025 and sent back for a two-tier design. 2026 Budget, Strategic Initiatives: \$35,000 for a tourism strategy in preparation for the MAT and \$25,000 of implementation consulting.
- 18 Asset Management Plan 2022, s. 12.3.1: \$20.9 million a year needed, \$9.7 million funded, an \$11.2 million gap. Asset Management Plan Addendum 2025 (August 2025), s. 3.0 and Table 3-1: replacement costs restated in 2025 dollars, \$975.5 million to \$1.314 billion (34.7%); the financing strategy not revisited; the full update scheduled for 2027.
- 19 2026 Budget Quick Facts: a 2.88% levy increase, about \$74 on the average home. Asset Management Plan 2022, s. 12.5: the plan's own bill-impact path of about 5.3% a year to 2032.
- 20 Ontario's draft Data Centre Playbook, Environmental Registry notice 026-0853; the campaign's written submission (September 2026), published at votesah.ca.

The deal. When I get something wrong, I say so in the same place, fix it and date it. The corrections already made are dated on the pages where they happened, and the list stays public.