

Hamilton Township

Hamilton Township Council Candidate



Municipal Elections

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How will you maintain agricultural land in the face of increased pressure on development?

Our township is over 55% agricultural land and I support maintaining our rural heritage.

I would achieve this by continuing to advocate for:

- 1) The completion of the township's Infrastructure Development Plan for the first quarter of 2027, or sooner.
- 2) Keep growth in the rural zones knowing we have awaiting open rural areas to develop. Some of these areas lack an adequate water supply, thus I would re-evaluate the current position of the "Water Supply Master Plan" for a better, quicker, more cost effective solution.
- 3) Make rural zones more attractive to developers by ensuring that rural by-laws are more easily accepted for the builder's/developer's cost and approval efficiency.
- 4) I would advocate the forming of a "Infrastructure Development Advisory Committee" that would consist of agricultural stakeholders, builders/developers, public and staff to review and maintain the integrity and timing of the Infrastructure Development Plan stated in position number one.

The Hunco Farms lands was up for sale in 2024. Where would you stand if it were to come back for sale or development while you are in office?

I have a very clear position, that I have communicated in public & on my social media platforms, that I do not support the rezoning of prime agricultural lands in our township.

How do you propose to ensure sufficient water supply for all residents in Hamilton Township, giving specific steps you would take?

The Township's residential water supply consists of four separate, and very different systems. One must keep in mind that the Township's well system is a financial burden to it's systems users as it carries debt & a high annual personnel wage cost; begging the question; is it sustainable?

This is my analysis of each system and my specific steps to improve them.

A) The Butterfield System (Ontario Street & 401).

This system, provided by Lakefront Utilities has much cheaper rates and great water quality. Through discussions with residents, I believe there are no actions needed for this system.

B) The Creighton Heights / Baltimore well system.

An over capacity system that provides a challenging treatment and high annual maintenance cost. My actions for this system would be to advocate a re-evaluation of the current position of the "Water Supply Master Plan". This plan, as reported by council on April 21, 2026, has the direction to expand on the existing well pumping system and introduce additional wells. According to the published report, this well water source has "ammonia, iron, manganese and methane, making treatment challenging" . The estimated cost of this expansion option is estimated at \$6.2 million (Master Plan data) and will provide the same poor water at an increased cost of maintenance and cost to the taxpayers who use it. In addition to these items, as listed in the 2026 Water Systems Budget, is the 2021/2022 debt of \$879,000, being paid off annually at \$79,200 /year (Paying until 2033).

In my improvement plan I would advocate to have the this water main system to join the Butterfield system (Item A above - that is less than 1.5 Km away) and provide a pumping system to maintain pressure. This would provide a significant decrease in cost for the township user's, better water and adequate water supply to continue the development of the Master Plan. An estimated 400+ homes (per the water system report) are on "hold" due to this systems inadequacies. In addition, I would initiate discussions with the Lakefront Utilities to review covering the capital cost of this project as they would assume the revenue of some 500 homes. This concept would also remove the user's annual capital charges, currently set at \$363 per household.

C) The Camborne well system.

This system is extremely underutilized, with a lengthy Kennedy Road line that has only one user. This piece of watermain also carries an unfunded capital item in the reserve of \$277,572 (2026 Water Systems Budget). For this system my action items would be to advocate a review of the maintenance cost for the Kennedy Road extension to the revenue it provides. It may not be a positive valued added option for the Township budget and the tax payer. Being disabled, may be a source of annual cost savings, to pay back the reserve.

D) Private Well.

This is a widely used source for water in the rural areas of the Township. My action here would be to advocate that the Township continues to work with the Ganaraska Region Conservation Authority and the Northumberland County's well location systems ensuring that ground water aquafer systems are not vulnerable. This would be a component of the Township's new "Infrastructural Development Plan".

How would you address the creation of affordable housing, giving three specific items you would introduce during your term on council? How many units would you want to see created by the end of your term?

When we discuss affordable housing we cannot forget "Affordable Living". The costs of running these affordable homes must also be considered by focusing on strategic plans to lower annual tax levees.

My three specific items that I would advocate for council consideration would be as follows. These would be a component of the new "Infrastructural Development Plan".

- 1) Township's intended "target" of 25% of a builder's/developer's plan should be affordable homes. I would advocate that this becomes a rule, not a guideline.
- 2) I would advocate the building size by-laws be adjusted to allow for prefabricated & tiny home construction. This provides a secondary option for existing homes owners, builders & developers.
- 3) I would advocate the building height by-laws be adjusted for rural designated areas. I would suggest to build up to four stories, so as not to compromise our rural community character. Our current by-laws allow only buildings 11m in height.

My target of affordable homes would be 25 - 30 homes per year, starting in 2028. This is based on the estimated infrastructure growth that the Township should see due to the nearby OPG project. Additionally, when the water is improved in the Baltimore area the estimated 400+ homes that could be built. This would generate approximately \$1,200,000 in tax revenues and 100 affordable homes when applying the 25% builder/developer building by-law.

How would you implement the More Homes Built Faster Act locally. giving two examples?

To implement this Act of 2022, the Township of Hamilton's launch should be supported by the new "Infrastructural Development Plan". Items to include are:

- 1) The compliance of new by-laws and building zones. The target here would be to review the streamlining of the building project process. Investigate the possibility of removing or lowering of certain development charges and park levies for affordable home projects.
- 2) The development of a more efficient permit and approval system. Revised methods are needed to speed up the current process by ensuring essential aspects of the current system are followed.
- 3) This implementation would be a component of the new Infrastructural Development Plan and monitored through my suggested 'Infrastructure Development Advisory Committee'.

What are your views on Strong Mayor powers and their use?

It is my understanding that the intention of this Act was to support the building of more homes faster to achieve the requirements of the Province. This element of a mayor's "veto" power does not exist in the Township of Hamilton's council governance system, at this time. With that, my view of it is that it can be seen/used as an abusive power.

What specific steps would you take to support local business?

Being a rural community that borders a recreational lake, I believe our two main local business opportunities are agricultural & tourism.

For our agricultural businesses, I see the main support being the continued necessary infrastructure to provide safe & accessible roads to their properties. In addition, ensure that tax levees are kept to a minimum to secure a profitable outcome every year. In my experience with the Regional Tourism Organization (RTO), I have also witnessed the success in the alliance of farming and tourism. This provides agricultural experiences such as an Alpaca experience or a specific type of animal sanctuaries as a source of revenue for a farm based business. Economic resources are also available for these activities through the County and your area RTO.

In regard to tourism, I would advocate for the Township to create an economic development plan for tourism. This would be included in the Infrastructure Development Plan currently being constructed. Here, the local RTO could provide training to the Township council and staff on how these efforts are completed. I would support a stronger connection between the RTO and the Township as grants and other opportunities are available to assist our community stores, resorts and other service businesses for the seasonal tourism platforms.

One business opportunity lacking in our Township is Industrial. We need our new Infrastructure Development Plan to include the development of a Industrial Park location. An Industrial park would encourage industry to locate in our township. More local industry will provide jobs in our communities and an additional tax revenue for our budget.

What are your plans to support recreational facilities and parks?

Being the chairman for the Township Parks & Recreational Advisory Committee for the past four years, I know that there is a solid plan in place to further develop our communities involvement in our facilities & programs. The Parks & Recreational Master Plan, currently in place, focusses on existing successes that have been seen in day programs, summer camps, skating & baseball leagues at the Baltimore facility. The Master Plan also looks to the future with many new opportunities such as a new YMCA, pickle ball & indoor soccer. For this we need to add additional facilities where funding could be obtained through the builder/developer required park infrastructure support by-law.

On the flip side we do have recreational facilities that are not utilized as efficiently as our Baltimore Community Center. Here, I support additional community uses that could include daycare or even medical walk in clinics.

What is a reasonable municipal tax rate or increase? How would you achieve this, giving specific budget areas or line items?

After meeting and speaking with many community members while campaigning, it is evident that this is the number one issue for everyone. I strongly advocate that the forecasted 5% to 6% increases in the next three budgets is an unsustainable factor for the livelihood of our residences.

I can visualize our future growth and understand how it will help our community. As growth increases our tax base, future percentage tax levees will not be as high.

As I attended all of the public meetings discussing the 2026 budget, my observations for improvement are:

- 1) Council, as the voice of the community, should set a reasonable target for staff to develop the budget. This is generally an "inflation plus" concept. In my many years of budget strategy development, this is a much more efficient manner to establish a budget. Currently all departments make their cost requests and it becomes an arduous exercise to determine which departments get cuts to their budget.
- 2) Our Infrastructure Development Plan needs to feed into the budget plan confirming the assessment of projected growth is accurate. Current practice is to add only 1% to reduce our tax levy. However, if our strategic projected growth is higher than that, then it should reflect in the budget.
- 3) If we provided Lakefront Utilities water to our community in Baltimore & Creighton Heights, we would automatically provide a budget cost recovery to our overall budget spending. This would reduce maintenance and capital cost spending, while providing cheaper, better water to the area.

My bottom line would advocate a "stepped" tax plan target:

- A) For the 2027 budget, an "inflation + no more than a 1.5%
- B) For the 2028 budget, an inflation + no more than 0.75%
- C) For the 2029 budget, with our growth well underway, an inflation + 0%

What is a reasonable increase to the OPP budget? Give specific services or line items you would adjust to reach this goal?

I believe that a reasonable OPP budget increase should not exceed the inflation rate.

With the recent changes in the Community Safety Policing Act of Ontario, municipalities were hit with a capped service cost increase in 2026 of 11% from the previous year. For 2027 it appears that the same level of increase will be implemented. Reasonable or not, the township will need to plan for these. As I sat in on the 2026 budget plan, I was surprised that a reserve fund of the expected future increases was not planned. Now in 2027, we may get an additional increase of 11% (based on the last budget of 2026) or \$180,000 additional funds. As this is an essential service, the funding will need to be sourced via our 2027 budget; here is my plan:

A) If the adaption of a new Lakefront Utilities line to the Baltimore water system is achieved, the \$200,000 dedicated in the 2026 budget for 2027 new well testing can be transferred to cover the policing cost. There is an additional \$100,000 allocated for 2028 that will no longer be needed. This could be held in reserve for the policing cost increase for 2028 budget.

B) If (A) is not achieved, we would need to efficiently take the \$180,000 from the 2027 water maintenance budget of \$620,000, cost managing the suggested work.

Name one or more new initiatives you plan to implement over your term to improve the quality of life for everyone in the municipality?

I feel it is the sole responsibility of a municipal councilor to improve a community's quality of life. Individual well being supported by a good income, a home that one can afford in an environment that is safe for families to prosper is the goal I seek for everyone.

Family Income
We have a unique opportunity in the building and operation of the new OPG facility, and supporting business & strategic growth that will follow. This will provide access to new jobs for our township's workforce. It will promote new opportunities in home construction and industrial areas. My initiative is to ensure we ready ourselves for this growth by investigating industrial park areas and having infrastructure plans ready for implementation.

Affordability
Whether or not growth occurs as planned, there are still opportunities to provide affordable living in our Township. As I have previously mentioned:
1) Affordable, cost effective, and safe water alternative for our high cost, aging Baltimore/Creighton Heights well system. This would reduce tax levees.
2) Implement a review of the cost effectiveness of the underutilized Kennedy Road water system extension versus the cost to maintain it. This could save on expenses resulting in lower tax levees.
2) Ensure builders/developers are following the 25% affordable home build rule.
3) Implement an Infrastructure Development Advisory Committee that includes community members. This would ensure that the voices of the community are heard as we grow.
4) Establish infrastructure grants with OPG (new Wesleyville site) and the Province. In 2026, of the \$14.4 million awarded in Northumberland County. The Township of Hamilton received only 2.5% which is the lowest of all of the townships. We need to ask for significantly more funds in the near future.

Well Being - Safe
1)Ensure funding is available for infrastructure elements such as police and emergency services through our development plan and reserve funds.
2) Investigate day care for young families and healthcare clinics for our aged population through our underutilized facilities.
3) Increase recreational involvement in programs through existing and new facilities.

How are you uniquely qualified to be elected to council that no one else can provide, but also giving at least one guilty pleasure?

I am uniquely qualified to be elected to council due to the following:
1) I am the only candidate that has chaired a successful Master Plan on a Township advisory committee for four years. This experience taught me how critical it is to create a well thought out plan and execute it. In addition, I experienced first hand the municipal procedures and policies required. I worked with many of the township staff and grew trusting relationships with all of them.
2) I am the only candidate that has been chairman of a successful community center; Harwood Community Hall. This brought me the unlimited contact with the township community and the understanding of their needs through the continuation of daycare programs, recreational activities and community breakfasts.
3) I am the only candidate that sits on the board of a regional tourist organization (RTO), providing me with the knowledge of the opportunities that tourism can provide a community.
4) I am the only candidate, excluding incumbent councilors, that has attended council, committee of adjustment & committee of the whole meetings at the township over the last year and a half. This provides me with an understanding of municipal council procedures and protocols and the knowledge of local issues to "hit the ground running" when elected.
5) I am not aware of any other candidate, than myself, that has first hand knowledge of successfully applying and receiving Provincial grants for community infrastructure projects.

As for guilty pleasures, I am a sucker for a nice glass of red wine accompanied by a great Italian meal.

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