Township of North Stormont

Agenda Regular Meeting Tuesday, June 10, 2025 6:00 PM Council Chambers AMENDED

Page 1. CALL TO ORDER 1.1. https://www.youtube.com/@TownshipofNorthStormont BE it resolved that this regular meeting now open at p.m. 2. **OPENING REMARKS** 3. ADOPTION OF THE AGENDA AMENDMENT(S) ADDITION(S) OR DELETION(S) BE it resolved that the agenda be approved as presented. DISCLOSURE OF PECUNIARY INTEREST AND NATURE THEREOF 4. 5. **PUBLIC MEETING** Plan of Subdivision, SDG File No. 01-NS-S-2025 and Zoning 5 - 355.1. Amendment Z-2025-05 (Heritage Trail Subdivision) Presented by Megan Benoit, Development Planner, SDG Counties Heritage Trail - Public Meeting Presentation Tripine Public Meeting June 10 to SDG **DELEGATIONS/PRESENTATIONS** 6. 36 - 64 6.1. Christina Morgan, Partner Welch LLP Auditors Presentation and 2024 Draft Financial Statements Presentation 2024 Draft Financial Statements 6.2. **Todd Lihou, Corporate Communications Coordinator, SDG** 65 - 73Counties **Website Update Presentation** Website Presentation 7. ADOPTION OF MINUTES OF PREVIOUS MEETING 74 - 80 7.1. BE it resolved that the following minutes be approved as presented: Special Meeting - April 14, 2025 Minutes Regular Meeting - May 27, 2025 Minutes

Special Meeting - 14 Apr 2025 - Minutes

8. ADOPTION OF MINUTES OF COMMITTEES AND LOCAL BOARDS

9. RECEIVING OF MONTHLY STAFF REPORTS AND RECOMMENDATIONS

9.1. BE it resolved that the following monthly reports be received:

81 - 94

By-Law Enforcement

Building

Fire

Recreation & Facilities

Public Works

Deputy Clerk

CAO/Clerk

REPORT - MLEO

REPORT - BUILDING

REPORT - FIRE

REPORT - RECREATION & FACILITIES

REPORT - PUBLIC WORKS

REPORT - DEPUTY CLERK

REPORT - CAO/CLERK

9.2. Lift Holding Zone - Zoning By-law (By-Law 40-2025)

95 - 96

THAT the Council of the Township of North Stormont receives and accepts Report No. PD 03-2025 from the Planning Department to remove a holding zone from subject lands as described in this report to be passed later by By-law.

PD03-2025Lift Holding Zone - Zoning By-law (By-Law 40-2025) - Pdf

9.3. **Vesting of Property**

97 - 100

THAT the Council of the Township of North Stormont approves Report No. FIN 10-2025 from the Treasurer for the vesting of roll number 0411 016 01130010.0000, Labrosse Street, PIN 60118-0353 (LT), PT BLK O PL 66 AS IN TR15312 EXCEPT TR17086, TR17744, TR19353, S70261 that was not sold in the Tax Sale of May 7th, 2025, to add to its inventory of land;

AND FURTHERMORE that the Council of the Township of North Stormont approves writing off the unpaid taxes in full.

FIN10-2025Vesting of Property - Pdf

10. MUNICIPAL BY-LAWS

10.1. By-Law 40-2025 - Removal of Holding Zone

101 - 103

BE it resolved that By-Law 40-2025, being a By-law to amend Zoning By-Law 08-2014 to remove a holding zone (East Ontario Land Improvement Ltd.) be read a first, second and third time, passed, signed and sealed in Open Council this 10th day of June, 2025.

40-2025 Remove Holding (East Ontario Land Development)

11. CORRESPONDENCE

11.1. City of Peterborough Resolution - Bill 6, Safer Municipalities Act, 2025 11.2. Distroit of Parry Sound Municipal Association (DPSMA) 106 107

11.2. Distrcit of Parry Sound Municipal Association (DPSMA)

106 - 107

Resolution - Supporting Municipal Ethics Through Access and Education

11.3. Municipality of North Grenville

108 - 109

BE it resolved that the correspondence as listed as items 11.1 to 11.3 on the agenda be received.

Resolution - Bill 5: Protecting Ontario by Unleashing our Economy Act, 2025

12. MOTIONS AND NOTICES OF MOTIONS

13. PETITIONS

14. UNFINISHED BUSINESS

15. NEW BUSINESS

15.1. 2024 Financial Statements

BE it resolved that the Council of the Township of North Stormont approves the 2024 draft financial statements as presented from the external auditors Welch LLP;

AND FURTHER BE it resolved that Council authorizes Staff to sign and execute all necessary documents to finalize the 2024 Financial Statements for the Township of North Stormont.

16. SCHEDULING OF MEETINGS

17. COMING EVENTS

17.1. Recreation Coming Events Listing

110 - 111

Coming Events

18. CLOSING REMARKS OR COUNCIL COMMENTS

19. CLOSED SESSION

19.1. BE it resolved that this meeting adjourn to a closed session for the following reasons:

As per Section 239, a meeting or part of a meeting may be closed to the public if the subject matter being considered is,

(b) personal matters about an identifiable individual, including municipal

or local board employees; and

- (j) a trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value
- 19.2. BE it resolved that the public session reopens at ____ p.m.

20. RATIFICATION/CONFIRMING BY-LAW

20.1. **By-Law No. 41-2025 - Ratification**

BE it resolved that By-Law No. 41-2025, being a By-law to adopt, confirm and ratify Council's actions at its regular meeting of June 10, 2025, be read a first, second and third time, passed, signed and sealed in Open Council this 10th day of June, 2025.

41-2025 - Ratify June 10

21. ADJOURNMENT

21.1. BE it resolved that this regular meeting adjourn at ____ p.m.

Page 4 of 112

112

Zoning Amendment & Plan of Subdivision Public Meeting

SDG File No. 01-NS-S-2025



Tuesday, June 10, 2025

Applicant: Stormont Developments Inc.

Location: Part of Lot 13, Concession 3

Former Geographic Twp. of Finch





Introduction

- This meeting is being held under Section 34 of the Planning Act regarding the zoning By-law amendment application.
- Requests to be notified of the decision of the zoning by-law amendment may be submitted to the Township of North Stormont Clerk (<u>planning@northstormont.ca</u>)
- This meeting is being held pursuant to County Council Resolution No. 2022-21 (public meetings) regarding the subdivision application.
- Requests to be notified of the decision of the approval authority in relation to the subdivision application for draft plan approval may be submitted to the United Counties Director of Planning (<u>planning@sdgcounties.ca</u>)





Public Meeting Outline

- This meeting is an open forum for the public and Council to gather information ask questions, and voice comments or concerns
- An overview of the rezoning & subdivision process will be provided by staff, as well as brief overview of the subdivision proposal as submitted by the applicant's development team
- Following the presentation, there will be an opportunity for comments and questions from the public and Council, and an opportunity for the applicant to address them
- No decision will be made tonight





Notice of Public Meeting

- Notice of the public meeting was sent to all owners of land within 120 metres of the subject lands via First Class Mail
- Notice was posted on a sign located at the property and on the Township website.
- Notice for the subdivision application was given electronically to the prescribed list established under the *Planning Act*





Appeal Rights-Zoning By-law Amendment

- IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Council of the Corporation of the Township of North Stormont to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of North Stormont before the by-law is passed, the person or public body is not entitled to appeal the decision.
- IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Township of North Stormont before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.





Appeal Rights-Plan of Subdivision

 Members of the public do not have the ability to appeal the decision to approve or refuse a plan of subdivision, but the Applicant, the local Municipality, the Minister, and certain agencies may appeal





Subdivision Process Overview

- The United Counties of SDG has the authority to approve or refuse the proposed Plan of Subdivision
- Following tonight's public meeting, the United Counties will review all submissions made by the public and agencies respecting the proposal before making a decision
- If approved, conditions are drafted to address development requirements, as well as items raised through public and agency consultation. These typically include the requirement to enter into a subdivision agreement and a submission for approval of a stormwater management plan, among others





Site Location







Urban Settlement Area – Residential District







Official Plan Designation - Urban Settlement Area

Residential – Full range of low, medium and high-density housing

<u>Commercial</u> – Full range of retail, service commercial, automotive, recreational and resort commercial and personal service use

<u>Industrial</u> - Class I, II and III industrial uses (see reference documents)





Current Zoning

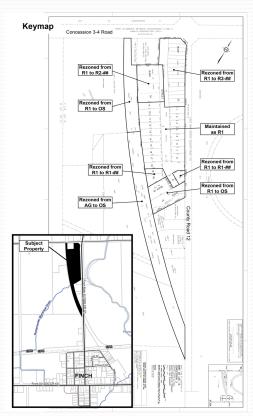


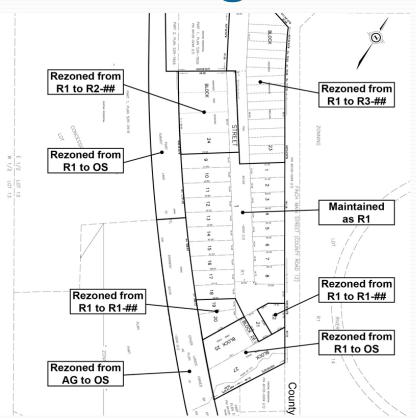
Subject Parcel is currently zoned R1, and Agricultural under the Township of North Stormont Zoning By-Law No. 08-2014





Proposed Zoning









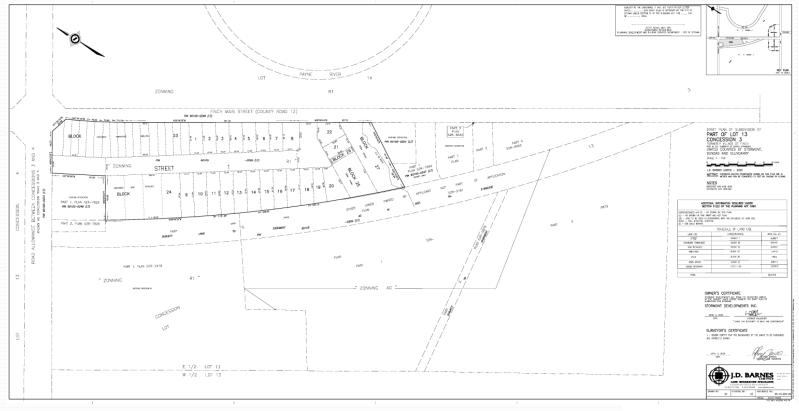
Proposed Zoning

The proposed amendment would rezone lands from:

- 1. Residential First Density Special Exception ## (R1-##) (number to be determined) to permit:
- reduced minimum exterior side yard from 6 metres to 3 metres on Lot 22, as shown on the draft plan of subdivision;
- reduced minimum lot frontage from 15 metres to 11 metres on Lots 19 & 20, as shown on the draft plan of subdivision;
- both to allow for the construction of single detached dwellings on the lands affected.
- 2. Residential Second Density Special Exception ## (R2-##) (number to be determined)
- reduced minimum interior side yard from 2 metres to 1.2 metres and reduced minimum exterior side yard from 6 metres to 3
 metres on Block 24, as shown on the draft plan of subdivision, to allow for the construction of semi-detached dwellings on
 the lands affected.
- 3. Residential Third Density Special Exception ## (R3-##) (number to be determined)
- reduced minimum interior side yard from 3 metres to 1.2 metres, reduced minimum exterior side yard from 6 metres to 3 metres, and increased maximum lot coverage from 35% to 45% on Block 23, as shown on the draft plan of subdivision, to allow for the construction of townhouse dwellings on the lands affected.
- 4. Open Space (OS)
- The rezoning of the westerly portion of lands from AG and R1 to OS is to reflect the intended transfer of the lands to the Township of North Stormont and subsequent dedication of the land for public use as a future trail or linear park. The rezoning of Blocks 25, 26, and 27, as shown on the draft plan of subdivision are to reflect the intended use of these lands for stormwater management facilities and green space to reflect the presence of the Oosterlander Municipal Drain.











Subdivision Proposal Overview



22 LOT SUBDIVISION & +2 LARGER RESIDENTIAL BLOCKS (27 LOTS/BLOCKS TOTAL)



LOTS TO BE SERVICED BY MUNICIPAL WATER AND SEWER CONNECTIONS



MIX OF SINGLE DETACHED, SEMI- DETACHED AND TOWNHOMES



1 NEW INTERNAL ROAD





Agency Comments Received to Date Regarding Plan of Subdivision

South Nation Conservation

- be provided with a final Stormwater Management Report, Detailed Lot Grading and Drainage Plan, Pre & Pos-Development Plan and Sediment & Erosion Control Plan
- acknowledgments and necessary permitting under the Conservation Authorities Act

Canada Post

service provided through Centralized Community Mail Boxes (CMBs)

County Transportation Department

- 0.3m reserve along County Road 12
- current entrance removal and ditch reinstatement along County Road 12
- the entrance into the subdivision, road, drainage infrastructure and all works within the County Right-of-Way shall be designed and constructed in accordance with County Standards, the intersection shall be constructed as per OPSD 300.010 & 803.031
- be provided with final servicing reports and detailed drawings





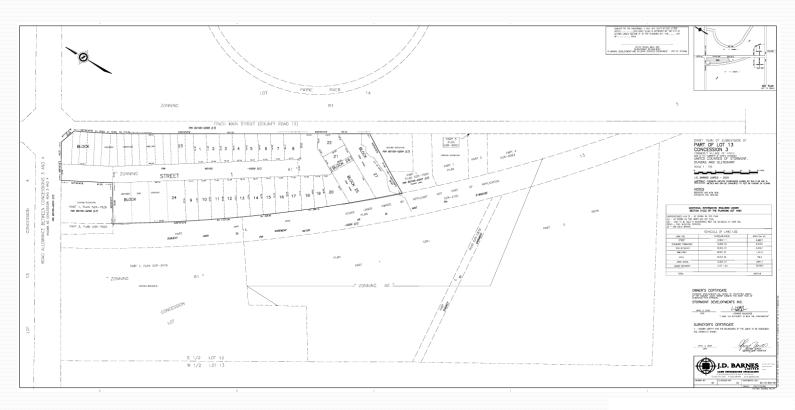
Public Comments Received to Date

 As of June 3, 2025 only one comment was received by SDG Counties, regarding access over the trail at the south end of the subject property for agricultural access into a farm field.





Questions?









Page 24 of 112



Our Story

Tripine is an integrated real estate development company located in Ottawa, Ontario. We develop, construct, and manage real estate for our investors, clients and partners.

Our investment philosophy is to build high-quality assets in great locations, while serving our tenants, customers and investors with dedication and integrity.

Meet Our Team





Co-Founder, Tripine Developments

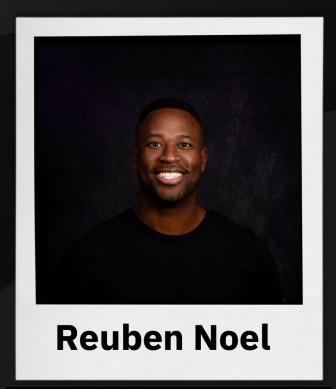
Connor Gallagher is a licenced Professional Engineer (P.Eng.) and Project Management Professional (PMP®). He has worked as a consulting engineer at Golder Associates, and as a senior project manager for Mattamy Homes, Canada's largest homebuilder, working on master planned communities up to \$500MM.

Connor has deep experience in land acquisition, site development, project financing, and investment management.

At Tripine, Connor takes on the roles of land acquisition, entitlements and project financing, including investor relations.

Meet Our Team





Experienced Land Development and Construction Management Professional with a demonstrated career managing over \$250MM of annual budgets and expenditures.

Having Spent Time at Taggart Construction, Stantec Consulting, Mattamy Homes where he left as Director of Land Development, and most recently Senior Development Manager with Colonnade BridgePort. He has a vast experience ranging from in low-rise to high-rise development as well as most recently in light industrial warehousing.

Co-Founder, Tripine Developments

Advisory Board





Over 33 years in Construction operating and growing eastern Ontario's largest underground utility infrastructure corporation, Valley Utilities.

A Strong and stable voice within the Greater Ottawa Area where he has and continues to serve on the Board of the Ottawa Construction Association (OCA) as Chair.

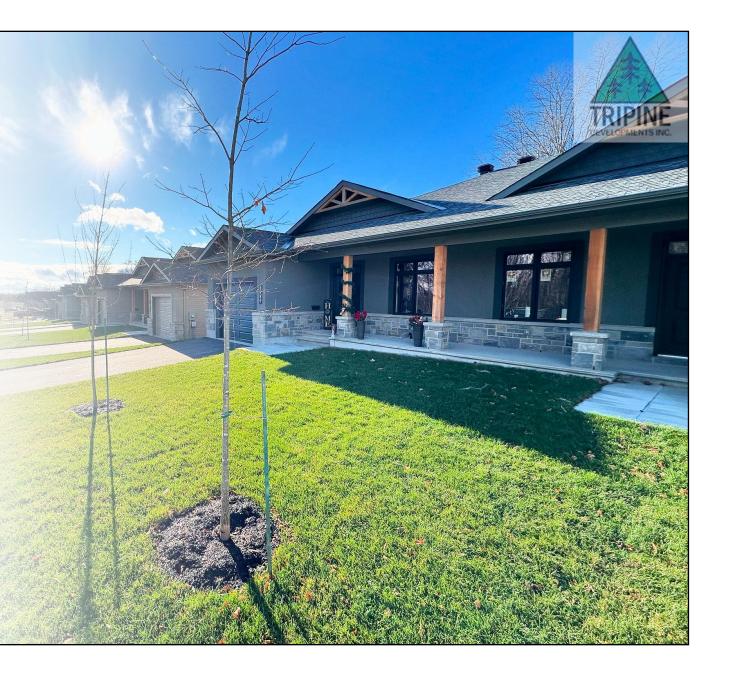
Experienced Construction & Development Professional with a demonstrated success in strategic acquisitions & relationships, construction, and development & design. Greg's construction expertise and depth of relationships at the OCA provides a leading edge to all development approaches.

Recently
Completed
//Ongoing
Projects



ROCKFORD FOREST, BROCKVILLE

- 24 Unit New Development
- 21 high-quality townhome and semi-detached rentals
- 3 custom built homes
- Site acquisition, development, and construction completed within 15 months











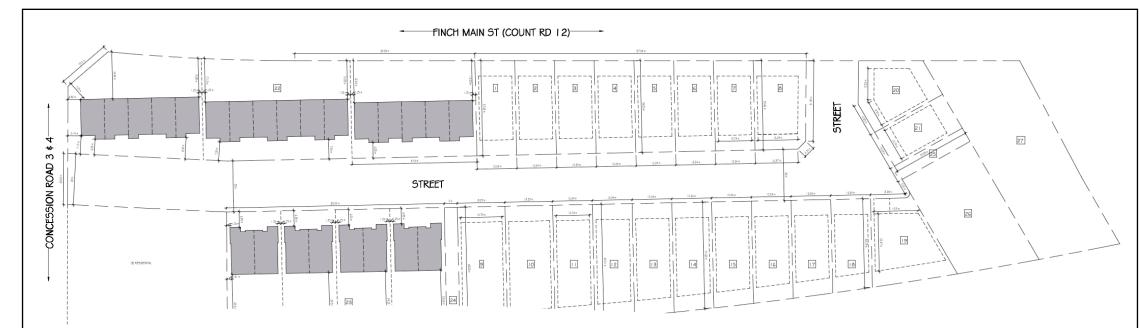
Upcoming Projects







HERITAGE TRAIL, NORTH STORMONT



- 45 Unit New Development
- 24 high-quality townhome and semi-detached rentals
- 21 single detached dwellings sized for families
- Proximity to walking trail and village amenities



PART 3 PLAN 52R - 6063

35

ZONNING

Welchllp®

Township of North Stormont 2024 Audit Presentation June 10, 2025 Christina Morgan, CPA, CA



NORTH STORMONT• It's a good place to grow.

Audit Status - TNS

- Audit is complete subject to:
 - Approval of financials by Council
 - Representation letter to be signed by CAO and Treasurer

Financials are stamped draft until approved





- Page 2, 3 Independent Auditor's Report
 - Qualified Audit Opinion :

Asset retirement obligations – second year of new standard being evaluated by finance (cost vs. benefit)





Page 4 – Statement of Financial Position:

	2024	2023
Financial assets	\$ 9,034,212	\$ 7,877,248
Financial liabilities	<u>(7,967,996)</u>	(7,042,533)
Net financial assets	1,066,216	834,715
Non-financial assets	40,308,068	38,004,301
Accumulated surplus	\$ 41,374,284	\$ 38,839,016





Page 5 – Statement of Operations

	2024	2023
Operating revenues	\$ 9,610,062	\$ 8,433,994
Operating expenditures	(9,484,036)	(8,374,379)
Net operating income	126,026	59,615
Capital revenues/other	2,409,242	1,898,262
Annual surplus	<u>\$ 2,535,268</u>	<u>\$ 1,957,877</u>





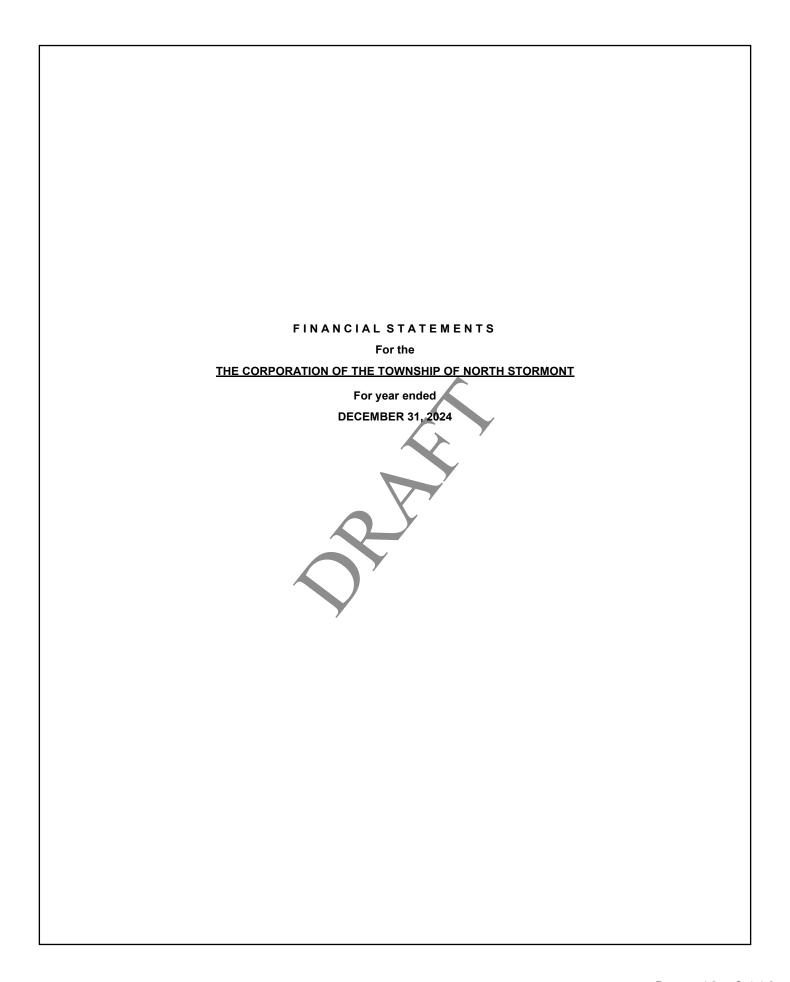
- Notes to financials
 - Page 13 Note 8: Tangible Capital Assets
 \$3.6M additions
 - Page 14 Note 9: Accumulated surplus
 Continue to fund reserves
 - Page 18 Note 14: Expenses by object
 Consistent variances year over year





Questions?





INDEX TO FINANCIAL STATEMENTS DECEMBER 31, 2024

	Page(s
Management's Responsibility for the Financial Statements	1
Independent Auditor's Report	2-3
Statement of Financial Position	4
Statement of Operations	5
Statement of Changes in Net Financial Assets	6
Statement of Cash Flows	7
Notes to Financial Statements	8-19
Schedule 1 - Five year financial review (unaudited)	20

Management's Responsibility for the Financial Statements

The accompanying financial statements of the **The Corporation of the Township of North Stormont** are the responsibility of management and have been approved by Council.

The financial statements have been prepared by management in accordance with Canadian public sector accounting standards prescribed for governments as recommended by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada and as as such include amounts that are the best estimates and judgments of management.

Management is responsible for the integrity and objectivity of these statements and for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

The Council is responsible for ensuring that management fulfills its responsibilities for financial reporting and internal control and is ultimately responsible for reviewing and approving the financial statements.

The Council meets periodically with management, as well as the external auditors, to discuss internal controls over the financial reporting process, auditing matters and financial reporting issues, to satisfy themselves that each party is properly discharging their responsibilities, and to review the financial statements and the external auditor's report.

The external auditors, Welch LLP, conduct an independent examination, in accordance with Canadian auditing standards, and express their opinion on the financial statements. The external auditors have full and free access to financial management of the The Corporation of the Township of North Stormont and meet when required.

On behalf of the The Corporation of the Township of North Stormont:

Craig Calder Kim Goyette
Chief Administrative Officer/Clerk Treasurer

Berwick, Ontario June 10, 2025

INDEPENDENT AUDITOR'S REPORT

To the Members of Council of the:

THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT

Qualified Opinion

We have audited the accompanying financial statements of **The Corporation of the Township of North Stormont** (the Township), which comprise the statement of financial position as at December 31, 2024 and the statements of operations, changes in net financial assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, excepts for the effects of the matter described in the Basis for Qualified Opinion paragraph, the accompanying financial statements present fairly, in all material respects, the financial position of the Township as at December 31, 2024 and the results of its operations, changes in its net financial assets and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Qualified Opinion

Under Public Sector Accounting Standards as of the year ended December 31, 2023, the Township was required to adopt PS 3280 Asset Retirement Obligations. Asset retirement obligations are legal obligations associated with the eventual retirement of tangible capital assets. The Township was required to identify all legal obligations associated with the retirement of its assets, and record, and estimate the future costs of remediation for these obligations to determine their valuation. Legal liabilities may exist, including the costs for the removal and disposal of asbestos within the Township buildings that will undergo renovations or demolition, as well as decommissioning or removal costs associated with arena infrastructure, underground storage tanks, site restoration for salt storage facilities, lagoons site restoration, landfill site restoration and costs association with the removal of sewage infrastructure. The Township did not complete its analysis as described in note 1(h), and thus liabilities arising from legal obligations associated with the retirement of certain tangible capital assets and their related disclosures were not recorded in the financial statements for the year ended December 31, 2024.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Township in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Township's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Township or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Township's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud and error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit
 procedures that are appropriate in the circumstances, but not for the purpose of expressing an
 opinion on the effectiveness of the Township's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Township's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Township to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the
 disclosures, and whether the financial statements represent the underlying transactions and
 events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during the audit.

Cornwall, Ontario June 10, 2025 CHARTERED PROFESSIONAL ACCOUNTANTS
LICENSED PUBLIC ACCOUNTANTS

STATEMENT OF FINANCIAL POSITION DECEMBER 31, 2024

	<u>2024</u>	<u>2023</u>
Financial assets	Ф E 050 404	ф F 0.40 700
Cash (note 2) Taxes receivable	\$ 5,259,481 849.557	\$ 5,346,736 878,224
Accounts receivable (note 3)	2,878,064	1,612,556
Long-term receivables	47,110	39,732
5	9,034,212	7,877,248
Financial liabilities		
Temporary borrowings (note 4)	1,000,000	_
Accounts payable and accrued liabilities	1,613,473	918,836
Employee benefits payable (note 5)	86,404	69,400
Deferred revenue - obligatory reserve funds (note 6)	3,156	55,604
Deferred revenue - other	1,481,615	2,410,316
Municipal debt (note 7)	3,783,348	3,588,377
	<u>7,967,996</u>	7,042,533
Net financial assets	1,066,216	<u>834,715</u>
Non-financial assets		
Tangible capital assets (note 8)	39,869,961	37,845,470
Tangible capital assets under construction	282,069	-
Inventories	133,836	100,283
Prepaid expenses	22,202	58,548
	40,308,068	<u>38,004,301</u>
Accumulated surplus (note 9)	\$ <u>41,374,284</u>	\$ <u>38,839,016</u>
, , , , , , , , , , , , , , , , , , ,		
Contingencies (note 13)		

The accompanying notes are an integral part of these financial statements.

STATEMENT OF OPERATIONS YEAR ENDED DECEMBER 31, 2024

	2024 <u>Budget</u> (Note 15)	2024 <u>Actual</u>	2023 <u>Actual</u>
Operating revenues			
Municipal taxation	\$ 3,635,001	\$ 3,677,891	\$ 3,476,651
User charges	3,501,410	3,975,273	3,122,323
Government transfers - operating	1,497,035	1,572,658	1,441,744
Investment income	135,000	234,445	227,111
Interest and penalties on taxes	145,500	149,795	156,165
Donations and other income	-	-	10,000
Donations and other income	8,913,946	9,610,062	8,433,994
	0,913,940	9,010,002	0,433,334
Operating expenditures			
General government	1,333,315	1,395,048	1,123,206
Protection to persons and property	1,274,748	1,276,302	1,145,861
Transportation services	3,364,539	3,262,168	3,240,031
Environmental services	779,840	806,079	798,358
Water and sewer services	760,201	1,157,588	756,608
Health services	20,000	19,125	18,225
Recreational and cultural services	1,220,874	1,313,345	1,090,903
Planning and development	363,872	254,381	201,187
r iaming and development	9,117,389	9,484,036	8,374,379
	20,117,000	<u> </u>	0,014,010
Net operating income (expenditures)	(203,443)	126,026	59,615
	77	<u> </u>	
Other income related to capital			
Government transfers - capital	951,900	917,193	894,093
Other transfers - capital	1,428,003	1,349,794	344,548
Donations	271,000	44,750	658,915
Gain on disposal of tangible capital assets	<u>106,905</u>	97,505	706
	2,757,808	2,409,242	1,898,262
Annual surplus	2,554,365	2,535,268	1,957,877
Accumulated surplus at beginning of year	<u>38.839.016</u>	38,839,016	36.881,139
Accumulated surplus at end of year	\$ <u>41,393,381</u>	\$ <u>41,374,284</u>	\$ <u>38,839,016</u>

STATEMENT OF CHANGES IN NET FINANCIAL ASSETS YEAR ENDED DECEMBER 31, 2024

	2024 <u>Budget</u> (Note 15)	2024 <u>Actual</u>	2023 <u>Actual</u>
Annual surplus	\$ 2,554,365	\$ 2,535,268	\$ 1,957,877
Amortization of tangible capital assets Acquisition of tangible capital assets	1,620,351	1,618,767	1,510,306
and assets under construction	(4,372,267)	(3,925,327)	(3,658,600)
Gain on disposal of tangible capital assets	-	(97,505)	(706)
Proceeds on sale of tangible capital assets	-	97,505	8,653
Change in inventory	-	(33,553)	(18,616)
Change in prepaid expenses		<u>36,346</u>	(28,990)
Increase (decrease) in net financial assets	(197,551)	231,501	(230,076)
Net financial assets at beginning of year	<u>834,715</u>	834,715	1,064,791
Net financial assets at end of year	\$ 637,164	\$ <u>1,066,216</u>	\$ <u>834,715</u>

STATEMENT OF CASH FLOWS YEAR ENDED DECEMBER 31, 2024

	<u>2024</u>	<u>2023</u>
Cash flows from operating activities		
Annual surplus	\$ 2,535,268	\$ 1,957,877
Items not affecting cash:	+ =,,=	+ 1,000,000
Amortization	1,618,767	1,510,306
Gain on disposal of tangible capital assets	<u>(97,505</u>)	<u>(706</u>)
	4,056,530	3,467,477
Net changes in non-cash working capital items:		
Taxes receivable	28,667	80,210
Accounts receivable Inventories	(1,265,508)	377,073
Prepaid expenses	(33,553) 36,346	(18,617) (28,990)
Accounts payable and accrued liabilities	694,637	(563,588)
Employee benefits payable	17,004	603
Deferred revenue	<u>(981,149</u>)	(68,572)
A	2,552,974	3,245,596
Cash flows from capital activities		
Acquisition of tangible capital assets	(3,925,327)	(3,658,600)
Proceeds on disposal of tangible capital assets	97,505	<u>8,653</u>
	(3,827,822)	(3,649,947)
Cash flows from investing activities		
Repayment of long-term receivable	<u>(7,378</u>)	4,688
_ Y		
Cash flows from financing activities		
Temporary borrowings	1,000,000	-
Municipal debt repaid	(331,506)	(631,676)
Proceeds from long-term debt	<u>526,477</u>	18,100
	<u>1,194,971</u>	<u>(613,576</u>)
	(07.055)	(4.040.000)
Decrease in cash	(87,255)	(1,013,239)
On the of the standard of the same	5 0 4 0 7 6 0	0.050.075
Cash at beginning of year	<u>5,346,736</u>	6,359,975
Oach of and of man	¢ = 0=0 404	A F 040 700
Cash at end of year	\$ <u>5,259,481</u>	\$ <u>5,346,736</u>

THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT NOTES TO FINANCIAL STATEMENTS YEAR ENDED DECEMBER 31, 2024

NATURE OF OPERATIONS

The The Corporation of the Township of North Stormont (the "Township") was incorporated on January 1, 1998 and is a lower tier municipality in the Province of Ontario. The Township is responsible for providing a variety of municipal services to its residents. The Township conducts its operations under the direction of its elected Council, guided by the provisions of provincial statutes such as the Municipal Act, 2001, Municipal Affairs Act and related legislation.

1. SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Township are prepared by management in accordance with Canadian generally accepted accounting policies for local governments as recommended by the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants of Canada. These financial statements include the following significant accounting policies:

a) Reporting entity

These financial statements reflect the assets, liabilities, revenues and expenses and accumulated surplus of the reporting entity. The reporting entity is comprised of all municipal organizations, committees, and local boards accountable to the Township, and which are owned or controlled by the Township.

b) Accounting for United Counties and School Board transactions

The assets, liabilities, revenues, and expenditures with respect to the operations of the school boards and the United Counties of Stormont, Dundas and Glengarry are not reflected in these financial statements.

c) Basis of accounting

These financial statements are prepared using the accrual basis of accounting. The accrual basis of accounting recognizes revenues as they are earned and measurable. Expenses are recognized as they are incurred and measurable based upon cost of goods or services acquired.

d) Deferred revenue

The Township receives contributions under the authority of federal and provincial legislation and funding agencies. These funds, by their nature, are restricted in their use, and until applied to applicable projects, are recorded as deferred revenue. Amounts applied to projects are recorded as revenue in the fiscal period in which they are expended.

e) Reserve and reserve funds

Certain amounts, as approved by Council, are set aside in reserves and reserve funds for future operating and capital expenditures. Transfers to and from reserves and reserve funds are recorded as an adjustment to the respective fund when approved.

f) Government transfers

Government transfers are recognized as revenues or expenditures in the period in which the events giving rise to the transfer occurred, provided the transfers are authorized, any eligibility criteria have been met by the recipient, and a reasonable estimates of the amounts can be made.

THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2024

1. SIGNIFICANT ACCOUNTING POLICIES (continued)

g) Taxation and related revenues

Property tax billings are prepared by the Township based on assessment rolls issued by the Municipal Property Assessment Corporation ("MPAC"). Tax rates are established annually by Council incorporating amounts to be raised for local services and amounts the Township is required to collect on behalf of the United Counties of Stormont, Dundas and Glengarry and the Province of Ontario in respect of education taxes. Realty taxes are billed based on the assessment rolls provided by MPAC. Taxation revenues are recorded at the time tax billings are issued.

A normal part of the assessment process is the issue of supplementary assessment rolls that provide updated information with respect to changes in property assessment. Once a supplementary assessment roll is received, the Township determines the taxes applicable and renders supplementary tax billings. Assessments and the related property taxes are subject to appeal. Any supplementary billing adjustments made necessary by the determination of such changes will be recognized in the period they are determined and the effect shared with the school boards as appropriate.

h) Asset Retirement Obligations ("ARO")

Public Sector Accounting Standard PS 3280 - Asset Retirement Obligations came into effect on April 1, 2022. This new standard provides guidance on the reporting of legal obligations associated with the retirement of tangible capital assets. An ARO is recognized when, as at the financial reporting date, all of the following criteria are met:

- There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- The past transaction or event giving rise to the liability has occurred;
- It is expected that future economic benefits will be given up; and
- A reasonable estimate of the amount can be made.

The estimate of a liability would include costs directly attributable to asset retirement activities. Costs would include post-retirement operation, maintenance and monitoring that are an integral part of the retirement of the tangible capital asset. The estimate would include costs of tangible capital assets acquired as part of asset retirement activities to the extent those assets have no alternative use.

The Township is currently in the process of completing its assessment on the impact of PS 3280's implementation on assets other than the landfill liability described above.

i) Use of Estimates

The preparation of financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. These estimates are reviewed periodically and adjustments are made as appropriate in the year they become known. Management makes accounting estimates when determining the estimated useful life of the Township's tangible capital assets, its allowance for doubtful accounts, and the accrued liability for employee benefits. Actual results could differ from those estimates.

THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT NOTES TO FINANCIAL STATEMENTS YEAR ENDED DECEMBER 31, 2024

1. SIGNIFICANT ACCOUNTING POLICIES (continued)

j) Tangible capital assets

Tangible capital assets are recorded at cost, which includes all amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets is amortized on a straight-line basis over their estimated useful life as follows:

Buildings	15 to 40 years
Land improvements	2 to 50 years
Vehicles	10 to 25 years
Machinery and equipment	15 to 25 years
Transportation:	•
- roads	10 to 90 years
 bridges and structures 	5 to 100 years
- sidewalks	50 years
- illumination	50 years
Water and waste plants and networks:	
- underground networks	50 to 100 years
- sewage treatment plants	50 to 100 years
 water pumping stations and reservoirs 	50 to 100 years
 flood stations and other infrastructure 	50 to 100 years

Assets under construction are not amortized until the asset is available for productive use, at which time they are capitalized.

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and also are recorded as revenue. Similarly, transfer of assets to third parties are recorded as an expense equal to the net book value of the assets as of the date of transfer.

Leases are classified as capital or operating leases. Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as capital leases. All other leases are accounted for as operating leases and the related lease payments are charged to expenses as incurred.

2024

2022

2. CASH

Cash consists of the following:

	2024	<u> 2025</u>
Unappropriated cash	\$ 3,883,137	\$ 3,716,673
Restricted under the Canada Community-Building Fund	3,156	55,604
Restricted for water and sewer reserves	1,054,596	1,013,787
Restricted for other reserves	318,592	450,588
Restricted for Nationrise Wind Farm project	<u>-</u>	110,084
	\$ <u>5,259,481</u>	\$ <u>5,346,736</u>

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2024

3. ACCOUNTS RECEIVABLE

Accounts receivable consists of the following:

sound reservable conclude of the fellowing.	<u>2024</u>	<u>2023</u>
Water and sewer user fees receivables	\$ 367,878	\$ 328,623
Excise tax rebates receivable	113,646	92,379
Municipal drains charges receivable	165,303	93,904
Accounts receivable - other	<u>2,231,237</u>	<u>1,097,650</u>
	\$2,878,064	\$1,612,556

4. CREDIT FACILITY

The Township has a revolving operating credit facility of up to \$2,800,000 with its main financial institution to finance current expenditures pending receipt of property taxes. The credit facility bears interest at prime and at December 31, 2024 the Township had drawn \$1,000,000 (2023 - \$nil) on the credit facility.

5. EMPLOYEE BENEFITS PAYABLE

Vacation pay and banked time liabilities have been estimated based on pay rates in effect at December 31, 2024 and are expected to be paid out over the next fiscal year.

Employee benefits payable is comprised of:

Vacation nov		2024	2023
Vacation pay Banked time	_ \ /	\$ 80,168 <u>6,236</u>	\$ 63,539 <u>5,861</u>
		\$ <u>86,404</u>	\$ <u>69,400</u>

6. DEFERRED REVENUE - OBLIGATORY RESERVE FUNDS

A requirement of Canadian public sector accounting standards is that obligatory reserve funds be reported as deferred revenue. This requirement is in place as legislation restricts how these funds may be used and under certain circumstances these funds may possibly be refunded. The balance held under the Canada Community-Building Fund program is summarized as follows:

	<u>2024</u>	<u>2023</u>
Balance at beginning of year	\$ <u>55,604</u>	\$ <u>112,748</u>
Transactions in year: Grants received in year Interest earned and other	233,160 11.418	227,456 15.400
Transferred to revenue	(297,026) (52,448)	(300,000) (57,144)
Balance at end of year	\$ <u>3,156</u>	\$ <u>55,604</u>

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2024

7. MUNICIPAL DEBT

Municipal debt consists of the following:

	2024	<u>2023</u>
Ontario Infrastructure and Lands Corporation: Debenture Ioan - 3.24% repayable in blended semi-annual payments of \$51,246, due November, 2033	\$ 869,500	\$ 942,051
Debenture loan - 3.30% repayable in blended semi-annual payments of \$15,629, due August, 2038	348,193	367,482
Debenture loan - 3.81% repayable in blended semi-annual payments of \$36,002 due September, 2027	202,308	264,812
Debenture loans - 2.38% repayable in blended semi-annual payments of \$35,991, due July, 2025	70,717	139,780
Debenture loan - 2.39% repayable in blended semi-annual payments of \$23,310, due December, 2026	90,520	134,193
Debenture loan - 2.35% repayable in blended semi-annual payments of \$23,310, due November, 2024	-	38,749
Debenture loan - 4.53% repayable in blended semi-annual payments of \$48,610, due July, 2044	1,270,000	-
Debenture loan - 4.53% repayable in blended semi-annual payments of \$33,874, due July, 2044	885,000	-
Construction loans - varianble rate, monthly interest only payments, convertible at a future date into debenture loan, due August 2027	- 3,736,238	<u>1,661,578</u> 3,548,645
Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA): Tile drainage debenture loans - 6% repayable over a ten year period in blended annual payments ranging between \$2,461 and \$6,793, maturity dates ranging from 2025 to		
2034	47,110	39,732
	\$ <u>3,783,348</u>	\$ <u>3,588,377</u>

The Township has offsetting tile drain loans receivable from property owners with the same terms and maturity dates as the OMAFRA tile drain loans above. These loans receivable have been included in long-term receivables on the statement of financial position.

Principal repayments on municipal debt are estimated to be as follows:

2025	\$	352.371
2026	Ψ	292.001
2027		249,054
2028		185,991
2029		193,202
2030 and subsequent	2	2,510,729
•	\$3	3,783,348

THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT NOTES TO FINANCIAL STATEMENTS YEAR ENDED DECEMBER 31, 2024

8. TANGIBLE CAPITAL ASSETS

Tangible capital assets consists of the following:

Cost	Balance December 31, 2023	<u>Additions</u>	<u>Disposals</u>	Balance December 31, <u>2024</u>
Land Buildings	\$ 524,478 15,561,317	\$ 252,500 1,397,377	\$ - -	\$ 776,978 16,958,694
Vehicles Equipment Roads	5,287,249 4,112,928	188,613	-	5,287,249 4,301,541
Bridges Water and sewer	11,210,016 4,476,733 22,282,239	1,428,850 - 375,918	-	12,638,866 4,476,733 22,658,157
water and sewer	\$63,454,960	\$3,643,258	\$ <u>-</u>	\$67,098,218
	Balance December 31,	Amortization	Y	Balance December 31,
Accumulated Amortization	2023	<u>Expense</u>	<u>Disposals</u>	<u>2024</u>
Land Buildings Vehicles Equipment Roads Bridges Water and sewer	\$ 78,290 5,459,726 2,811,286 1,803,241 5,907,933 1,990,677 7,558,337 \$25,609,490	\$ 43,266 377,650 243,897 219,312 430,460 57,123 247,059 \$ 1,618,767	\$ - - - - - - - - - \$ - -	\$ 121,556 5,837,376 3,055,183 2,022,553 6,338,393 2,047,800 7,805,396 \$27,228,257

	December 31,	December 31,
Net book value	<u>2023</u>	<u>2024</u>
Land	\$ 446,188	\$ 655,422
Buildings	10,101,591	11,121,318
Vehicles	2,475,963	2,232,066
Equipment	2,309,687	2,278,988
Roads	5,302,083	6,300,473
Bridges	2,486,056	2,428,933
Water and sewer	<u>14,723,902</u>	<u>14,852,761</u>
	\$ <u>37,845,470</u>	\$ <u>39,869,961</u>

THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2024

9. ACCUMULATED SURPLUS

Accumulated surplus consists of restricted and unrestricted amounts and equity in tangible capital assets as follows:

		<u>2024</u>		<u>2023</u>
Reserves:				
Working capital	\$	2,321,280	\$	1,788,037
Transportation		396,977		171,534
Modernization funding		-		12,696
Building permit fees		223,580		189,206
Elections		11,265		4,130
Fire		242,107		145,778
Water and sewer		2,151,409		1,723,600
Capital		181,258		82,989
Landfill		20,952		20,681
Infrastructure		156,018		153,055
Other		396,513		334,162
Less funded by reserve funds		<u>(1,373,188</u>)	_	<u>(1,464,375</u>)
A . Y		4,728,171	_	3,161,493
Reserve funds:				
General reserve funds		318,592		450,588
Water and sewer reserve funds		1,054,596		1,013,787
	_	1,373,188	_	1,464,375
Reserves and reserve funds - total	_	6,101,359	-	4,625,868
Invested in tangible capital assets:				
Equity in tangible capital assets	4	10,152,030		37,845,470
Less: related debt		(4,736,238)		(3,548,645)
		35,415,792	_	34,296,825
Amounts to be recovered from future revenues:				
Accrued interest		(56,463)		(44.076)
		, , ,		(14,276)
Future employee benefits	_	(86,404)	-	(69,401)
	_	(142,867)	-	(83,677)
	\$ <u>4</u>	11,374,284	\$_	38,839,016

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2024

10. SEGMENTED INFORMATION

The Township is a diversified municipal government that provides a wide range of services to its citizens. The services are provided by departments and their activities are reported in the statement of operations. Departments have been separately disclosed in the segmented information. For each reported segment, revenues and expenditures represent both amounts that are directly attributable to the segment and amounts that are allocated on a reasonable basis. Therefore certain allocation methodologies are employed in the preparation of segmented financial information. The accounting policies used in these segments are consistent with those in the preparation of the financial statements as disclosed in note 1. The nature of the Township's segments and the activities they encompass are as follows:

General Government

General government includes corporate services and governance of the Township. Administration as a segment includes operating and maintaining municipal owned buildings, human resource management, legal, communications, information systems and technology, support to Council for policy development in compliance with the Municipal Act, tax billing and collection responsibilities, financial management reporting and overall budget status as well as frontline reception and customer service.

Protection to Persons and Property

Protection services includes fire protection, conservation authority, protective inspection and control, and emergency measures. Fire protection includes inspection, extinguishing and suppression services, emergency first response, and prevention education and training programs. Inspection and control includes building inspection, by-law enforcement and dog control services.

Transportation Services

Transportation services includes administration and operation of traffic and parking services for the Township. In addition, services are provided for the winter and summer road maintenance along with the repair and construction of the municipal roads system including bridges and culverts, as well as operation and maintenance of a fleet of vehicles and equipment for use in providing services to the Township.

Environmental Services

Environmental services includes waste collection, disposal and recycling services.

Water and Sewer Services

Water and sewer services includes the operation of water and waste water facilities and infrastructure for the collection and distribution of both water and sewer services within the Township.

Health Services

Health services includes health and safety programs, cemetery maintenance and costs related to medical centres.

Recreation and Cultural Services

Recreation and cultural services includes services that contribute to the Township's development and sustainability through the provision of recreation and leisure programs including community halls, libraries, parks, recreation fields and arenas.

Planning and Development

Planning and development manages development for business interest, environmental concerns, heritage matters, local neighbourhoods and community development. It also facilitates economic development by providing services for the approval of all land development plans and the application and enforcement of the zoning by-law and official plan.

Page 60 of 112

THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2024

10. SEGMENTED INFORMATION (continued)

	General Government	Protection	<u>Transportation</u>	Environment	Water and <u>Sewer</u>	<u>Health</u>	Recreation and Cultural	Planning and Development	2024 <u>Totals</u>	2023 <u>Totals</u>
Revenues										
Municipal taxation	\$ 153,951	\$ 589,211	\$2,084,044	\$ -	\$ -	\$ 3,587	\$ 656,775	\$ 190,323	\$ 3,677,891	\$ 3,476,651
User charges	168,223	270,047	28,100	1,615,001	1,462,264	14,995	369,293	47,350	3,975,273	3,122,323
Government transfers - operating	252,287	323,440	803,327	120,879	-	-	23,184	49,541	1,572,658	1,441,744
Government transfers	410,624	-	297,026	-	203,793	-	5,750	-	917,193	894,093
- capital Other	786,517		1,036,799	<u> </u>	8,223	<u> </u>	44,750		1,876,289	1,397,445
	<u>1,771,602</u>	<u>1,182,698</u>	<u>4,249,296</u>	<u>1,735,880</u>	<u>1,674,280</u>	18,582	<u>1,099,752</u>	287,214	<u>12,019,304</u>	<u>10,332,256</u>
Expenditures										
Wages and benefits	867,661	564,530	1,056,487	145,279		-	338,594	115,464	3,088,015	2,783,516
Interest municipal debt	-	57,281	1,804	10,858	7 -	-	87,185	3,548	160,676	156,598
Materials and services	455,637	297,521	1,300,644	164,260	393,598	5,763	356,146	109,582	3,083,151	2,502,924
Contracted services	11,127	56,507	93,805	277,895	666,856	-	-	25,787	1,131,977	1,102,199
Insurance and financial costs	42,840	39,839	72,466		20,604	13,362	102,125	-	291,236	238,204
Third party transfers	-	57,510	-	-	-	-	51,120	-	108,630	80,633
Amortization	17,783	203,114	736,962	207,787	76,530		378,175		1,620,351	1,510,305
	1,395,048	1,276,302	3,262,168	806,079	1,157,588	19,125	1,313,345	254,381	9,484,036	8,374,379
Net surplus (deficit)	\$ <u>376,554</u>	\$ <u>(93,604</u>)	\$ <u>987,128</u>	\$ <u>929,801</u>	\$ <u>516,692</u>	\$ <u>(543</u>)	\$ <u>(213,593</u>)	\$ <u>32,833</u>	\$ <u>2,535,268</u>	\$ <u>1,957,877</u>

THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT NOTES TO FINANCIAL STATEMENTS YEAR ENDED DECEMBER 31, 2024

11. OPERATION OF SCHOOL BOARDS AND THE UNITED COUNTIES

The following taxation revenues were raised and remitted to school boards and the United Counties of Stormont, Dundas and Glengarry:

 2024
 2023

 School boards
 \$ 1,802,792
 \$ 1,788,197

 United Counties of Stormont, Dundas and Glengarry
 \$ 6,104,864
 \$ 5,727,275

12. PENSION AGREEMENTS

The Township makes contributions to the Ontario Municipal Employees Retirement System (OMERS), which is a multi-employer plan, on behalf of its employees. The plan is a defined benefit plan which specifies the amount of the retirement benefit to be received by the employees, based on length of service and rates of pay. OMERS provides pension services to approximately 1,000 employers and 600,000 plan members.

Each year an independent actuary determines the funding status of the OMERS pension plan (the Plan) by comparing the actuarial value of the invested assets to the estimated present value of all pension benefits that members have earned to date. The most recent actuarial valuation of the Plan was conducted at December 31, 2024. The results of this valuation disclosed total actuarial liabilities of \$142,489 million in respect of defined benefit obligations with actuarial assets of \$139,576 million indicating an actuarial deficit of \$2,913 million. Because OMERS is a multi-employer plan, any pension plan surpluses or deficits are a joint responsibility of employers and plan members participating in the Plan. The Township has adopted defined contribution plan accounting principles for this plan because insufficient information is available to apply defined benefit plan accounting principles. As a result, the Township does not recognize any share of the OMERS pension deficit.

The amount contributed to OMERS for 2024 was \$194,990 (2023 - \$165,257) for current service and is included as an expenditure on the statement of operations.

13. CONTINGENCIES

In 2014, the Government of Ontario expanded regulations to include six additional cancers presumed to be work related for firefighters under the Workplace Safety and Insurance Act. This change is retroactive to January 1, 1960. The Workplace Safety and Insurance Board (WSIB) has determined a potential liability for all Schedule 2 employers based on the total number of firefighters employed across the province. As the WSIB potential liability has been based on assumptions and general allocations and no specific claims have been filed with the Township, no provision for potential claims has been recorded in these financial statements.

The nature of municipal activities is such that there may be litigation pending or in prospect at any time. With respect to claims at December 31, 2024, management believes that the Township has valid defences and appropriate insurance coverage's in place. In the event any claims are successful, the amount of any potential liability is not determinable, therefore, no amount has been accrued in these financial statements.

THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2024

14. EXPENSES BY OBJECT

Operating expenditures by object is summarized as follows:

	<u>2024</u>	<u>2023</u>
Wages and benefits	\$3,088,015	\$2,783,516
Interest on municipal debt	160,676	156,598
Materials and services	3,083,151	2,502,924
Contracted services	1,131,977	1,102,199
Insurance and financial costs	291,236	238,204
Third party transfers	108,630	80,633
Amortization	<u>1,620,351</u>	<u>1,510,305</u>
	\$9 484 036	\$8 374 379

15. BUDGETED FIGURES

The budgeted figures are presented for comparison purposes as prepared and approved by the Township's Council. The budget figures have been adjusted from the cash basis of accounting as originally prepared and have been restated as follows to conform with Canadian public sector accounting standards:

	<u>2024</u>
Annual surplus as budgeted	\$ -
Add:	
Capital expenditures expensed	4,372,267
Principal repayment of municipal debt expensed	346,549
Transfers to reserves expensed	1,068,805
Less:	
Loan proceeds included as income	(880,000)
Transfers from reserves included as income	(732,905)
Amortization of tangible capital assets not recorded	<u>(1,620,351</u>)
Annual budgeted surplus as presented on the statement of operations	\$ <u>2,554,365</u>

NOTES TO FINANCIAL STATEMENTS YEAR ENDED DECEMBER 31, 2024

16. FUTURE ACCOUNTING PRONOUNCEMENTS

Standards effective beginning on or after April 1, 2024: PS 1202 – Financial Statement Presentation

In October 2023, PSAB issued *PS 1202 Financial Statement Presentation*. PS 1202 was issued to replace PS 1201 and sets out the new requirements for presenting financial statements in the public sector. Major changes include:

- Relocation of the net debt indicator to its own statement called the statement of net financial
 assets/liabilities, with the calculation of net debt refined to ensure its original meaning is
 retained.
- Separating liabilities into financial liabilities and non-financial liabilities.
- Restructuring the statement of financial position to present total assets followed by total liabilities.
- Changes to common terminology used in the financial statements, including re-naming accumulated surplus (deficit) to net assets (liabilities).
- Removal of the statement of remeasurement gains (losses) with the information instead
 included on a new statement called the statement of changes in net assets (liabilities). This new
 statement will present the changes in each component of net assets (liabilities), including a new
 component called "accumulated other".
- A new provision whereby an entity can use an amended budget in certain circumstances.
- In the statement of cash flows, a subtotal of cash flows before financing activities is presented to isolate financing transactions.
- Inclusion of disclosures related to risks and uncertainties that could affect the entity's financial position.

PS 1202 is effective fiscal years beginning on or after April 1, 2026 to coincide with the adoption of the revised conceptual framework. Early adoption will be permitted if PSAB's new conceptual framework is adopted simultaneously.

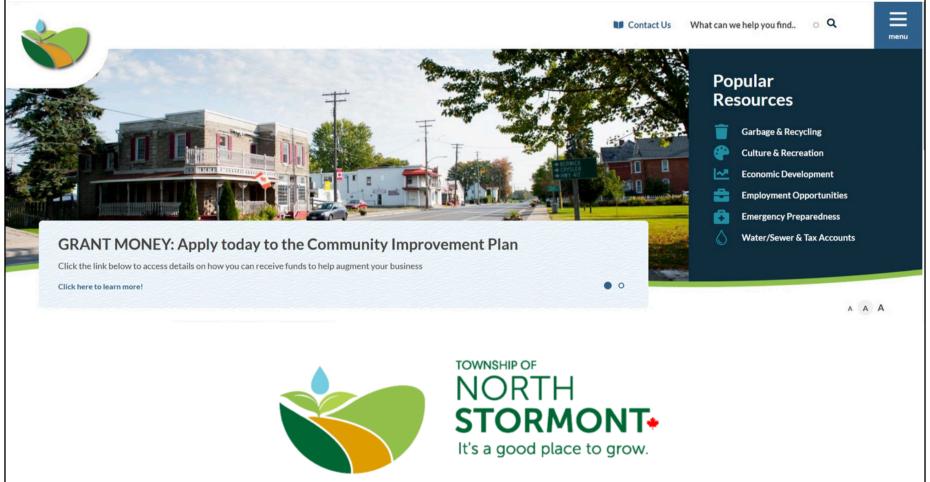
THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT SCHEDULE 1 - FIVE YEAR FINANCIAL REVIEW (unaudited)

DECEMBER 31, 2024

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Population	7,400	7,400	7,400	7,400	5,561
Number of Households	3,070	3,019	3,019	2,998	2,943
Taxable Assessment (000's) Residential and farm Commercial and industrial Exempt Total	\$ 1,392,063	\$ 1,380,692	\$ 1,363,386	\$ 1,342,529	\$ 1,330,293
	53,410	51,284	52,127	43,785	43,506
	36,301	26,445	26,231	26,159	26,149
	\$ 1,481,774	\$ 1,458,421	\$ 1,441,744	\$ 1,412,473	\$ 1,399,948
Property Taxes Billed (000's) Own purpose Upper-Tier Municipality School Boards Total	\$ 3,678 6,105 	\$ 3,477 5,727 1,788 \$ 10,992	\$ 3,304 5,501 	\$ 3,182 5,283 	\$ 2,964 5,146 1,763 \$ 9,873
Tax Arrears % of own levy % of total levy	23 %	25 %	29 %	32 %	33 %
	7 %	8 %	9 %	10 %	10 %
Municipal Debt (000's) Municipal debt Annual debt charges	\$ 3,783	\$ 3,588	\$ 4,202	\$ 2,258	\$ 2,564
	\$ 307	\$ 351	\$ 373	\$ 347	\$ 394
Municipal Equity (000's) Surplus and reserves Invested in tangible capital assets Reserves as % of operating expenses	\$ 6,101	\$ 4,626	\$ 5,420	\$ 4,003	\$ 5,157
	\$ 35,416	\$ 34,297	\$ 31,548	\$ 30,467	\$ 28,530
	64.33 %	55.24 %	67.27 %	56.19 %	77.23 %
Financial Indicators: Sustainability: Financial assets to liabilities Municipal debt to tangible capital assets	1.13 %	1.12 %	1.13 %	1.41 %	1.64 %
	9.49 %	9.48 %	12.66 %	7.03 %	8.29 %
Flexibility: Debt charges to total operating revenue Total operating revenue to taxable assessment	3.19 %	4.16 %	4.75 %	5.02 %	5.58 %
	0.65 %	0.58 %	0.54 %	0.49 %	0.50 %
Vulnerability: Operating government transfers to operating revenues Total government transfers to total revenues	16.36 %	17.09 %	18.60 %	15.15 %	20.46 %
	25.91 %	27.70 %	35.09 %	23.51 %	26.04 %

Website update

~NORTHSTORMONT.CA~





Background

In May of 2021 the Township of North Stormont completed a process to create a new website. **Upanup**, a Canadian web development firm, was retained to complete the redesign of **northstormont.ca**, which included updated features and a fresh new look.

This project was completed in conjunction with SDG Counties and the Township of North Dundas, all of whom retained the services of Upanup to complete the work. North Stormont's share for this project was \$25,000, while the total cost added up to \$100,000.





Partnerships

Earlier this year North Stormont entered into an agreement with SDG Counties. SDG Counties' corporate communications provides stewardship of North Stormont's online pursuits and communications activities.

The agreement is set up as a cost-recovery arrangement where SDG Counties bills North Stormont for staff time. SDG Counties oversees web updates, social media interaction and council meeting streaming, and other duties as assigned.





Features

An array of features are included on the website.

Local government/council

- Council meetings/agendas
- Property tax rates/budgets
- Bylaws and enforcement
- Tenders and bids

News and notices*

- Community announcements
- PSAs/emergency management
 Parks and recreation
- Public meeting notices
- Regularly updated*

Municipal services

- Environmental services
- Roads/public works
- Permitting





Traffic

Northstormont.ca enjoys modest web traffic numbers.

Numbers will be provided verbally at council's meeting June 10.





Social media

North Stormont uses both Facebook and X to disseminate information for public consumption. North Stormont follows a **simple but effective strategy** for conveying public information.

While **northstormont.ca** acts as the official online repository for all public-facing services, programming and policies, North Stormont uses social media to direct the public to these items.





Social media engagement

Facebook

- Approximately 2,800 followers
- All news/notices are posted here.
- Up-to-the-minute PSAs.

<u>X</u>

- 97 followers
- All news/notices are posted here.
- Up-to-the-minute PSAs.

*All materials are cross-posted on both platforms at the same time.





Future options

To maintain a relevant and user-friendly online presence, it's generally recommended to refresh websites every two to five years. **Next year, 2026, will mark five years** with northstormont.ca in its current iteration. Likewise is true for both North Dundas and SDG Counties.

It would be the recommendation of corporate communications to engage in a process to determine the scope and feasibility of a website refresh.





Potential refresh

Corporate communications would further recommend that the process be created to solicit feedback from elected officials, staff and the public concerning potential website changes.

Such a plan could involve community engagement by way of surveys, while staff and elected officials can provide feedback at their convenience. There is enough time to consider the budget implications of a website refresh in 2026.





Township of North Stormont MINUTES Special Meeting Monday, April 14, 2025 Council Chambers 4:30 PM

COUNCIL PRESENT: François Landry, Mayor

Steve Densham, Deputy Mayor Adrian Bugelli, Councillor Alison McDonald, Councillor Charles Shane, Councillor

COUNCIL ABSENT:

STAFF PRESENT: Craig Calder, CAO/Clerk

Lea Anne Munro, Deputy Clerk

OTHERS PRESENT: Todd Lihou, Corporate Communications Coordinator, SDG Counties

Warren Leroy, Ault & Ault

1. CALL TO ORDER (Opening Remarks)

Topic: Township of North Stormont meeting

Time: Apr 14, 2025 04:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

https://us06web.zoom.us/j/81265033686?pwd=AvyRrClobrQQpe10mao4CqVimbNOsD.1

Meeting ID: 812 6503 3686

Passcode: 902529

RES-127-2025 Moved by Deputy Mayor Densham, Seconded by Councillor Bugelli

BE it resolved that this special meeting now open at 4:32 p.m.

CARRIED

2. OPENING REMARKS

3. ADOPTION OF THE AGENDA AMENDMENT(S) ADDITION(S) OR

DELETION(S)

RES-128-2025 Moved by Councillor Bugelli, Seconded by Councillor Shane

BE it resolved that the agenda be approved as presented.

CARRIED

4. DISCLOSURE OF PECUNIARY INTEREST AND NATURE THEREOF

Deputy Mayor Densham declared a pecuniary interest in regard to Agenda Item 5.1(c) Closed Session – a proposed or pending acquisition or disposition of land by the municipality or local board

5. CLOSED SESSION

RES-129-2025 Moved by Councillor Shane, Seconded by Deputy Mayor Densham BE it resolved that this meeting adjourn to a closed session for the following reasons:

As per Section 239, a meeting or part of a meeting may be closed to the public if the subject matter being considered is,

- (e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board
- (c) a proposed or pending acquisition or disposition of land by the municipality or local board

AND FURTHER BE IT RESOLVED that the Council of the Township of North Stormont approve, by unanimous consensus, to hold the Closed Session virtually as per the Procedural By-Law No. 83-2024.

CARRIED

RES-130-2025 Moved by Councillor Bugelli, Seconded by Councillor Shane BE it resolved that the public session reopens at 5:36 p.m. **CARRIED**

6. RATIFICATION/CONFIRMING BY-LAW

By-Law No. 26-2025 - Ratification

RES-131-2025 Moved by Mayor Landry, Seconded by Councillor Bugelli
BE it resolved that By-Law No. 26-2025, being a By-law to ratify and confirm
Council's actions at its special meeting of April 14, 2025, be read a first, second
and third time, passed, signed and sealed in Open Council this 14th day of
April, 2025.

CARRIED

Moved by Councillor Shane, Seconded by Councillor Bugelli BE it resolved that this special meeting adjourn at 5:37 p.m. CARRIED Mayor CAO/Clerk	
Mayor CAO/Clerk	



Township of North Stormont MINUTES Regular Meeting Tuesday, May 27, 2025 Council Chambers 6:00 PM

COUNCIL PRESENT: François Landry, Mayor

Steve Densham, Deputy Mayor Charles Shane, Councillor

COUNCIL ABSENT: Adrian Bugelli, Councillor

Alison McDonald, Councillor

STAFF PRESENT: Craig Calder, CAO/Clerk

Lea Anne Munro, Deputy Clerk

Blake Henderson, Public Works Superintendent

Pierre Thibault, Director of Parks, Recreation & Facilities

Nancy-Ann Gauthier, Fire Chief/Municipal Lawn Enforcement Officer

OTHERS PRESENT: Todd Lihou, Corporate Communications Coordinator, SDG Counties

Jasmin Shadd, Asset Management Advisor, PSD Citywide (zoom)

1. CALL TO ORDER

Topic: Township of North Stormont Regular Meeting Time: May 27, 2025 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

https://us06web.zoom.us/j/81769068809?pwd=Nn4FRA9MAfGqoLcTMSC2SPU2hKWmXz.1

Meeting ID: 817 6906 8809

Passcode: 190191

RES-178-2025 Moved by Deputy Mayor Densham, Seconded by Councillor Shane

BE it resolved that this regular meeting now open at 6:08 p.m.

CARRIED

2. OPENING REMARKS

Mayor Landry thanked everyone in the audience for coming and apologized for the audio issues, that there would be no live stream for tonight's meeting that they are actively working on getting the problems fixed.

Mayor Landry also invited everyone to a presentation on digital marketing strategies, Adam Gibeault would be here at 5:00 p.m. on May 28, 2025 in the Council chambers to offer some assistance to small and large businesses with moving digitally online and with some options. The Mayor asked everyone in the audience to pass along the invitation.

Regrets for tonight's Council Meeting were passed along through the Mayor for Councillor Bugelli and Councillor McDonald.

3. ADOPTION OF THE AGENDA amendment(s) addition(s) or deletion(s)

RES-179-2025 Moved by Councillor Shane, Seconded by Deputy Mayor Densham BE it resolved that the agenda be approved as presented.

CARRIED

- 4. DISCLOSURE OF PECUNIARY INTEREST AND NATURE THEREOF
- 5. PUBLIC MEETING
- 6. DELEGATIONS/PRESENTATIONS

Jasmine Shadd, Asset Management Advisor, PSD Citywide

Ms. Shadd provided a slide presentation to Council as well as the proposed level of service analysis report for review. Ms. Shadd went onto to give Council some background on asset management and that along with staff they have been diligently working on preparing this report for Council to make an informed decision that must be set for July 1, 2025 deadline. Outlined in the presentation were three modelling scenarios for Council to review and decide what would work best and the possibility to use parts of all scenarios.

After some questions from Council, they thanked Ms. Shadd for her presentation and background information on asset management and will consider the scenarios and their options after discussing further with staff.

7. ADOPTION OF MINUTES OF PREVIOUS MEETING

RES-180-2025 Moved by Deputy Mayor Densham, Seconded by Councillor Shane BE it resolved that the following minutes be approved as presented: Regular Meeting - May 13 - Minutes

CARRIED

8. ADOPTION OF MINUTES OF COMMITTEES AND LOCAL BOARDS

Raisin Region Conservation Board Minutes
Raisin Region Conservation Authority Board Highlights
South Nation Conservation Board Minutes

RES-181-2025 Moved by Councillor Shane, Seconded by Deputy Mayor Densham
THAT the Council of the Township of North Stormont accept the following
committee minutes as presented for information purposes:

Raisin Region Conservation Authority Board Minutes of April 3, 2025 Raisin Region Conservation Authority Board Highlights of May 1, 2025 South Nation Conservation Authority Board Minutes of April 17, 2025 CARRIED

9. RECEIVING OF MONTHLY STAFF REPORTS AND RECOMMENDATIONS RFT-PW-002-2025 Surface Treatment

RES-182-2025 Moved by Deputy Mayor Densham, Seconded by Councillor Shane
THAT the Council of the Township of North Stormont receives Report
PW 11-2025 from the Public Works Department and awards RFT-PW002-2025 Surface Treatment to Miller Paving Ltd. in the amount of
\$249,906.40 plus HST.

CARRIED

Delegated Authority By-laws

RES-183-2025 Moved by Councillor Shane, Seconded by Deputy Mayor Densham THAT the Council of the Township of North Stormont receives this key information report, report number ADMIN 09-2025, from the Deputy Clerk on delegated authority By-laws for information purposes.

CARRIED

Bell Canada Trail

RES-184-2025 Moved by Deputy Mayor Densham, Seconded by Councillor Shane
THAT the Council of the Township of North Stormont approves report ADMIN
10-2025 from the CAO/Clerk to commence a formal legal review of the
potential disposition of the southern portion of the Bell Canada Trail (PIN
601060413) and;

FURTHERMORE, Council directs Administration to obtain a legal opinion on the process to transfer the lands and to further obtain an evaluation of this property prior to any sale taking place.

DEFERRED

10. MUNICIPAL BY-LAWS

11. CORRESPONDENCE

RES-185-2025 Moved by Councillor Shane, Seconded by Deputy Mayor Densham
BE it resolved that the correspondence as listed as Items 11.1 to 11.3 on the
agenda be received.

CARRIED

12. MOTIONS AND NOTICES OF MOTIONS

13. PETITIONS

Township of N Regular Meet		Stormont nutes – May 27, 2025
	14.	UNFINISHED BUSINESS
	15.	NEW BUSINESS
	16.	SCHEDULING OF MEETINGS
	June June	29, 2025 - Committee of Adjustment 8:30am 10, 2025 - Regular Council Meeting 6:00pm 24, 2025 - Regular Council Meeting 6:00pm 26, 2025 - Fire Services Committee Meeting 6:30pm
	17.	COMING EVENTS
	Recre	eation Coming Events Listing
	18.	CLOSING REMARKS OR COUNCIL COMMENTS
	19.	CLOSED SESSION
	20.	RATIFICATION/CONFIRMING BY-LAW
	By-La	aw No. 39-2025 - Ratification
RES-186	-2025	Moved by Deputy Mayor Densham, Seconded by Councillor Shane BE it resolved that By-Law No. 39-2025, being a By-law to adopt, confirm and ratify Council's actions at its regular meeting of May 27, 2025, be read a first, second and third time, passed, signed and sealed in Open Council this 27th

21. ADJOURNMENT

CARRIED

day of May, 2025.

RES-187-2025 Moved by Councillor Shane, Seconded by Deputy Mayor Densham BE it resolved that this regular meeting adjourn at 7:19 p.m. **CARRIED**

Mayor	CAO/CLERK



Monthly Activity Summary

Municipal Law Enforcement Department

May 2025

Work completed:

- Following up on existing complaints and their resolution.
- Respond to multiple inquiries regarding various by-laws and write response to complainants.
- Attended Webinars various Zoom Meetings.
- Attendance at Council Meetings.
- Preparation of Various reports for Management and council.
- Open Air permits issued 106 to May 31, 2025.
- Accessibility Review and update. On going.
- Review and amend existing by-laws.

Work in Progress:

- Following up on existing complaints and their resolution.
- Write notices for new complaints with follow-up visits.
- Attendance at Council meeting, and special council meeting as required.
- Attendance of Senior Management weekly meeting.
- Review and balance MLEO budget and continue monitoring.
- Issuance of Open-Air Permits, ongoing.
- Inspection of kennels. On going when required.
- · Attend various Webinars and Training.
- Prepare and review various reports.

Nancy-Ann Gauthier, Municipal Law Enforcement Officer Monthly Activity Summary

May 2025

Department Occurrence Count Summary

Department	Occurrence Type	Occ Opened	Permit	Court	POT	Impounded	Licence	Warning	Tag	Ticket	Complaint	Occ Closed
By-Law Department	Animal Control - Poop & Scoop	1	0	0	0	0	0	0	0	0	0	2
By-Law Department	Clean Yard	3	0	0	0	0	0	0	0	0	0	0
By-Law Department	Dogs Off Leash/Loose	5	0	0	0	0	0	0	0	0	0	6
By-Law Department	Fence	1	0	0	0	0	0	0	0	0	0	1
By-Law Department	Garbage	0	0	0	0	0	0	0	0	0	0	1
By-Law Department	Illegal Dumping	0	0	0	0	0	0	0	0	0	0	1
By-Law Department	Information	1	0	0	0	0	0	0	0	1	0	0
By-Law Department	Inquiry	6	0	0	0	0	0	0	0	0	0	6
By-Law Department	Noise	3	0	0	0	0	0	0	0	0	0	0
By-Law Department	Open Air Fire	6	0	0	0	0	0	0	0	0	0	4
By-Law Department	Other	0	0	0	0	0	0	0	0	0	0	1
By-Law Department	Shrubs	0	0	0	0	0	0	0	0	0	0	1
By-Law Department	Trailers, Tractor or vehicles park along the road	1	0	0	0	0	0	0	0	0	0	1
By-Law Department	Trespassing	1	0	0	0	0	0	0	0	0	0	1
By-Law Department	Wild Animal	0	0	0	0	0	0	0	0	0	0	1
By-Law Department	Zoning	3	0	0	0	0	0	0	0	0	0	1
	Total Counts	28	0	0	0	0	0	0	0	0	27	28
Department	Occurrence Type	Occ Opened	Permit	Court	POT	Impounded	Licence	Warning	Tag	Ticket	Complaint	Occ Closed
Public Works	Buildings and Grounds	0	0	0	0	0	0	0	0	0	0	1
Public Works	Concern with snow removal	0	0	0	0	0	0	0	0	0	0	1
Public Works	Drainage	3	0	0	0	0	0	0	0	0	3	2
Public Works	Emterra Recycling	6	0	0	0	0	0	0	0	0	6	6
Public Works	Fiber Optic	4	0	0	0	0	0	0	0	0	4	0
Public Works	Garbage	3	0	0	0	0	0	0	0	0	3	3
Public Works	Hazardous Trees	0	0	0	0	0	0	0	0	0	0	1
Public Works	Landscaping	2	0	0	0	0	0	0	0	0	2	5
Public Works	Littering	1	0	0	0	0	0	0	0	0	1	2
Public Works	Manholes	2	0	0	0	0	0	0	0	0	1	0
Public Works	Road Issue	3	0	0	0	0	0	0	0	0	3	3
		_	0	0	0	0	0	0	0	0	3	3
Public Works	Sinkhole/pothole in road	3	U									
Public Works Public Works	Sinkhole/pothole in road Water Quality	3 1	0	0	0	0	0	0	0	0	1	1
		1 31	0	0 0	0 0	0 0	0 0	0 0	0 0	0 1	0	1 27
	Water Quality	3 1 31 Occ Opened	0 0 Permit									1 27 Occ Closed

Department Occurrence Count Summary

Department	Occurrence Type	Occ Opened	Permit	Court	POT	Impounded	Licence	Warning	Tag	Ticket	Complaint	Occ Closed
By-Law Department	Animal Control	0	0	0	0	0	0	0	0	0	0	1
By-Law Department	Animal Control - Poop & Scoop	4	0	0	0	0	0	0	0	0	0	3
		4	0	0	0	0	0	0	0	0	0	2
By-Law Department	Barking							-		-	-	
By-Law Department	C-Container	0	0	0	0	0	0	0	0	0	0	1
By-Law Department	Clean Yard	6	0	0	0	0	0	0	0	0	1	5
By-Law Department	Compensation	0	0	0	0	0	0	0	0	0	0	1
By-Law Department	Dogs Off Leash/Loose	13	0	0	0	0	0	0	0	0	0	11
By-Law Department	Fence	1	0	0	0	0	0	0	0	0	0	1
By-Law Department	Fire Hydrant	2	0	0	0	0	0	0	0	0	0	2
										0		
By-Law Department	Garbage	2	0	0	0	0	0	0	0		0	2
By-Law Department	Illegal Dumping	1	0	0	0	0	0	0	0	0	0	1
By-Law Department	Information	2	0	0	0	0	0	0	0	1	0	0
By-Law Department	Inquiry	19	0	0	0	0	0	0	0	0	0	17
By-Law Department	Noise	5	0	0	0	0	0	0	0	0	0	0
By-Law Department	Noise before 7AM	0	0	0	0	0	0	0	0	0	0	1
By-Law Department	Open Air Fire	11	ō	ō	0	0	ō	0	Ö	0	Ö	11
						0						
By-Law Department	Other	1	0	0	0		0	0	0	0	0	1
By-Law Department	Other - By Law Issues	0	0	0	0	0	0	0	0	0	0	1
By-Law Department	Property Standard	1	0	0	0	0	0	0	0	0	0	0
By-Law Department	Property Standards Unkempt Property Report	0	0	0	0	0	0	0	0	0	0	1
By-Law Department	Rodents	0	0	0	0	0	0	0	0	0	0	1
By-Law Department	Shrubs	1	0	0	0	0	0	0	0	0	0	1
By-Law Department	Smoking	0	0	0	0	0	0	0	0	0	0	1
			-		-				-	-	-	-
By-Law Department	Snow Deposit	2	0	0	0	0	0	0	0	0	0	2
By-Law Department	Trailers, Tractor or vehicles park along the road	1	0	0	0	0	0	0	0	0	0	2
By-Law Department	Trespassing	3	0	0	0	0	0	0	0	2	0	2
By-Law Department	Watering	1	0	0	0	0	0	0	0	0	0	0
By-Law Department	Wild Animal	1	0	0	0	0	0	0	0	0	0	1
By-Law Department	Zoning	6	ō	0	0	0	0	0	0	0	0	2
by-caw Department	Total Counts	87	0	0	0	0	0	0	0	3	1	74
								-				
Department	Occurrence Type	Occ Opened	Permit	Court	POT	Impounded	Licence	Warning	Tag	Ticket	Complaint	Occ Closed
Public Works	Broken or uneven sidewalk	1	0	0	0	0	0	0	0	0	0	0
Public Works	Buildings and Grounds	2	0	0	0	0	0	0	0	0	2	2
Public Works	Clogged storm sewer	1	0	0	0	0	0	0	0	0	1	1
Public Works	Concern with snow removal	17	0	0	0	0	0	0	0	0	13	16
Public Works	Damage Mailbox	27	0	0	0	0	0	0	0	0	24	31
			-		-		-	-	-	-		
Public Works	Damaged Sign	4	0	0	0	0	0	0	0	0	4	6
Public Works	Dead animal on road	4	0	0	0	0	0	0	0	0	4	4
Public Works	Drainage	8	0	0	0	0	0	0	0	0	8	3
Public Works	Emterra Recycling	103	0	0	0	0	0	0	0	0	91	103
Public Works	Fallen tree on the road	2	0	0	0	0	0	0	0	0	2	3
Public Works		10	0	0	0	0	0	0	0	0	10	1
							0	0	0	0	44	54
	Fiber Optic											
Public Works	Garbage	53	0	0	0	0	-					
Public Works Public Works			0	0	0	0	0	0	0	0	1	1
	Garbage	53					-	0	0	0		
Public Works Public Works	Garbage Hazardous Trees Landscaping	53 1	0	0	0	0	0	-	-	-	1	1
Public Works Public Works Public Works	Garbage Hazardous Trees Landscaping Littering	53 1 9	0	0	0	0 0	0	0	0	ō	1 7	7
Public Works Public Works Public Works Public Works	Garbage Hazardous Trees Landscaping Littering Manholes	53 1 9 2 2	0 0 0	0 0 0	0 0 0	0 0 0 0	0 0 0 0	0 0	0 0	0 0	1 7 2	1 7 2 0
Public Works Public Works Public Works Public Works Public Works	Garbage Hazardous Trees Landscaping Littering Manholes Road Issue	53 1 9 2 2 5	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0	0 0 0 0	0 0 0 0	1 7 2 1 5	1 7 2 0 4
Public Works Public Works Public Works Public Works Public Works Public Works	Garbage Hazardous Trees Landscaping Littering Manholes Road Issue Sidewalk incident	53 1 9 2 2 5 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0	0 0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	1 7 2 1 5	1 7 2 0 4 1
Public Works	Garbage Haardous Trees Landscaping Littering Manholes Road Issue Sidewalk incident Signs missing or broken	53 1 9 2 2 5 0	0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0	1 7 2 1 5 0	1 7 2 0 4 1
Public Works Public Works Public Works Public Works Public Works Public Works	Garbage Hazardous Trees Landscaping Littering Manholes Road Issue Sidewalk incident	53 1 9 2 2 5 0 2	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	1 7 2 1 5	1 7 2 0 4 1 1
Public Works	Garbage Haardous Trees Landscaping Littering Manholes Road Issue Sidewalk incident Signs missing or broken	53 1 9 2 2 5 0	0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0	1 7 2 1 5 0	1 7 2 0 4 1
Public Works	Garbage Hazardous Trees Landscaping Littering Manholes Road Issue Sidewalk incident Signs missing or broken Sinkhole/porthole in road Snow or ice on road	53 1 9 2 2 5 0 2	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0	1 7 2 1 5 0 1	1 7 2 0 4 1 1
Public Works	Garbage Hazardous Trees Landscaping Littering Marholes Road dissue Sidewalk incident Signs missing or broken Sinkhole/pothole in road Snow or ice on road Snowy or ice yidewalk	53 1 9 2 2 5 0 2 14 3	0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0	1 7 2 1 5 0 1 14 3	1 7 2 0 4 1 1 13 3
Public Works	Garbage Hazardous Trees Landscaping Littering Manholes Road Issue Sidewalk incident Signs missing or broken Sinkhole/pothole in road Snow or ice on road Snow or ice on road Snowy or icy sidewalk Speed	53 1 9 2 2 5 0 2 14 3 4 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	1 7 2 1 5 0 1 14 3 3	1 7 2 0 0 4 1 1 13 3 5 5 3
Public Works	Garbage Hazardous Trees Landscaping Littering Manholes Road Issue Sidewalk incident Signs missing or broken Simkhole/pothole in road Snow or ice on road Snowy or ice yidewalk Speed Street Lights	53 1 9 2 2 5 0 2 14 3 4 0 2	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	1 7 2 1 1 5 0 1 1 1 4 3 3 0 0 1 1	1 7 2 0 0 4 1 1 13 3 5 5 3 1 1
Public Works	Garbage Hazardous Trees Landscaping Littering Manholes Road Issue Sidewalk incident Signs missing or broken Simkhole/pothole in road Snow or ice on road Snowy or icy sidewalk Speed Street Lights Vandalism	53 1 9 2 2 5 5 0 2 14 3 4 0 2 0	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	1 7 2 1 5 0 1 1 4 3 3 0 0 1 1 0 0	1 7 2 2 0 4 1 1 1 3 3 5 5 3 1 1 1
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Public Works	Garbage Hazardous Trees Landscaping Littering Manholes Road Issue Sidewalk incident Signs missing or broken Sinkhole/pothole in road Snow or ice on road Snowy or icy sidewalk Speed Street Lights Vandalism Via Rail Crossing Water over road Water Cuality Yard Waste	53 1 9 2 2 5 0 2 14 3 4 0 2 0 0 1 2 3	0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1 7 7 2 1 5 5 0 0 1 1 4 3 3 3 0 0 1 1 0 0 0 1 2 2 0 0	1 7 7 2 0 4 4 1 1 1 1 1 3 3 5 5 3 1 1 1 2 2 3 3
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BUILDING PERMIT REPORT 2025

BUILDING PERMIT REPO	ORT FOR T	не мо	NTH OF MAY 2025			BU	ILDING PERMIT YEA	R	
TYPE OF BUILDING	TOTAL PERMIT	TOTAL	CONSTRUCTION VALUE	PERMIT VALUE	TOTAL PERMITS	TOTAL	CONSTRUCTION VALUE	PERMIT VALUE	PERMIT REVENUE RECEIVED
2024 BUILDING PERMIT REVENUE RECEIVED IN 2025									5,579.61
2025 BUILDING PERMIT REVENUE RECEIVED TO DATE									44,458.00
Single Family Dwelling	8	8	2,850,000.00	30,435.70	16	17	6,450,000.00	56,719.39	
Semi-Detached Dwelling	5	10	3,000,000.00	29,650.90	9	16	5,175,000.00	53,498.00	
Duplex, Triplex, Quadruplex			-	-	1	4	900,000.00	11,194.30	
Addition to Single Family Dwelling					5		761,350.00	5,944.80	
Addition to Accessory Storage									
Addition to Commercial									
Accessory Storage Building	1		100,000.00	754.40	6		520,000.00	4,105.60	
Alteration/Renovation SFD					1		30,000.00	175.00	
Alteration/Renovation ASB									
Alteration/Renovation COM	1		20,000.00	296.00	2		70,000.00	471.00	
Farm Accessory Storage Building	2		1,660,000.00	10,430.00	8		3,436,736.00	23,258.46	
Commercial									
Industrial									
Institutional					1		210,000.00	175.00	
Telecommunication Tower									
Demolition Permit	1		-	178.00	4		-	590.00	
Swimming Pool & Deck	2		10,000.00	356.00	6		187,500.00	1,183.00	
North Stormont Township	1		14,000.00	-	1		14,000.00	-	
Temporary Permit	1		-	178.00	1		-	178.00	
Change of Use									
Wood Stove									
Transfer of Permit	9		-	540.00	9		-	540.00	
TOTAL	31	18	7,654,000.00	72,819.00	70	37	17,754,586.00	158,032.55	50,037.61

68 Inspections were conducted by the CBO

Andre Brisson Chief Building Official



Monthly Activity Summary

Fire Department

May 2025

WORK COMPLETED - Fire Chief

- Continued communication with Deputy Chiefs, Public Education Team.
- Communicate with Training Coordinator re NFPA training.
- Attending all fire calls and various township meetings, including the Council, Fire Committee, Deputy Chiefs, Training Committee, as well as Public Education team.
- Review calls from May 2025.
- Continuing maintenance of Stations.
- Complete investigation reports.
- Reviewed and Assessed Accreditation for 2025.
- Continued with various inspections.
- Attend Council Meetings for joint venture(s) with other Department
- · Monthly review and balance of budget,

IN PROGRESS - Fire Chief

- · Maintain monthly budget.
- · Review annual SIR report from OFM.
- Complete Investigation reports, as needed.
- Attending various township meetings, including Council.
- Continuous work on Legislated Community Risk Assessment.
- Organizing Graduation and Award Ceremony for October 4, 2025, at the Moose Creek Recreation Center.
- Ontario Municipal Fire Prevention Officer's Association (OMFPOA) Team member for the committee
- First Due Training and implementing software.
- Resource One (IFSTA) Introduction training
- Working with South and North Dundas Fire Chief's for NFPA Training.

Nancy-Ann Gauthier, Fire Chief Monthly Activity Report May 2025



Monthly Activity Summary

Fire Department

January 1 to May 31, 2025, NSFS total calls 51. May saw a total of 15 calls.

INCIDENTS 2025	Current Month	Year to Date Calls	Total Dollars Loss if applicable
Ambulance Assist (medical)	3	9	
Ditch Fire			
False Alarm		2	
Fireworks			
Non-Structure Fire			
Chimney Fire		2	
Open Air			
Open Air Control	2	4	
Other	1	2	
Smoke & CO alarm activation	3	4	
Structure Fires	1	2	\$1,000
Comm./Industrial			
Vehicle Fire		4	
Vehicle Accident	4	17	
Gas Leak			
Testing System calls			
Mutual Aid		1	
False Calls (passerby)			
Power Lines – Hydro	1	2	
I-Phone Crash			
TOTAL CALLS & LOSS	15	51	

Nancy-Ann Gauthier, Fire Chief Monthly Activity Report May 2025



Monthly Activity Report Recreation Department May 2025

Amalgamated Recreation

- **1.** As requested by council, administration will be working on the agreement and come up with some recommendations
- 2. As requested by the Amalgamated Recreation Committee, the Director of Parks, Recreation and Facilities has approved shifting from daily to weekly park inspections to reduce the burden on volunteers, with the condition that reports are submitted weekly. Unfortunately, this requirement is not currently being met, as only one recreation department has recorded its weekly inspection in the logbook. The Director recently inspected two playgrounds and found that the safety surfacing had not been replaced in low areas beside the play structures, resulting in unsafe gaps that do not meet regulatory standards. All recreation volunteer representatives have been advised that the safety surfacing must comply with standards on a weekly basis, and a simple process to refill these areas is required. To assist with compliance, a new fillable PDF inspection form has been created and will be distributed to all recreation committees, allowing reports to be completed easily on electronic devices. It is our responsibility to ensure all parks meet minimum safety standards, and if they do not, we are obligated to close them until they are safe for public use.
- **3.** Upon the inspection report of a playground structure in Moose Creek, the Director of Parks, Recreation and Facilities along with the contractor determined that the safety surface no longer meets required standards and has therefore closed the structure until the contractor can replace the surface. The existing surface is several years old, and the underlay padding has deteriorated, significantly reducing its shock absorbency in the event of a fall. Although caution tape was installed to prevent access, it has repeatedly been removed, and children continue to use the structure. A work order has been submitted to the Roads Department to install snow fencing as a more secure barrier until repairs can be made. Unfortunately, the contractor is not available until late July.

4. In the fall of 2024, a third-party inspection was conducted on all municipal parks, identifying minor deficiencies and providing recommendations to help preserve the playground equipment. To date, only one recreation committee has completed all the necessary repairs and followed the recommendations. While some parks had only minor issues, others received significant recommendations aimed at preventing premature deterioration of the structures. If we expect these playgrounds to reach their intended life expectancy, it is essential that these minor repairs are completed. Unfortunately, this has not been the case. The Director personally addressed and repaired the most urgent non-compliant issues identified in the inspection to ensure the parks could reopen safely. The ARC agreement specifies that repairs to playground structures are to be shared between the Township and the respective recreation committees. However, if committees are unwilling to address these minor issues that help prevent further damage, we will need to develop an alternative solution. The lack of repairs and the ongoing failure to complete required weekly inspections present a significant liability risk to the Township.

Univerus

1. Schedule A Integration:

We have received all Schedule A documents. Moose Creek, Avonmore, and Monkland have received their temporary passwords, and I am currently waiting for them to confirm their availability for training. The Director has agreed to offer training on weeknights to accommodate volunteers who are unavailable during the day; however, no one has submitted their availability so far. Finch and Berwick are the only two groups remaining to register and receive their temporary passwords.

HVAC Maintenance Contracts:

1.Important Note: Our municipal facilities are classified as institutional under the insurance and Building Code requirements. Therefore, all HVAC service contractors must hold a 313A classification and carry commercial liability insurance. Our insurance provider also recommends additional protections such as pollution liability.

2. I am meeting with the HVAC contractor on June 1st to obtain a quotation for the Crysler facility, as the previous contractor did not qualify for institutional work. I will also be meeting at the Berwick Town Hall for their annual service. Currently, Avonmore and Monkland have signed service contracts. The remaining facilities—Finch Recreation Hall, the Arena, Moose Creek Hall, Crysler Hall, and the Berwick Office—are expected to have their contracts signed within the next two weeks. Once completed, all recreation buildings will be covered under HVAC and air conditioning service contracts.

Arena Advertisement Update

A final review will be conducted with the Arena Manager in May to establish procedures for soliciting new sponsorships. Unfortunately, this hasn't been done yet.

4. Grant Applications Update

We are awaiting updates from the funders to determine if our request for funding was successful.

5. Professional updates:

Arena Update:

May 2024

Total ice time rented: 199 hours for a gross revenue of \$29,940.00

May 2025

Total hours rented: 218 hours for a gross revenue of \$38,617.75

NORTH STORMONT ARENA MAY 2025 REPORT

<u>2024 </u>	<u>2025</u>
MINOR SPORTS = 188.5HRS.	MINOR SPORTS = 208.5HRS.
ADULT SPORTS = 7.5HRS.	ADULT SPORTS = 7.5HRS.
NON-PRIMETIME = 3HRS.	NON-PRIMETIME = 2HRS.
TOTAL = 199HRS	TOTAL = 208.5HRS

The new hourly rate will take effect as of June 2025. Most teams have already reserved their ice time for the 2025/2026 season. With the introduction of the new rental agreement, it is expected that some groups may take time to fully adapt to the new procedure for ice rentals. However, the transition is currently going better than expected.

1: Security cameras installed and activated

2: The Sub-Zero logbook and ice taps system is working perfectly, providing operators with all the necessary information before attending to the ice. A monitor has been installed in the operators' room to facilitate data entry, as the small tablet previously used did not display all the required details clearly. We are very satisfied with this new addition to our operating procedures.

3: Last rental of the season is June 7th

4: We will need to evaluate why the boards at the far end of the ice have shifted, taking into consideration that the flooring outside the boards is heated. Arena staff will investigate the issue once the ice has been removed and report back to the Director.

Pierre Thibault

Director of Parks, Recreation, and Facilities Directeur des parcs, loisirs et installations



Monthly Activity Report Public Works Department May 2025

WORK COMPLETED

- Awarded RFT-PW-002-2025 Surface Treatment to Miller Paving
- Street Sweeping
- Spring Yard Waste collection

WORK IN PROGRESS

- MMS first priority
- Gravel road resurfacing
- CAT Grader transmission repair
- Equipment servicing and repairs
- · Preparing office parking lot for paving
- Working with Rogers, Xplornet, Bell, and Ledcor on ensuring proper reinstatement of right-of-ways after fibre optic installation

OCWA MAY REPORT

- All treated and distribution samples collected in Finch, Crysler and Moose Creek's Drinking Water Systems tested negative for total coliform and E. Coli.
- The spring flushing of the distribution systems in Finch, Crysler and Moose Creek were completed in May.
- OCWA is looking into an issue with Well Pump #1 in Finch, which is currently offline.
- OCWA submitted a change order to the Township to take over operation of the Countryside Acres SPS in Crysler.
- OCWA submitted Director's Notification forms to MECP for the new generators installed at the WTP's in Finch, Crysler and Moose Creek.
- OCWA submitted the 5 year renewal applications to MECP for Finch, Crysler and Moose Creek's Municipal Drinking Water Licences (MDWL's).



Monthly Activity Summary Deputy Clerk May 2025

MEETINGS ATTENDED

Senior Management Meetings – May 5,12,20,26 Council Meetings – May 13,27 Stoneshare (Records Management – Onboarding Building & Finance) May 5,6,12,13,22,23,27,29 AMCTO Zone 6 Meeting – May Lottery Meeting – May 27, 2025 Marriage Licenses – May 8,22 Committee of Adjustment – May 29 Attended Grand Opening – May 1 Meeting with Legal Representative – May 6

PLANNING ASSISTANCE

- Helped with notification information and various emails for Committee of Adjustment Meeting in May
- Prepared the Agenda for Committee of Adjustment Meeting
- Helped with notification information for Removal of Holding for Zoning Meeting in June
- Helped with notification information for Zoning & Subdivision Meeting in June
- Helped with Site Plan Control Agreement and signings

WORK COMPLETED

- Freedom of Information Requests 4 files
- Calls with legal representative regarding FOI requests
- Assembled, distributed Council agendas, resolutions, by-laws, applicable reports and prepared minutes for Council Meetings – April 22 and May 13, 27
- Court of Revision minutes 3 separate meetings



- Regular ongoing meetings with CAO/Clerk concerning agendas and other matters
- Prepared report on delegated authority by-law signings May 27
- Assisted Drainage Superintendent with preparation of reports and by-laws

WORK ONGOING

- Freedom of Information Request 1 file
- Freedom of Information Request emails ongoing for 4 possible new requests
- Commissioner of Oath, as required
- Death Registration records, as required
- Ongoing electronic records management filing
- Committee of the Whole minutes from April 29 in progress
- Ongoing assistance for Planning, as required



<u>CAO – ACTIVITY SUMMARY</u> <u>MAY 2025</u>

WORK COMPLETED

- Hosted Digital Marketing Presentation (Economic Development)
- Master Service Plan EA Award & Kick Off Meeting with Engineers (CIMA+ & OCWA)
- Township Community Improvement Plan (CIP) Posted on Website & Promotion on Facebook (closing date of June 30th, 2025 (ECONOMIC DEVELOPMENT)
- Participated OCWA Water Webinar- Ontario's Cyber Security Strategy
- Participated SNC Municipal Information Day
- Hosted Township office open house

STRATEGIC PLAN

 Planning Technician – Interview Candidate and Hiring (Key Threats/People and Culture)



The Corporation of the Township of

Report No. PD-03-2025

NORTH STORMONT

Agenda Date:	June 10, 2025
Subject:	Lift Holding Zone - Zoning By-law (By-Law 40-2025)
Attachments:	

1.0 RECOMMENDATION

THAT the Council of the Township of North Stormont receives and accepts Report No. PD 03-2025 from the Planning Department to remove a holding zone from subject lands as described in this report to be passed later by Bylaw.

2.0 LEGAL DESCRIPTION

Part of Lot 14, Concession 5, Part 1 on 52R-8015 (PIN: 6010-90210)

3.0 BACKGROUND

The By-law would remove the holding zone from the subject lands. The holding symbol was applied to the "General Commercial – Special Exception (CG-18)" zoning of the subject lands to prohibit development until such a time as site plan control approval is obtained.

The owner has recently obtained site plan control approval in principle for the development of the lands, therefore satisfying the condition for removal of the Holding (H) symbol. The removal of the Holding will allow the lands to be developed in accordance with the intent of the Official Plan, Zoning By-law, and approved site plan.

4.0 POLICY CONSIDERATION

Under Section 36 of the *Planning Act, R.S.O. 1990*, a holding (H) symbol may be used by Council in conjunction with a zoning designation to restrict development until such a time as certain conditions or circumstances appropriate for the development of the lands are fulfilled. In these circumstances, the "H" was applied as part of the rezoning of the lands to ensure site plan control approval was obtained prior to development. Section 36(4) of the *Planning Act, R.S.O. 1990*, provides that Council may

remove a holding symbol via amendment to the Zoning By-law following the giving of notice to prescribed persons and agencies of its intention to pass the amending By-law.

5.0 ANALYSIS

The request meets municipal requirements and will allow the lands to be developed for commercial uses, in accordance with the General Commercial – Special Exception 18 (CG-18) Zone.

6.0 **ENVIRONMENTAL CONSIDERATIONS**

N/A

7.0 RECOMMENDED CONDITIONS

N/A

8.0 **ALTERNATIVES**

- 1. That Council refuses to pass the By-law (this decision may be appealed by the landowner)
- 2. That Council defers the By-law
- 3. Other

FINANCIAL/STAFFING IMPLICATIONS

rnis item nas been appro	oved in the current budget.	Yes I NO I IN/A X
This item is within the ap	proved budgeted amount:	Yes □ No □ N/A X
This item is mandated by	the Provincial/Federal Govern	ment: Yes□ No□ N/A X
Prepared By:	Reviewed and submitted by:	Submitted for Council consideration by:
	La amondo	BB.
Jesse McPhail	Lea Anne Munro	Craig Calder
Acting Township	Deputy-Clerk	CAO/Clerk



The Corporation of the Township of

Report No. FIN-10-2025

NORTH STORMONT

Agenda Date:	June 10, 2025	
Subject:	Vesting of Property	
Attachments:		

1.0 RECOMMENDATION

THAT the Council of the Township of North Stormont approves Report No. FIN 10-2025 from the Treasurer for the vesting of roll number 0411 016 01130010.0000, Labrosse Street, PIN 60118-0353 (LT), PT BLK O PL 66 AS IN TR15312 EXCEPT TR17086, TR17744, TR19353, S70261 that was not sold in the Tax Sale of May 7th, 2025, to add to its inventory of land;

AND FURTHERMORE that the Council of the Township of North Stormont approves writing off the unpaid taxes in full.

2.0 **LEGAL DESCRIPTION**

Noted above.

3.0 BACKGROUND

The Township conducts tax sales from time to time to collect arrears that have been outstanding for more than two years. On May 7th, 2025, the Township offered for sale one property with taxes outstanding. The sale took place due to the deceased owner and subsequent estate failing to resolve the outstanding debt.

4.0 POLICY CONSIDERATION

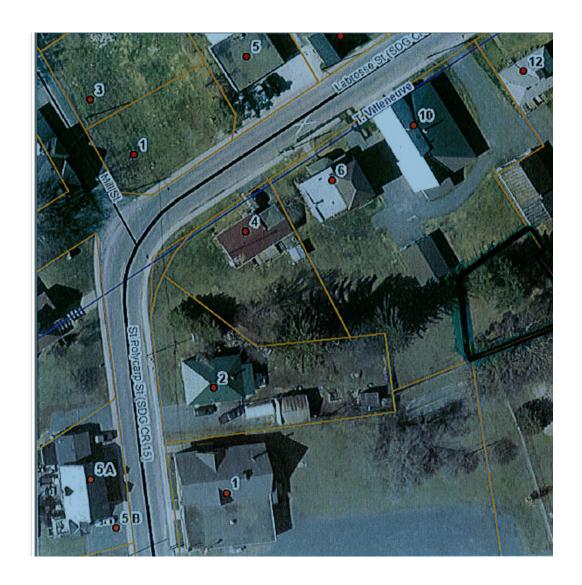
The sale of property for tax arrears can be offered for sale under the *Municipal Act*, *2001*, and the Municipal Tax Sales Rules made under the *Act*. Under section 380.1 (1), the Treasurer may, within two years after the date of the public sale, offer the land for public sale a second time, or vest it in the Township's name, thus taking ownership of the property.

5. ANALYSIS

0

The parcel of land is roughly 6210 square feet with an assessed value of \$3,800 and is landlocked. It does however border on the Moose Creek Community Centre. With annual taxes of \$44 (2024) and outstanding arrears of almost \$6,000, the tax sale was not an attractive purchase. The purpose of this report is for Council to provide direction to staff regarding the unsold lot.

The Township will have to write off all taxes on the property which equates to \$6,254.45 currently (June interest will also need to be charged). The cost to simply get this property to tax sale status was just over \$3,600. With the Township taking over the property, it will be exempt from taxes and no further arrears will accumulate.



6.0 ENVIRONMENTAL CONSIDERATIONS

N/A

7.0 RECOMMENDED CONDITIONS

That Council directs staff to vest the property into the Township of North Stormont's name and writes off the current tax arrears.

8.0 <u>ALTERNATIVES</u>

As Council sees app	propriate.	
FINANCIAL/STAFFING IM	PLICATIONS	
This item has been approve This item is within the appro This item is mandated by the		Yes \(\text{No} \(\text{No} \) N/A X Yes \(\text{No} \) N/A X Hent: Yes \(\text{No} \) N/A X
Prepared By:	Reviewed and submitted by:	Submitted for Council consideration by:
L'Cogette	L'Cogette	Bg.
Kimberley Goyette Treasurer	Kimberley Goyette Treasurer	Craig Calder CAO/Clerk

THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT BY-LAW NO. 40-2025

BEING a By-law to amend Zoning By-Law No. 08-2014 and remove a holding zone (East Ontario Land Improvement Ltd.).

WHEREAS the *Municipal Act, 2001,* c. 25 s. 5 (1) provides that the powers of a municipal corporation are to be exercised by its Council;

AND WHEREAS the *Municipal Act, 2001*, c. 25 s. 5 (3) provides that the powers of every council are to be exercised by By-law;

AND WHEREAS Section 36(4) of the *Planning Act, R.S.O.* 1990, provides that council may remove a holding symbol that was imposed to specify the use to which lands, buildings or structures may be put at such time in the future;

AND WHEREAS By-law No. 08-2014 as amended regulates the use of land and the use and erection of buildings and structures within the Township of North Stormont;

AND WHEREAS Council of the Township of North Stormont deems it advisable to amend By-law No. 08-2014 by deleting the holding symbol affecting the subject lands described below herein and on the attached Schedule "A" to this By-law.

NOW THEREFORE Council of the Township of North Stormont hereby enacts as follows:

- 1. That the lands affected by this by-law are as follows:
 - i. FINCH CON 5 PT LOT 14 RP; 52R8015 PART 1
 (PIN:60109-0210), geographic Township of Finch,
 Township of North Stormont, as indicated on Schedule
 "A" attached hereto and forming part of this By-law.
- 2. By-law No. 08-2014 is hereby amended as follows:
 - i. The holding symbol "h" is hereby removed from the lands described herein and indicated on Schedule "A", attached hereto.
 - ii. Schedule "6" to By-law No. 08-2014 is amended in accordance with the provisions of this By-law.
- 3. That all relevant provisions of By-law No. 08-2014 shall apply.
- 4. That this By-law shall become effective on the date of its passing.

READ A FIRST, SECOND AND THIRD TIME	and	passed	in	open
Council, signed and sealed this 10th day of June 2	2025.			

François Landry, Mayor	Craig Calder, CAO/Clerk

SEAL

SCHEDULE "A"

TO BY-LAW NO. 40-2025

TOWNSHIP OF NORTH STORMONT (former Township of Finch)



Area to which holding removal applies

FINCH CON 5 PT LOT 14 RP; 52R8015 PART 1 (PIN:60109-0210), geographic Township of Finch, Township of North Stormont

Certificate of Authorization
This is Schedule "A" to By-law No. 40-2025, passed this 10th day of June 2025.

François Landry, Mayor Craig Calder, CAO/Clerk

SEAL

EXPLANATORY NOTE

TO BY-LAW NO. 40-2025

AMENDING ZONING BY-LAW NO. 08-2014

The holding zone is being lifted to allow development to proceed according to the site plan approved on the subject lands.

Under Section 36 of the *Planning Act*, there is no appeal process of a Council decision to remove a holding symbol.

Subject Lands - - FINCH CON 5 PT LOT 14 RP; 52R8015 PART 1 (PIN:60109-0210), geographic Township of Finch, Township of North Stormont

3



Resolution of Council City Council Meeting

Title:

Bill 6, Safer Municipalities Act, 2025

Date:

May 20, 2025

WHEREAS:

- 1. A municipality's parks and open spaces are critical infrastructure that support a strong community, and the public's shared and safe use of the municipality's parks and open spaces is integral to ensuring that support.
- 2. Ontario's municipalities are struggling to maintain their parks and open spaces for their shared and safe use by the public as a result of the increasing proliferation of encampments and illicit activities related thereto.
- 3. Municipalities that enforce their standards regulating or prohibiting encampments in their parks and open spaces must have regard to the availability of shelter space for those who need shelter.
- 4. On January 27, 2023, Justice Valente of the Ontario Superior Court of Justice rendered his judgment in Waterloo (Regional Municipality) v. Persons Unknown and to be Ascertained (2023), [2023] O.J. No. 417 (Waterloo Decision) which declared that the municipality's by-law violated section 7 of the Charter and was therefore inoperative insofar as it applied to prevent encampment residents from erecting temporary shelters on a site when the number of homeless individuals in the region exceeded the number of accessible shelter beds.
- 5. The Waterloo Decision's analysis of the adequacy of shelter beds suggests an unworkable and unclear standard that goes beyond the number of shelter spaces and that includes the requirement to provide shelter spaces that must accommodate illicit drug use and other activities that could put shelter residents, workers and volunteers at risk. The result is that municipalities are impaired in their enforcement of their standards and have lost or are losing control of their parks and open spaces.

 6. On December 12, 2024, the provincial government introduced Bill 242, Safer Municipalities Act,
- 2024. Among its various initiatives, Bill 242 proposed to amend section 2 of the Trespass to Property Act by adding aggravating factors that must be considered in the court's determination of a penalty under that section. However, the key challenge was that a municipality's exercise of its rights at common law and under section 9 of the Trespass to Property Act to remove encampments from the municipality's parks and open spaces remained potentially subject to the unworkable and unclear standard for the adequacy of shelter space suggested by the Waterloo Decision.
- 7. On January 13, 2025, Council of the City of Peterborough resolved to request the provincial government to amend Bill 242 to clearly define a workable standard for shelter space for the purposes of a municipality's jurisdiction to enforce its standards regulating or prohibiting encampments in its parks and open spaces.
- 8. Bill 242 died on the order paper as a result of the recent provincial election.
- 9. On April 30, 2025, the provincial Government re-introduced the legislation in the form of Bill 6, Safer Municipalities Act, 2025. Bill 6 is substantively the same as Bill 242.
- 10. In these circumstances, municipalities continue to need provincial legislation that clearly defines a workable standard for shelter space for the purposes of a municipality's jurisdiction to enforce its standards regulating or prohibiting encampments in its parks and open spaces.

 NOW THEREFORE, be it resolved:

- 1. That the provincial government be respectfully requested to amend Bill 6 to clearly define a workable standard for shelter space for the purposes of a municipality's jurisdiction to enforce its standards regulating or prohibiting encampments in its parks and open spaces.
- 2. That, without limitation, Bill 6 provide that a municipality will have met the standard for shelter space for the purposes of the municipality's jurisdiction to enforce its standards regulating or prohibiting encampments in its parks and open spaces:
- a) despite the establishment and enforcement of shelter rules including rules that prohibit drug use and other activities that could put shelter residents, workers and volunteers at risk; and
- b) if an official designated by the municipality is satisfied that the number of available shelter spaces is at least equal to the aggregate of the number of individuals actually seeking shelter and the number of individuals against whom the municipality is planning to enforce its standards regulating or prohibiting encampments in its parks and open spaces.
- 3. That a copy of this resolution be sent to:
- a) Peterborough Kawartha MPP Dave Smith;
- b) Honourable Doug Ford, Premier;
- c) Honourable Robert Flack, Minister of Municipal Affairs and Housing;
- d) Honourable Doug Downey, Attorney General;
- e) Association of Municipalities of Ontario; and to
- f) Councils of each of Ontario's municipalities.

The above resolution, adopted by City Council is forwarded for your information and action, as required. Thank you.

John Kennedy, City Clerk



District of Parry Sound Municipal Association

c/o Township of McKellar, 701 Hwy 124 McKellar, ON P0G 1C0

President: Lynda Carleton Secretary-Treasurer: Karlee Britton

RE: Supporting Municipal Ethics Through Access and Education

The District of Parry Sound Municipal Association (DPSMA), representing the twenty-three Municipalities within the District of Parry Sound, held its Spring 2025 meeting on May 23, 2025, in the Municipality of Callander. At this meeting, the following resolution was carried:

Moved by: Kathy Hamer (Municipality of McDougall)

Seconded by: Daniel O'Halloran (Township of McMurrich Monteith)

Whereas democracy is an open process – one that requires ongoing engagement between citizens and their elected officials; and

Whereas ethics and integrity are at the core of public confidence in government and in the political process; and

Whereas proper policies and procedures protect the democratic process; and

Whereas sections 223.2 and 223.3, Municipal Act, 2001 state all municipalities are required to adopt a Code of Conduct for members of Council and to appoint an Integrity Commissioner; and

Whereas it is the role of the Integrity Commissioner to educate member of Council on the Councillor Code of Conduct policy as well as to investigate alleged breaches of the Code of Conduct, at the municipality's expense; and

Whereas there are many new elected officials each term of Council who need access to information and proper training in order to do the work effectively and responsibility; and

Whereas Municipal Affairs and the Ombudsman's Office are hesitant to give information, so there is nowhere to ask questions and learn; and

Whereas the only source of information is to pay for fee-for-service on a case-by-case basis from the Integrity Commissioner which is very cost-prohibitive for small municipalities; and

Whereas Council is expected to oversee the management of taxpayers money and taxpayers deserve to know where their tax dollars are being spent;

Page 1 of 2

Now Therefore Be It Resolved That the District of Parry Sound Municipal Association calls upon the Ontario government to provide free access to information so that Councils can be effective in their role in our democratic system; and

Further That the DPSMA hereby requests that Municipal Affairs and/or the Ombudsman's Office and/or the Integrity Commissioner provide, if requested by a municipality, sufficient particulars of each investigation to permit the municipality to fully understand and address the subject matter of each investigation.

Further That this resolution be forwarded to the Honourable Doug Ford, Premier of Ontario, the Honourable Graydon Smith, MPP Parry Sound-Muskoka and to all Ontario Municipalities for support.

Forwarded on behalf of the District of Parry Sound Municipal Association; For questions and/or inquires, please contact:

Karlee Britton | Secretary-Treasurer

Kalle Bitt

District of Parry Sound Municipal Association

clerk@mckellar.ca (705) 389-2842 x4

cc:

Honourable Doug Ford, Premier of Ontario Honourable Graydon Smith, MPP Parry Sound-Muskoka Municipalities within the District of Parry Sound All Ontario Municipalities



CLERK'S OFFICE MARY REMMIG, ACTING CLERK Municipality of North Grenville

June 4, 2025

Please be advised that, at their regular meeting on June 3, 2025, Council of the Municipality of North Grenville adopted the following resolution:

Title: Bill 5: Protecting Ontario By Unleashing Our Economy Act, 2025

Date: June 3, 2025

WHEREAS the Government of Ontario has introduced *Bill 5: Protecting Ontario by Unleashing Our Economy Act, 2025*, which proposes substantial changes to environmental planning policies, including replacing the Endangered Species Act with a new framework that reduces protections for at-risk species, and enabling the creation of Special Economic Zones that may override local planning authority and environmental oversight;

AND WHEREAS the Municipality of North Grenville supports increasing housing supply and economic growth, but believes this must be done in a way that upholds environmental responsibility and maintains the integrity of local planning processes;

AND WHEREAS Bill 5, as proposed, weakens safeguards for natural heritage systems, threatening biodiversity, and diminishing the authority of municipalities to manage growth in accordance with local needs and official plans;

AND WHEREAS the Municipality of North Grenville urges the Government of Ontario to recommit to upholding the rights of Indigenous Peoples as affirmed in Canadian law through the United Nations Declaration on the Rights of Indigenous Peoples Act and engage in transparent inclusive consultations with Indigenous Nations and civil society before tabling new development legislation;

AND WHEREAS Special Economic Zones would allow the Province to unilaterally override municipal decision-making by exempting Special Economic Zones from Municipal By-laws;

AND WHEREAS the use of Special Economic Zones to bypass local deliberation on proposed projects may not deliver on the promise of supporting economic growth;

MUNICIPALITY OF NORTH GRENVILLE
285 COUNTY ROAD 44, PO BOX 130, KEMPTVILLE, ON KOG 1J0 T(613)258-9569 EXT 219 F(613)258-9620 clerk@northgrenville.on.ca

THEREFORE BE IT RESOLVED THAT Council of the Municipality of North Grenville:

- Opposes all provisions in Bill 5 that reduce environmental protections and Ontario's proud legacy of protections of endangered species, that override the rule of law and that nullify Municipal planning authority;
- Urges the Province of Ontario to support housing and infrastructure development in ways that align with sound environmental planning and wildlife protection and empower municipalities with appropriate planning tools;
- Urges the Province of Ontario to conduct robust consultation on Bill 5: Protecting Ontario By Unleashing Our Economy Act, 2025;
- Urges the Province of Ontario not to use Special Economic Zones to exempt projects from By-laws that impacts revenue including development charge Bylaws, property tax By-laws, or fees and charges By-law;
- Requests the Province of Ontario consider the feedback submitted for Bill 5 by the Associations for Municipalities in Ontario (AMO) which highlights protecting Municipal autonomy and fiscal sustainability and Ontario's Environment and Indigenous Cultural Heritage; and,
- 6. Directs that a copy of this resolution be sent to:
 - The Minister of Energy and Mines;
 - The Minister of Municipal Affairs and Housing;
 - The Minister of the Environment, Conservation and Parks;
 - The Minister of Citizenship and Multiculturalism;
 - The Premier of Ontario;
 - The Association of Municipalities of Ontario (AMO); and,
 - All Ontario Municipalities.

The above resolution, adopted by the Municipal Council, is forward for your information and action as required.

Thank you,

Mary Remmig Acting Clerk

MUNICIPALITY OF NORTH GRENVILLE

285 COUNTY ROAD 44, PO BOX 130, KEMPTVILLE, ON KOG 1J0 T(613)258-9569 EXT 219 F(613)258-9620 clerk@northgrenville.on.ca



COMING EVENTS June - July

Avonmore Recreation (NSP Place)

Committee Meeting June 26th
Canada Day Event July 1st

For all other events see: Facebook:

Avonmore Community Athletic Association

Crysler Community Centre

Bingo Every Wednesday Night – 7:00 pm

For all other events see: **Facebook:** Crysler Community Center

Website: cryslercommunitycenter.ca

Finch Community Centre

For all other events see: Facebook:

Finch Recreation & Community Connections

Monkland Community Centre

For all other events see: **Facebook:** Monkland Community Center

Moose Creek Community Centre

Father's Day BBQ & Activities June 14th

Yoga May 5th - June 25th (Mondays) 7:00 pm Yoga May 5th - June 25th (Wednesdays) 9:00 am

Canada Day Event July 1st

For all other events see: **Facebook:**

Moose Creek Recreation Association

THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT BY-LAW NO. 41-2025

BEING a By-law to adopt, confirm and ratify matters dealt with by resolution.

WHEREAS the *Municipal Act, 2001*, c. 25 s. 5 (1) provides that the powers of a municipal corporation are to be exercised by its Council;

AND WHEREAS the *Municipal Act, 2001*, c. 25 s. 5 (3) provides that the powers of every council are to be exercised by By-law;

AND WHEREAS in many cases, action which is taken or authorized to be taken by the Township of North Stormont does not lend itself to the passage of an individual By-law.

NOW THEREFORE the Council of the Corporation of the Township of the North Stormont hereby enacts as follows:

- 1. That the actions of Council, at its regular meeting held on June 10, 2025 in respect of which recommendations, each motion and resolution passed and taken by the Township of North Stormont is, except where the prior approval of the Local Planning Appeal Tribunal or other authority is required, hereby adopted, ratified and confirmed as if all such proceedings were expressly embodied in this By-law.
- 2. That where no individual By-law has been or is passed with respect to the taking of any action authorized in or by the above-mentioned minutes, then this By-law shall be deemed for all purposes to be the By-law required for approving and authorizing and taking of any action authorized therein and thereby required for the exercise of any powers therein by the Township of North Stormont.
- 3. That the Mayor and the appropriate officers of the Township of North Stormont are hereby authorized and directed to do all things necessary to give effect to the actions of the Council of the Township of North Stormont, to obtain approvals where required and except as otherwise provided, the Mayor and CAO/Clerk are hereby directed to execute all documents necessary on behalf of the Corporation of the Township of North Stormont and to affix the corporate seal.

READ A FIRST, SECOND AND THIRD TIME and passed in open Council, signed and sealed this 10 th day of June 2025.				
François Landry, Mayor	Craig Calder, CAO/Clerk			
SEAL				