



Township of North Stormont

Agenda

Regular Meeting

Tuesday, May 27, 2025 6:00 PM

Council Chambers

Page

1. CALL TO ORDER

- 1.1. 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
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)

- 3.1. BE it resolved that the agenda be approved as presented.

4. DISCLOSURE OF PECUNIARY INTEREST AND NATURE THEREOF

5. PUBLIC MEETING

6. DELEGATIONS/PRESENTATIONS

- 6.1. **Jasmine Shadd, Asset Management Advisor, PSD Citywide** 4 - 63
Proposed Levels of Service - Township of North Stormont
[Council Presentation](#)
[Proposed Levels of Service_North Stormont](#)

7. ADOPTION OF MINUTES OF PREVIOUS MEETING

- 7.1. BE it resolved that the following minutes be approved as presented: 64 - 71
Regular Meeting - May 13 - Minutes
[Regular Meeting - 13 May 2025 - Minutes](#)

8. ADOPTION OF MINUTES OF COMMITTEES AND LOCAL BOARDS

- 8.1. **Raisin Region Conservation Board Minutes** 72 - 83
Raisin Region Conservation Authority Board Highlights
South Nation Conservation Board Minutes
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

[RRCA Minutes - April 3, 2025](#)

[RRCA Board Highlights - May 1, 2025](#)

[SNC Minutes - April 17, 2025](#)

9. RECEIVING OF MONTHLY STAFF REPORTS AND RECOMMENDATIONS

9.1. RFT-PW-002-2025 Surface Treatment 84 - 86

THAT the Council of the Township of North Stormont receives Report PW 11-2025 from the Public Works Department and awards RFT-PW-002-2025 Surface Treatment to Miller Paving Ltd. in the amount of \$249,906.40 plus HST.

[PW11-2025RFT-PW-002-2025 Surface Treatment - Pdf](#)

9.2. Delegated Authority By-laws 87 - 89

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.

[ADMIN09-2025Delegated Authority By-laws - Pdf](#)

9.3. Bell Canada Trail 90 - 113

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.

[ADMIN10-2025Bell Canada Trail - Pdf](#)

10. MUNICIPAL BY-LAWS

11. CORRESPONDENCE

11.1. Ministry of Municipal Affairs and Housing 114 - 121

[Letter - Protect Ontario by Building Faster and Smarter Act, 2025 - Bill 17 - English](#)

[Letter - Protect Ontario by Building Faster and Smarter Act, 2025 - Bill 17 - French](#)

11.2. Town of Goderich 122 - 125

[Resolution and Letter - Rejection of President Trump's Rhetoric Regarding the Annexation of Canada and Trade Tariffs](#)


- 11.3. **Town of Orangeville** 126 - 130
Municipality of Chatham-Kent
Municipality of Kincardine
BE it resolved that the correspondence as listed as Items 11.1 to 11.3 on the agenda be received.
[Resolution - Responsible Growth and Opposition to Elements of Bill 5](#)
[Resolution - Bill 5 - Risks to your Communities and Support Requested](#)
[Resolution - Bill 5, Protect Ontario by Unleashing our Economy Act](#)
12. **MOTIONS AND NOTICES OF MOTIONS**
13. **PETITIONS**
14. **UNFINISHED BUSINESS**
15. **NEW BUSINESS**
16. **SCHEDULING OF MEETINGS**
- 16.1. **May 29, 2025 - Committee of Adjustment 8:30am**
June 10, 2025 - Regular Council Meeting 6:00pm
June 24, 2025 - Regular Council Meeting 6:00pm
June 26, 2025 - Fire Services Committee Meeting 6:30pm
17. **COMING EVENTS**
- 17.1. **Recreation Coming Events Listing** 131 - 132
[Comming Events](#)
18. **CLOSING REMARKS OR COUNCIL COMMENTS**
19. **CLOSED SESSION**
20. **RATIFICATION/CONFIRMING BY-LAW**
- 20.1. **By-Law No. 39-2025 - Ratification** 133
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 day of May, 2025.
[39-2025 - Ratify May 27](#)
21. **ADJOURNMENT**
- 21.1. BE it resolved that this regular meeting adjourn at ____ p.m.



Township of North Stormont

Proposed Levels of Service

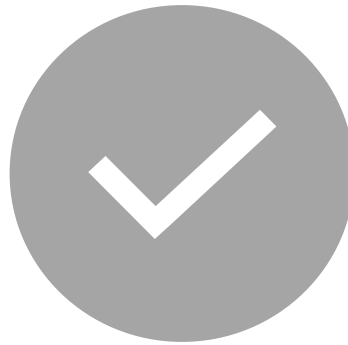
Jasmine Shadd, Asset Management Advisor, PSD Citywide
Council Presentation | May 27, 2025



Agenda



REGULATORY
CONTEXT



2025 PROPOSED
LEVELS OF SERVICE



QUESTIONS





Regulatory Context



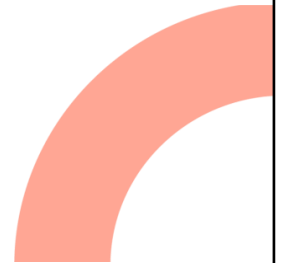
Background and Context

- As part of the Infrastructure for Jobs and Prosperity Act, 2015, the Ontario government introduced Regulation 588/17 - Asset Management Planning for Municipal Infrastructure (O. Reg 588/17).
- Requires Ontario municipalities to develop an asset management policy and AMPs between 2022 and 2025 with increasing complexity.
- As part of our current engagement, PSD Citywide is developing an AMP that meets the requirements of O. Reg 588/17 - 2025 requirements.



Ontario Regulation 588/17

Requirement	2019	2022	2024	2025
1. Strategic Asset Management Policy	✓		✓	
2. Asset Management Plans		✓	✓	●
State of infrastructure for core assets		✓		
State of infrastructure for all assets			✓	●
Current levels of service for core assets		✓		
Current levels of service for all assets			✓	
Proposed levels of service for all assets				●
Lifecycle costs associated with current levels of service		✓	✓	
Lifecycle costs associated with proposed levels of service				●
Growth impacts		✓	✓	●
Financial strategy			✓	●





Proposed Levels of Service



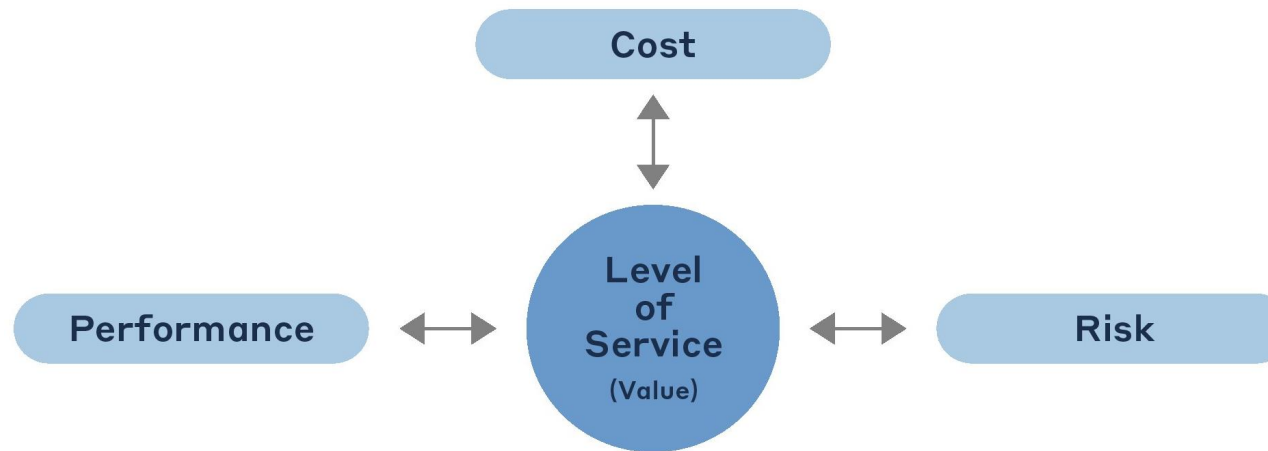
What are Levels of Service?

- Municipal governments exist to provide services to the community
- Infrastructure provides services that bring our communities to life
 - Pipes provide a clean drinking water service
 - Roads provide a transportation service
 - Facilities provide recreation and community services
 - Fleet and machinery enable delivery of many municipal services
- Levels of service (LOS) are measurements that describe how well a service area is meeting the needs of the community
 - **Current LOS:** the quality of service the municipality delivers to residents today
 - **Proposed LOS:** commitment made on the quality of service they will receive in the future



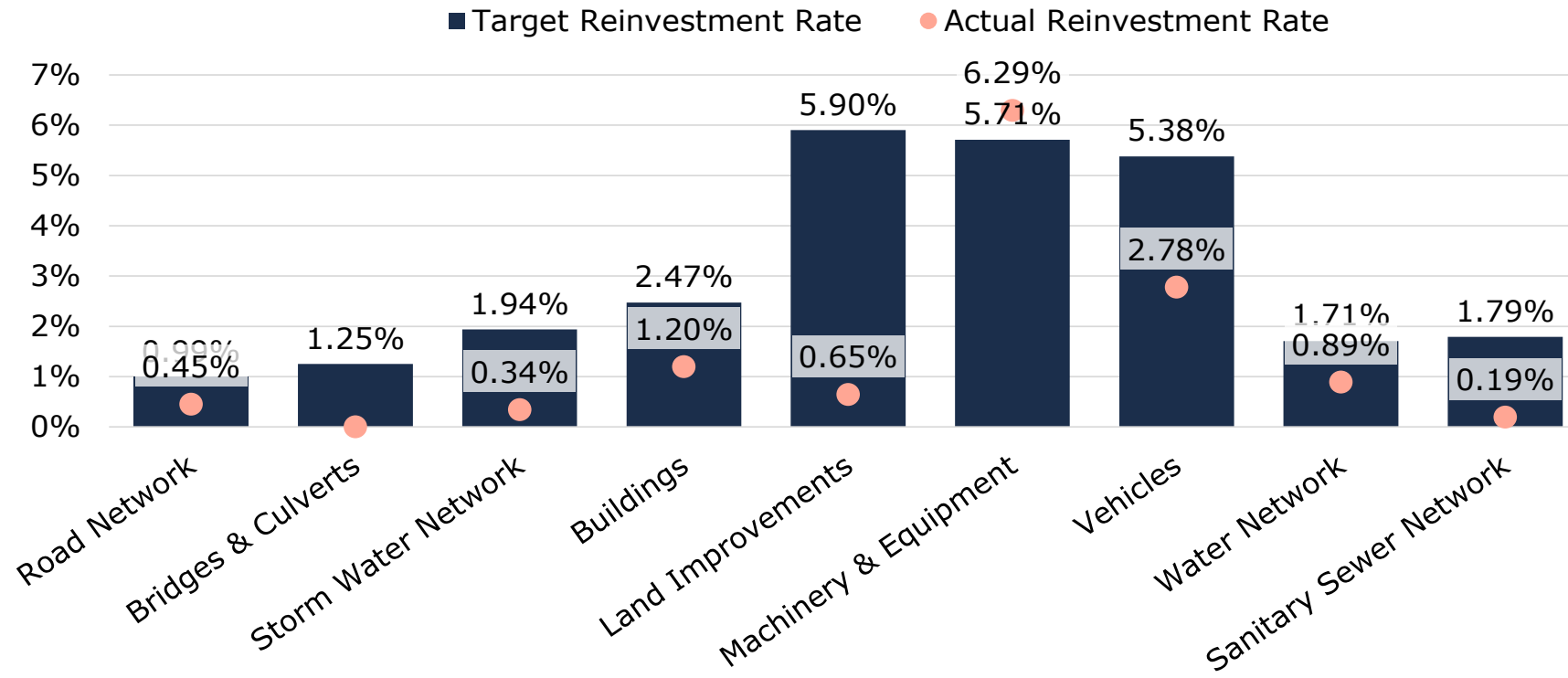
Establishing Levels of Service Targets

- Adjusting levels of service is a strategic decision that affects how infrastructure is managed over time
- Changes in service levels directly impact lifecycle strategies, investment timing, and long-term asset sustainability
- The goal is to balance **cost**, **performance**, and **risk**.



Current Funding Levels

- At existing levels, the Township is funding 42.3% of its annual capital requirements for all infrastructure analyzed.

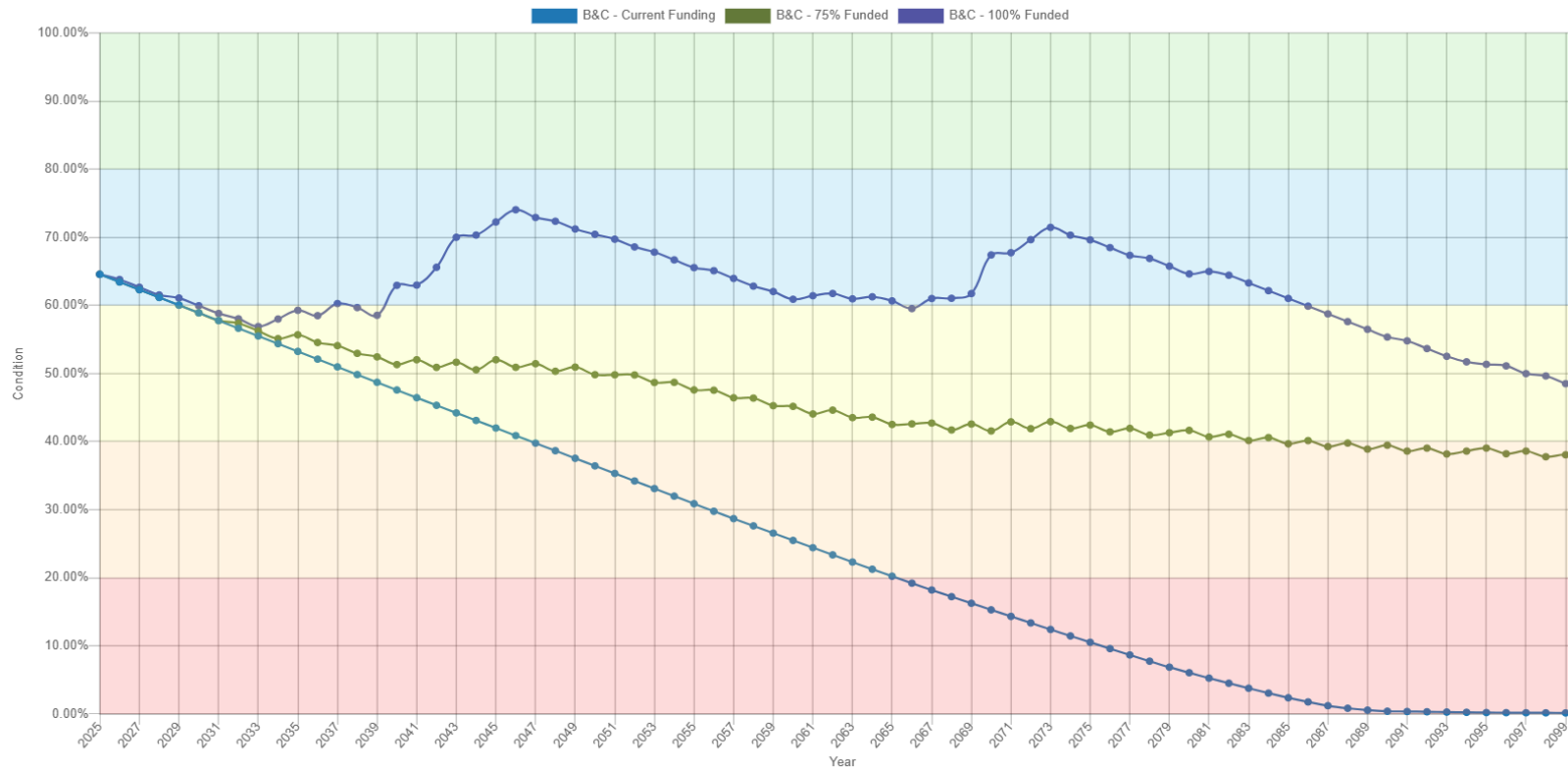


Infrastructure Deficit

Asset Type	Annual Capital Requirement	Funding Available	Annual Capital Deficit
Tax-Funded Assets	\$3,309,414	\$1,546,461	\$1,762,953
Rate-Funded Assets	\$1,251,067	\$382,094	\$868,973
Total:	\$4,560,481	\$1,928,555	\$2,631,926

Citywide Decision Support

- System modeling to project future asset conditions under various funding scenarios, helping to assess the long-term impacts of different investment levels.



Scenario Modelling

Scenario 1: Status Quo Funding with 15-year 50% Sanitary Target

- **Approach:** This scenario assumes a stable taxation funding level maintained at 46.7%, a stable water rate funding level maintained at 52.1% and a phased annual rate increase of 2.7% for sanitary rates to achieve 50% funding in 15 years.

Scenario 2: Achieving 75% Funding in 15 Years

- **Approach:** This scenario assumes a phased annual tax increase of approximately 1.0%, 1.3% for water rates, and 4.0% for sanitary rates, reaching 75% funding within 15 years.

Scenario 3: Achieving Full Funding in 15 Years

- **Approach:** This scenario assumes a phased annual tax increase of approximately 2.2%, 2.5% for water rates, and 5.1% to sanitary rates, reaching full funding within 15 years.



Scenario Analysis

Scenario	Increase Required (15 Years)	Key Risks/Trade-offs
Status Quo/50% Sanitary	Taxes: 0% Water Rates: 0% Wastewater Rates: 2.7%	<ul style="list-style-type: none"> Delays may lead to larger future tax increases to catch up Increased risk of service disruptions, deferred maintenance, safety issues, and higher long-term costs due to asset deterioration Continued reliance on grants
75% Funding	Taxes: 1.0% Water Rates: 1.3% Wastewater Rates: 4.0%	<ul style="list-style-type: none"> Balanced approach to maintain service levels with a moderate tax increase Reduced reliance on grants and volunteers
Full Funding	Taxes: 2.2% Water Rates: 2.5% Wastewater Rates: 5.1%	<ul style="list-style-type: none"> Requires significant tax and rate increases Highest service reliability and long-term sustainability Significantly reduced reliance on grants and volunteers

Recommended Scenario: 75% Funding

- Strikes a balance between reliable service delivery and long-term financial sustainability
- Gradually phases in affordable increases: 1.0% taxation, 1.3% water rates, 4.0% sanitary rates per year
- Reflects the Township's small tax base and focus on affordability
- Supports a manageable pace for scaling staff and delivering projects
- Reduces reliance on external grants and volunteer-based maintenance
- Helps control future tax and rate spikes by addressing needs proactively



Key Takeaways & Next Steps

- Recommended Funding Scenarios
 - 75% funding for tax- and rate-supported assets, supplemented by alternative revenues
- Ongoing review is recommended to ensure the strategy continues to align with evolving financial capacity, long-term asset needs and community expectations
- Finalized 2025 Asset Management Plan





Questions?

jshadd@psdcitywide.com
p: (519) 690-2565 x 2715



Proposed Levels of Service Analysis

The Township of North Stormont
May 2025



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1. Proposed Levels of Service

1.1. Scope

1.1.1. Ontario Regulation 588/17 Proposed Levels of Service

The 2025 deadline requires that proposed Levels of Service (LOS) are demonstrated to be appropriate based on an assessment of:

1. Proposed LOS options and the risks associated with these options (i.e., asset reliability, safety, affordability) when considering the long-term sustainability of the municipality.
2. How proposed LOS may differ from current LOS.
3. Whether proposed LOS are achievable.
4. The municipality's ability to afford proposed LOS.

Additionally, a lifecycle management and financial strategy to support these LOS must be identified, covering a 10-year period and including:

1. Identification of lifecycle activities needed to provide the proposed LOS with consideration for:
 - Full lifecycle of assets.
 - Lifecycle activities options available to meet proposed LOS.
 - Risks associated with the options identified in sub-paragraph B, above.
 - Identification of which lifecycle activities identified in sub-paragraph B carry the lowest cost.
2. An estimate of the annual cost of meeting proposed LOS for a period of 10 years, separated by capital and operating expense.

1.1.2. Methodology

The LOS framework is a valuable tool for assessing and managing the performance of a system or service. Target levels of service for the Municipality have been developed through comprehensive engagement with Municipality staff and referencing resident satisfaction surveys. To achieve a target level of service goal, careful consideration of the following should be considered.

Financial Impact Assessment

- Assess historical expenditures/budget patterns to gauge feasibility of increasing budgets to achieve LOS targets
- Consider implications of LOS adjustments on other services, and other infrastructure programs (tradeoffs)

Infrastructure Condition Assessment

- Regularly assess the condition of critical infrastructure components.
- Use standardized condition indices or metrics to quantify the state of infrastructure.

- Identify non-critical components where maintenance can be deferred without causing severe degradation.
- Adjust condition indices or metrics to reflect the reduced maintenance budget.

Service Metrics

- Measure user satisfaction, response times, and other relevant indicators for the specific service.

Service Impact Assessment

- Evaluate potential impacts on user satisfaction and service delivery due to decreased infrastructure condition.

Risk Management

- Identify potential risks to infrastructure and service quality.
- Develop contingency plans to address unforeseen challenges without compromising service quality.
- Monitor performance closely to ensure that the target investment translates into achieving the desired infrastructure condition.

Service Improvement Metrics

- Analyze the performance of target levels of service regularly and incorporate more ambitious targets based on user satisfaction if required.

Timelines

- Although O. Reg requires identification of expenditures for a 10-year period in pursuit of LOS targets, it does not require municipalities to identify the timeframe to achieve them.
- Careful consideration should be given to setting realistic targets for when LOS targets are to be achieved.

1.1.3. General Considerations for All Scenarios

- **Stakeholder Engagement:**
 - Regularly engage with stakeholders to gather feedback and communicate changes transparently.
- **Data-Driven Decision Making:**
 - Use data analytics to inform decision-making processes and identify areas for improvement.
- **Flexibility and Adaptability:**
 - Design the methodology to be flexible, allowing for adjustments based on evolving conditions and priorities.
- **Continuous Improvement:**
 - Establish a process for continuous review and improvement of the LOS methodology itself.

2. Proposed Levels of Service Overview

2.1. Scope

Through a comprehensive assessment, the following levels of service for 9 asset categories have been developed, aligning with the long-term interests of the Township. Achievability is the key consideration, with measures in place to ensure realistic targets. The Township's financial capacity was thoroughly reviewed, confirming its ability to sustain the proposed service levels. Complementing this, a detailed lifecycle management and financial strategy was developed, delineating necessary activities for each asset category. This strategy outlines the full lifecycle of assets, presents viable options for lifecycle activities, evaluates associated risks, and prioritizes cost-effective measures to maintain the proposed service standards.

2.1.1. Proposed Levels of Service Scenarios

The following three scenarios have been considered for establishing target levels of service for all asset categories included in this Asset Management Plan.

While all three scenarios were reviewed, the Township of North Stormont selected Scenario 2 as their preferred path forward regarding proposed levels of service, which is reflected in the financial strategy and 10-year capital replacement forecasts.

Scenario 1: Status Quo Funding with 15 Year 50% Sanitary Target

Approach: This scenario assumes a stable taxation funding level maintained at 46.7%, a stable water rate funding level maintained at 52.1% and a phased annual rate increase of 2.7% for sanitary rates to achieve 50% funding in 15 years.

Scenario 2: Achieving 75% Funding in 15 Years

Approach: This scenario assumes a phased annual tax increase of approximately 1.0%, 1.3% for water rates, and 4.0% for sanitary rates, reaching 75% funding within 15 years.

Scenario 3: Achieving Full Funding in 15 Years

Approach: This scenario assumes a phased annual tax increase of approximately 2.2%, 2.5% for water rates, and 5.1% to sanitary rates, reaching full funding within 15 years.

This methodology provides a structured approach for managing infrastructure conditions and levels of service under different budget scenarios, emphasizing adaptability and stakeholder communication.

3. Scenario Analysis

3.1. Scenario 1: Status Quo Funding with 15-Year, 50% Sanitary Target

This scenario involves maintaining the current funding levels for tax-supported infrastructure and water rate-supported infrastructure over the next 15 years, along with a 2.7% increase in sanitary rates to reach 50% funding in 15 years. This approach maintains existing investment levels for most services while gradually improving the Township's ability to reinvest in the sanitary system. However, it may still limit the ability to fully meet growing infrastructure demands across all asset categories.

The following analysis considers the affordability, achievability, and associated risks of this scenario, evaluating how the proposed funding strategy aligns with both community expectations and long-term infrastructure sustainability.

3.1.1. Lifecycle Changes Required

Maintaining current capital investment levels for tax-supported and water rate-supported infrastructure means there would be no significant changes to lifecycle strategies for these assets. The municipality would continue relying on existing maintenance practices and capital planning approaches. This approach sustains existing service levels but may not be sufficient to address long-term infrastructure needs or improve service delivery. For the sanitary system, a gradual increase in investment would allow for modest improvements in lifecycle management over time.

- Sanitary Sewer Network:
 - ◆ Expanding inflow and infiltration investigations and increasing enforcement of by-laws prohibiting illegal sump pump connections.
 - ◆ Beginning to address aging wet wells through scheduled rehabilitation, and planning for more timely replacement of pumps and chains before they fail.

3.1.2. Sustainability and Feasibility of Proposed Service Levels

Of the three scenarios analyzed, Scenario 1 requires no tax increase, no water rate increase, and a conservative increase for sanitary rates. This approach is realistic as it allows the Township to continue with its current asset management practices without major tax or rate increases. Tax revenue would remain constant at \$3.6 million, with water rates at \$644 thousand, while sanitary rates would increase gradually from \$527 thousand to \$785 thousand. While this option may be feasible in the short term, it may not be sustainable in the long run due to increasing infrastructure demands, especially with aging assets and rising maintenance costs.

Based on these gradual proposed increases, while maintaining existing sustainable grant funding, the available capital funding over the next 10 years for Scenario 3 is indicated in the table below:

Table 1: Scenario 1 Available Capital Funding Over Next 10 Years

Source	Available Capital Funding									
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Tax Revenue	\$1.5m	\$1.5m	\$1.5m	\$1.5m	\$1.5m	\$1.5m	\$1.5m	\$1.5m	\$1.5m	\$1.5m
Water Rates	\$311k	\$311k	\$311k	\$311k	\$311k	\$311k	\$311k	\$311k	\$311k	\$311k
Sanitary Rates	\$85k	\$100k	\$115k	\$130k	\$146k	\$162k	\$179k	\$196k	\$214k	\$232k

The above table accounts for both current and future expenditures in order to achieve and maintain the proposed levels of service. This requires a combination of capital spending and saving (i.e. reserves) to ensure future large expenditures can be financed.

3.1.3. Risk Analysis

Evaluating the risks associated with each service level option is essential for balancing infrastructure needs, financial sustainability, and community expectations. By identifying and assessing these risks, the Township can make informed decisions that support long-term service reliability.

Scenario 1 Risks

- **Deferred Infrastructure Investment:** Without increased funding, the Township risks delayed asset replacements and growing infrastructure backlogs, leading to more frequent failures, higher maintenance costs, and service disruptions.
- **Regulatory Requirements:** The Township could face challenges in meeting regulatory requirements due to insufficient funding for necessary future upgrades, posing risks for compliance.
- **Financial Instability:** Continued reliance on unpredictable funding sources such as grants or reserves introduces long-term uncertainty and may delay critical infrastructure projects.
- **Future Demand:** While the annual increases are the most manageable, it may not provide enough funding to meet future service demands. This scenario may be more acceptable in the short term, but could become unsustainable in the long run if infrastructure needs continue to rise.
- **Volunteer Reliance:** Relying on volunteers for building maintenance and program delivery poses a risk of inconsistent service levels, delays in essential upkeep, and challenges in sustaining long-term operations due to turnover or limited availability.

3.2. Scenario 2: Achieving 75% Funding in 15 Years

This scenario outlines a phased funding approach, with an annual tax increase of approximately 1.0%, along with 1.3% increases in water rates and 4.0% increases in sanitary rates, aiming to achieve 75% funding within 15 years. The approach represents a more moderate level of funding while still addressing infrastructure needs.

The following analysis considers the affordability, achievability, and associated risks of this scenario, evaluating how the proposed funding strategy aligns with both community expectations and long-term infrastructure sustainability.

3.2.1. Lifecycle Changes Required

Increasing capital investment to achieve 75% funding would improve the Township's ability to manage infrastructure, extending asset lifecycles and reducing the need for major repairs. For all asset categories, more funding would enable proactive maintenance, timely upgrades, and early replacements. This scenario would contribute to gradual improvements in infrastructure conditions and help reduce the existing backlog. Increased funding could help ensure that all bridges remain free of loading restrictions over the long term, minimizing the risk of future limitations caused by aging infrastructure or deferred rehabilitation. These improvements would support the Township's goal of enhancing infrastructure reliability and service delivery over the long term.

- Road Network
 - ◆ Begin to close the gap between current demand and the gravel-to-paved road program.
 - ◆ Maintain surface treatment cycles closer to 10-year targets.
- Bridges and Culverts
 - ◆ Better alignment with OSIM recommendations over time.
- Water Network
 - ◆ Expand the cathodic protection program to additional sections of the network.
- Sanitary Sewer Network
 - ◆ Plan for timely rehabilitation of critical wet wells and gradual replacement of vulnerable pumps and chains.
- Stormwater System
 - ◆ Begin replacing older infrastructure with updated designs in priority areas.
- Buildings
 - ◆ Reduce dependence on volunteer maintenance.
 - ◆ Begin extending service contracts to additional municipal buildings.
- Land Improvements
 - ◆ Begin more regular replacement of play structures and improve accessibility in select locations.

- Vehicles, Machinery & Equipment
 - ♦ Establish a more reliable replacement schedule for key Public Works vehicles.
 - ♦ Improve fire equipment replacement timelines, addressing PPE and airbag gaps more consistently.
- Addressing the Backlog
 - ♦ The Township would be able to begin addressing the infrastructure backlog steadily, though not as aggressively as under full funding. Some deferred needs may persist beyond the 15-year window.

3.2.2. Sustainability and Feasibility of Proposed Service Levels

Of the three scenarios analyzed, Scenario 2 requires a moderate tax increase. Reaching 75% of full funding immediately would require an increase of 25.7% in tax revenue. This is not reasonable or realistic to achieve in a short period of time. With the recommended implementation timeframe of 15 years, tax revenue would be increased gradually from \$3.6 million to \$4.2 million, water revenue from \$644 thousand to \$781 thousand, and sanitary revenue from \$527 thousand to \$948 thousand.

Based on these gradual proposed increases, while maintaining existing sustainable grant funding, the available capital funding over the next 10 years for Scenario 2 is indicated in the table below:

Table 2: Scenario 2 Available Capital Funding Over Next 10 Years

Source	Available Capital Funding									
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Tax Revenue	\$1.6m	\$1.6m	\$1.7m	\$1.8m	\$1.9m	\$1.9m	\$1.9m	\$2.0m	\$2.0m	\$2.1m
Water Rates	\$319k	\$328k	\$336k	\$345k	\$354k	\$363k	\$372k	\$381k	\$390k	\$400k
Sanitary Rates	\$92k	\$114k	\$137k	\$161k	\$185k	\$211k	\$237k	\$265k	\$294k	\$324k

The above table accounts for both current and future expenditures in order to achieve and maintain the service level option. This requires a combination of capital spending and saving (i.e. reserves) to ensure future large expenditures can be financed.

3.2.3. Risk Analysis

Evaluating the risks associated with each service level option is essential for balancing infrastructure needs, financial sustainability, and community expectations. By identifying and assessing these risks, the Township can make informed decisions that support long-term service reliability.

Scenario 2 Risks

- **Delayed Improvement:** The municipality will not see significant improvements in asset conditions or service levels until full funding is reached after 15 years. However, gradual improvements will be made over time as funding increases.
- **Infrastructure Backlog:** Without immediate funding, there is a risk that the existing infrastructure backlog could continue to grow during the phase-in period, potentially leading to higher long-term costs and service disruptions.
- **Resource Constraints:** Implementing and maintaining this service level option may stretch the Township's operational capacity, particularly if there are limited resources or capacity to handle the expanded scope of work over the long term.
- **Taxation Increase:** While these increases are technically achievable, there's a possibility that residents may not fully support sustained increases over the long term, especially given the preference for moderate tax rates and the general satisfaction with current services.

3.3. Scenario 3: Achieving Full Funding in 15 Years

This scenario outlines a phased funding approach, with an annual tax increase of approximately 2.2%, along with 2.5% increases in water rates and 5.1% increases in sanitary rates, aiming to achieve full funding within 15 years. The approach focuses on ensuring the Township can fully fund its infrastructure needs over a set period.

The following analysis considers the affordability, achievability, and associated risks of this scenario, evaluating how the proposed funding strategy aligns with both community expectations and long-term infrastructure sustainability.

3.3.1. Lifecycle Changes Required

Increasing capital investment to achieve full funding over 15 years would significantly improve the township's ability to manage its infrastructure assets. This phased approach would allow for incremental funding increases, enabling proactive maintenance, timely upgrades, and early replacements, which would reduce the need for emergency repairs and extend asset lifecycles. The following lifecycle activities would be undertaken:

- Road Network
 - ◆ Extend surface treatment cycles from 7 to 10 years.
 - ◆ Expand the gravel-to-paved road program, which currently falls short of demand
 - ◆ Improve lifecycle strategies for asphalt roads by implementing timely overlay schedules and reducing reliance on unpredictable grant funding.
- Bridges and Culverts
 - ◆ Conduct timely replacements rather than relying solely on minor and major rehabs.
- Water Network
 - ◆ Support key Master Plan objectives, including the expansion of storage capacity to accommodate growth.
 - ◆ Expansion of the cathodic protection program to more areas
- Sanitary Sewer Network
 - ◆ Expand inflow/infiltration investigations and enforce by-laws that prevent illegal sump pump connections.
 - ◆ Ensure timely rehabilitation of aging wet wells and replacement of pumps and chains before failure.
- Stormwater System
 - ◆ Replacement of aging stormwater infrastructure with systems designed to modern standards.
 - ◆ Expand the network in areas currently lacking proper discharge points, particularly in village centres.
- Buildings
 - ◆ Reduce dependence on overburdened volunteers for building maintenance.

- ◆ Extend service contracts to all municipal buildings and mitigate safety and liability risks.
- Land Improvements
 - ◆ Transition away from relying on volunteers for playground maintenance, field upkeep.
 - ◆ Regular play structure replacements and upgrades to meet accessibility standards.
- Vehicles, Machinery & Equipment
 - ◆ Implement a reliable replacement schedule for Public Works vehicles like snowplows, which are essential for service delivery.
 - ◆ Fire equipment could be replaced on a consistent cycle, addressing current gaps in PPE and airbag renewal.
- Addressing the backlog
 - ◆ The phased funding strategy would allow the township to start addressing the infrastructure backlog immediately, gradually reducing it over the 15-year period.

3.3.2. Sustainability and Feasibility of Proposed Service Levels

Of the three scenarios analyzed, Scenario 3 requires the highest tax increase. Reaching full funding immediately would require an increase of 48.7% in tax revenue, 44.4% increase in water rates, and 110.7% increase in sanitary rates. This is not reasonable or realistic to achieve in a short period of time. With the recommended implementation timeframe of 15 years, tax revenue would be increased gradually from \$3.6 million to \$5.0 million, water revenue from \$644 thousand to \$932 thousand, and sanitary revenue from \$527 thousand to \$1.1 million.

Based on maintaining current funding levels and existing sustainable grant funding, the available capital funding over the next 10 years for Scenario 3 is indicated in the table below:

Table 3: Scenario 3 Available Capital Funding Over Next 10 Years

Source	Available Capital Funding									
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Tax Revenue	\$1.6m	\$1.7m	\$1.8m	\$2.0m	\$2.1m	\$2.2m	\$2.3m	\$2.4m	\$2.5m	\$2.6m
Water Rates	\$327k	\$344k	\$360k	\$378k	\$396k	\$414k	\$432k	\$452k	\$471k	\$491k
Sanitary Rates	\$98k	\$126k	\$156k	\$187k	\$220k	\$254k	\$290k	\$328k	\$368k	\$410k

The above table accounts for both current and future expenditures in order to achieve and maintain the service level option. This requires a combination of capital spending and saving (i.e. reserves) to ensure future large expenditures can be financed.

3.3.3. Risk Analysis

Evaluating the risks associated with each service level option is essential for balancing infrastructure needs, financial sustainability, and community expectations. By identifying and assessing these risks, the Township can make informed decisions that support long-term service reliability.

Scenario 3 Risks

- **Delayed Improvement:** The municipality will not see significant improvements in asset conditions or service levels until full funding is reached after 15 years. However, gradual improvements will be made over time as funding increases.
- **Infrastructure Backlog:** Without immediate funding, there is a risk that the existing infrastructure backlog could continue to grow during the phase-in period, potentially leading to higher long-term costs and service disruptions.
- **Resource Constraints:** Implementing and maintaining this service level option may stretch the Township's operational capacity, particularly if there are limited resources or capacity to handle the expanded scope of work over the long term.
- **Taxation Increase:** While these increases are technically achievable, there's a possibility that residents may not fully support sustained increases over the long term, especially given the preference for moderate tax rates and the general satisfaction with current services.

4. Categorical Analysis

4.1. Road Network

4.1.1. Current Levels of Service

Service Attribute	Technical Metric	Current LOS (2023)
Scope	Lane-km of arterial roads (MMS classes 1 and 2) per land area (km/km ²)	0 km/km ²
	Lane-km of collector roads (MMS classes 3 and 4) per land area (km/km ²)	1.13 km/km ²
	Lane-km of local roads (MMS classes 5 and 6) per land area (km/km ²)	0.21 km/km ²
Quality	Average pavement condition index for paved roads in the municipality	67
	Average surface condition for unpaved roads in the municipality (e.g., excellent, good, fair, poor)	60
Performance	Capital reinvestment rate	0.45%

4.1.2. Proposed Levels of Service

As per O. Reg. 588/17, by July 1, 2025, municipalities are required to consider proposed levels of service (PLOS), discuss the associated risks and long-term sustainability of these service levels, and explain the municipality's ability to afford the PLOS.

The tables and graphs below explain the proposed levels of service scenarios that were analyzed for the Road Network. Further PLOS analysis at the portfolio level can be found in Proposed Levels of Service Scenario Analysis.

Scenario	Description
Scenario 1: Maintaining Current Funding Level	This scenario assumes a stable funding level maintained at approximately 46.7%, with no phased tax increases over the projection period.
Scenario 2: Achieving 75% Funding in 15 Years	This scenario assumes a phased tax increase of approximately 1.0% annually, reaching 75% funding within 15 years
Scenario 3: Achieving Full Funding in 15 Years	This scenario assumes a phased tax increase of approximately 2.2% annually, reaching full funding within 15 years

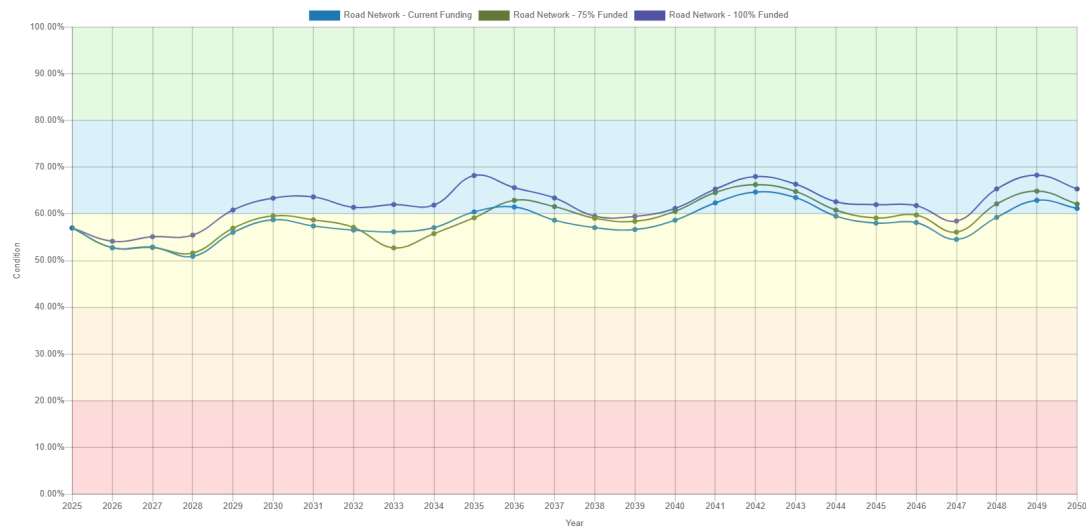
PLOS Analysis

The following table compares three funding scenarios, showing how different levels of annual capital spending impact asset condition, risk, and overall performance over time.

Table 4: Road Network pLOS Scenario Analysis

Scenario	Technical LOS Outcomes	Initial Value (2025)	10 Year Projection (2035)	25 Year Projection (2050)	Scenario Average
Scenario 1	Average Condition	56.98%	60.44%	61.18%	58.17%
	Average Asset Risk	9.26	8.81	8.97	9.1
	Average Annual Investment		\$680,853		
	Capital re-investment rate		0.45%		
Scenario 2	Average Condition	56.98%	59.17%	62.13%	59.13%
	Average Asset Risk	9.26	9.09	8.83	8.98
	Average Annual Investment		\$1,119,464		
	Capital re-investment rate		0.74%		
Scenario 3	Average Condition	56.98%	68.22%	65.34%	62.15%
	Average Asset Risk	9.26	7.54	8.33	8.45
	Average Annual Investment		\$1,492,618		
	Capital re-investment rate		0.99%		

Figure 1: Road Network Scenario Comparison



4.2. Bridges & Culverts

4.2.1. Current Levels of Service

Service Attribute	Technical Metric	Current LOS (2023)
Scope	% of bridges in the Municipality with loading or dimensional restrictions	0%
Quality	Average bridge condition index value for bridges in the Municipality	66
	Average bridge condition index value for structural culverts in the Municipality	68
Performance	Capital re-investment rate	0.0%

4.2.2. Proposed Levels of Service

As per O. Reg. 588/17, by July 1, 2025, municipalities are required to consider proposed levels of service (PLOS), discuss the associated risks and long-term sustainability of these service levels, and explain the municipality's ability to afford the PLOS.

The tables and graphs below explain the proposed levels of service scenarios that were analyzed for bridges & culverts. Further PLOS analysis at the portfolio level can be found in Proposed Levels of Service Scenario Analysis.

Scenario	Description
Scenario 1: Maintaining Current Funding Level	This scenario assumes a stable funding level maintained at approximately 46.7%, with no phased tax increases over the projection period.
Scenario 2: Achieving 75% Funding in 15 Years	This scenario assumes a phased tax increase of approximately 1.0% annually, reaching 75% funding within 15 years
Scenario 3: Achieving Full Funding in 15 Years	This scenario assumes a phased tax increase of approximately 2.2% annually, reaching full funding within 15 years

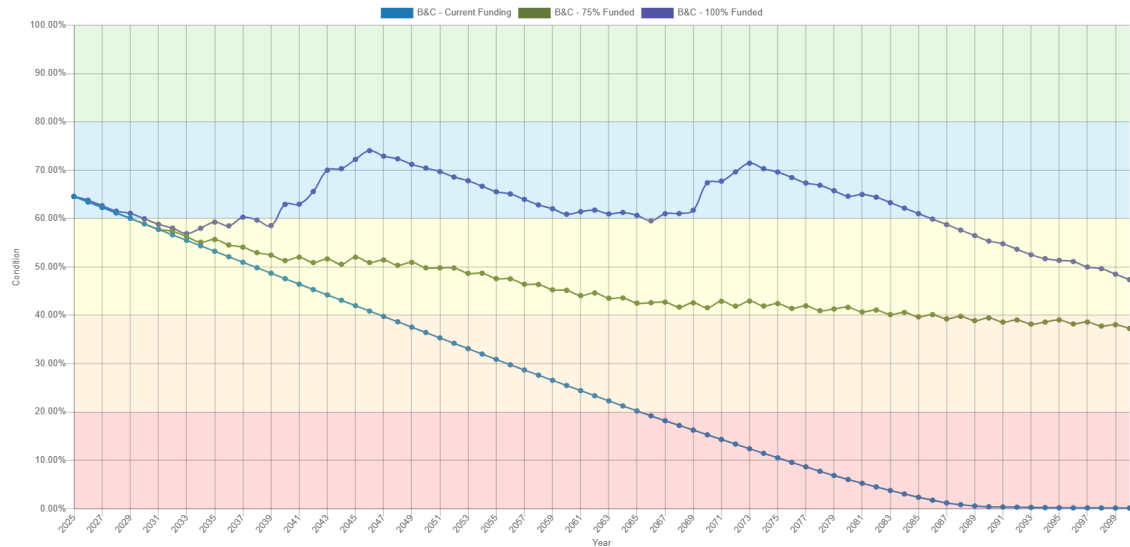
PLOS Analysis

The following table compares three funding scenarios, showing how different levels of annual capital spending impact asset condition, risk, and overall performance over time.

Table 5: Bridges & Culverts pLOS Scenario Analysis

Scenario	Technical LOS Outcomes	Initial Value (2025)	10 Year Projection (2035)	25 Year Projection (2050)	Scenario Average
Scenario 1	Average Condition	64.56%	53.24%	36.43%	25.52%
	Average Asset Risk	6.49	8.58	10.3	11.84
	Average Annual Investment		\$0		
	Capital re-investment rate		0.00%		
Scenario 2	Average Condition	64.56%	55.68%	49.82%	46.52%
	Average Asset Risk	6.49	8.31	8.19	8.65
	Average Annual Investment		\$193,322		
	Capital re-investment rate		0.94%		
Scenario 3	Average Condition	64.56%	59.28%	70.44%	62.28%
	Average Asset Risk	6.49	8.03	5.64	7.04
	Average Annual Investment		\$257,763		
	Capital re-investment rate		1.25%		

Figure 2: B&C Scenario Comparison



4.3. Buildings

4.3.1. Current Levels of Service

Service Attribute	Technical Metric	Current LOS (2023)
Scope	Average Condition Rating	Fair (50%)
Quality	Average Risk Rating	Moderate (12.12)
Performance	Capital re-investment rate	1.2%

4.3.2. Proposed

As per O. Reg. 588/17, by July 1, 2025, municipalities are required to consider proposed levels of service (PLOS), discuss the associated risks and long-term sustainability of these service levels, and explain the municipality's ability to afford the PLOS.

The tables and graphs below explain the proposed levels of service scenarios that were analyzed for municipal buildings. Further PLOS analysis at the portfolio level can be found in Proposed Levels of Service Scenario Analysis.

Scenario	Description
Scenario 1: Maintaining Current Funding Level	This scenario assumes a stable funding level maintained at approximately 46.7%, with no phased tax increases over the projection period.
Scenario 2: Achieving 75% Funding in 15 Years	This scenario assumes a phased tax increase of approximately 1.0% annually, reaching 75% funding within 15 years
Scenario 3: Achieving Full Funding in 15 Years	This scenario assumes a phased tax increase of approximately 2.2% annually, reaching full funding within 15 years

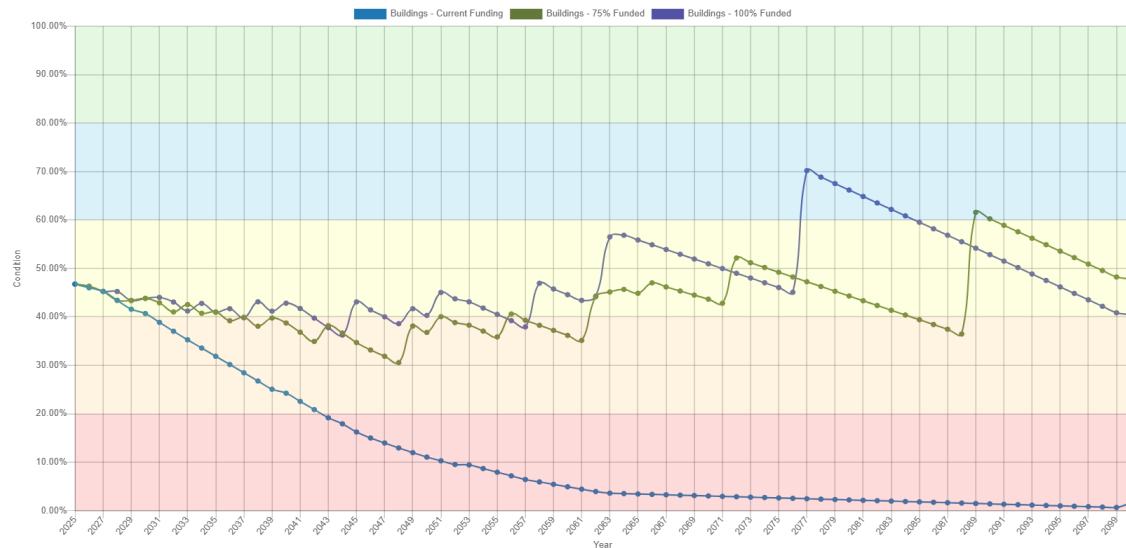
PLOS Analysis

The following table compares three funding scenarios, showing how different levels of annual capital spending impact asset condition, risk, and overall performance over time.

Table 6: Buildings pLOS Scenario Analysis

Scenario	Technical LOS Outcomes	Initial Value (2025)	10 Year Projection (2035)	25 Year Projection (2050)	Scenario Average
Scenario 1	Average Condition	46.77%	31.86%	11.06%	11.86%
	Average Asset Risk	12.41	15.69	19.68	19.1
	Average Annual Investment	\$353,315			
	Capital re-investment rate	1.20%			
Scenario 2	Average Condition	46.77%	41.03%	36.79%	43.36%
	Average Asset Risk	12.41	14.37	15.3	13.57
	Average Annual Investment	\$546,651			
	Capital re-investment rate	1.85%			
Scenario 3	Average Condition	64.56%	59.28%	70.44%	62.28%
	Average Asset Risk	6.49	8.03	5.64	7.04
	Average Annual Investment	\$728,868			
	Capital re-investment rate	2.47%			

Figure 3: Buildings Scenario Comparison



4.4. Machinery & Equipment

4.4.1. Current Levels of Service

Service Attribute	Technical Metric	Current LOS (2023)
Scope	Average Condition Rating	Fair (51%)
Quality	Average Risk Rating	Moderate (9.4)
Performance	Capital re-investment rate	6.29%

4.4.2. Proposed Levels of Service

As per O. Reg. 588/17, by July 1, 2025, municipalities are required to consider proposed levels of service (PLOS), discuss the associated risks and long-term sustainability of these service levels, and explain the municipality's ability to afford the PLOS.

The tables and graphs below explain the proposed levels of service scenarios that were analyzed for machinery & equipment. Further PLOS analysis at the portfolio level can be found in Proposed Levels of Service Scenario Analysis.

Scenario	Description
Scenario 1: Maintaining Current Funding Level	This scenario assumes a stable funding level maintained at approximately 46.7%, with no phased tax increases over the projection period.
Scenario 2: Achieving 75% Funding in 15 Years	This scenario assumes a phased tax increase of approximately 1.0% annually, reaching 75% funding within 15 years

Machinery & Equipment is currently fully funded, with existing contributions meeting projected lifecycle needs. As a result, only two scenarios were analyzed to confirm sustainability, and further analysis was not needed since additional funding would exceed requirements and divert resources from higher-need areas.

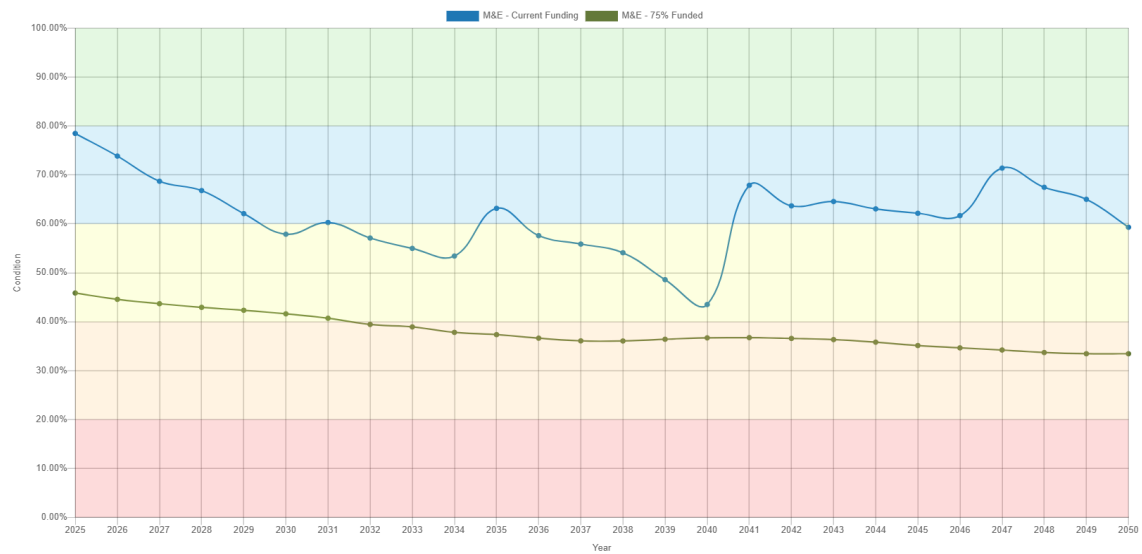
PLOS Analysis

The following table compares two funding scenarios, showing how different levels of annual capital spending impact asset condition, risk, and overall performance over time.

Table 7: Machinery & Equipment pLOS Scenario Analysis

Scenario	Technical LOS Outcomes	Initial Value (2025)	10 Year Projection (2035)	25 Year Projection (2050)	Scenario Average
Scenario 1	Average Condition	78.49%	63.16%	59.30%	61.64%
	Average Asset Risk	4.44	6.66	7.55	6.72
	Average Annual Investment		\$283,482		
	Capital re-investment rate		6.29%		
Scenario 2	Average Condition	45.86%	37.35%	33.44%	37.96%
	Average Asset Risk	9.89	10.31	10.74	10.32
	Average Annual Investment		\$212,612		
	Capital re-investment rate		4.28%		

Figure 4: Machinery & Equipment Scenario Comparison



4.5. Vehicles

4.5.1. Current Levels of Service

Service Attribute	Technical Metric	Current LOS (2023)
Scope	Average Condition Rating	Fair (44%)
Quality	Average Risk Rating	High (10.1)
Performance	Capital re-investment rate	2.78%

4.5.2. Proposed Levels of Service

As per O. Reg. 588/17, by July 1, 2025, municipalities are required to consider proposed levels of service (PLOS), discuss the associated risks and long-term sustainability of these service levels, and explain the municipality's ability to afford the PLOS.

The tables and graphs below explain the proposed levels of service scenarios that were analyzed for municipal vehicles. Further PLOS analysis at the portfolio level can be found in Proposed Levels of Service Scenario Analysis.

Scenario	Description
Scenario 1: Maintaining Current Funding Level	This scenario assumes a stable funding level maintained at approximately 46.7%, with no phased tax increases over the projection period.
Scenario 2: Achieving 75% Funding in 15 Years	This scenario assumes a phased tax increase of approximately 1.0% annually, reaching 75% funding within 15 years
Scenario 3: Achieving Full Funding in 15 Years	This scenario assumes a phased tax increase of approximately 2.2% annually, reaching full funding within 15 years

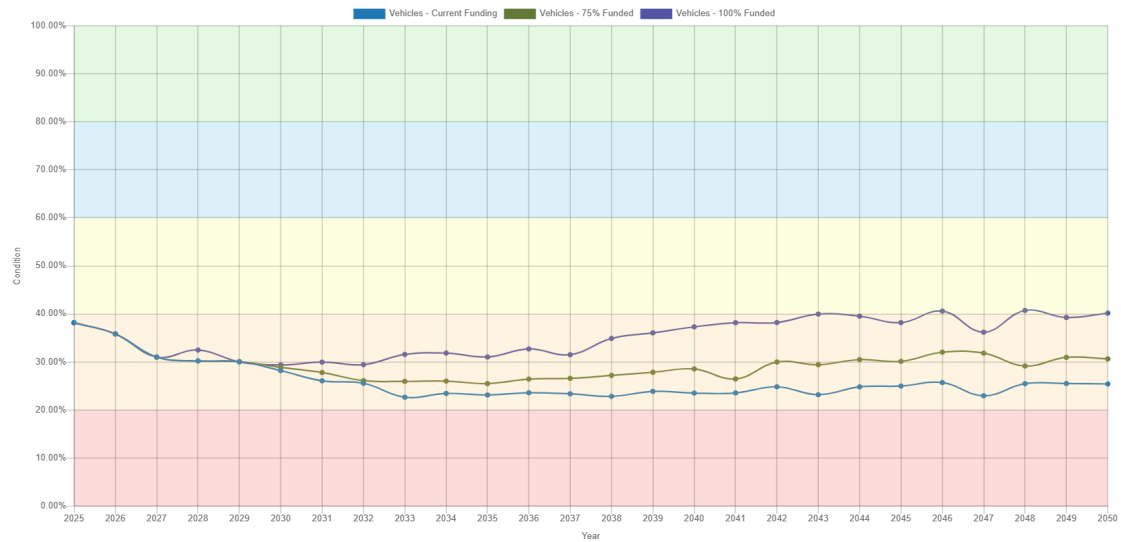
PLOS Analysis

The following table compares three funding scenarios, showing how different levels of annual capital spending impact asset condition, risk, and overall performance over time.

Table 8: Vehicles pLOS Scenario Analysis

Scenario	Technical LOS Outcomes	Initial Value (2025)	10 Year Projection (2035)	25 Year Projection (2050)	Scenario Average
Scenario 1	Average Condition	38.17%	23.13%	25.42%	26.07%
	Average Asset Risk	11.04	13.17	12.59	12.64
	Average Annual Investment	\$167,750			
	Capital re-investment rate	2.78%			
Scenario 2	Average Condition	38.17%	25.50%	30.64%	29.35%
	Average Asset Risk	11.04	12.86	12.07	12.22
	Average Annual Investment	\$243,451			
	Capital re-investment rate	4.03%			
Scenario 3	Average Condition	38.17%	31.04%	40.16%	35.16%
	Average Asset Risk	11.04	12.11	10.55	11.45
	Average Annual Investment	\$324,601			
	Capital re-investment rate	5.38%			

Figure 5: Vehicles Scenario Comparison



4.6. Land Improvements

4.6.1. Current Levels of Service

Service Attribute	Technical Metric	Current LOS (2023)
Scope	Average Condition Rating	Good (63%)
Quality	Average Risk Rating	Moderate (8.54)
Performance	Capital re-investment rate	0.65%

4.6.2. Proposed Levels of Service

As per O. Reg. 588/17, by July 1, 2025, municipalities are required to consider proposed levels of service (PLOS), discuss the associated risks and long-term sustainability of these service levels, and explain the municipality's ability to afford the PLOS.

The tables and graphs below explain the proposed levels of service scenarios that were analyzed for land improvement assets. Further PLOS analysis at the portfolio level can be found in Proposed Levels of Service Scenario Analysis.

Scenario	Description
Scenario 1: Maintaining Current Funding Level	This scenario assumes a stable funding level maintained at approximately 46.7%, with no phased tax increases over the projection period.
Scenario 2: Achieving 75% Funding in 15 Years	This scenario assumes a phased tax increase of approximately 1.0% annually, reaching 75% funding within 15 years
Scenario 3: Achieving Full Funding in 15 Years	This scenario assumes a phased tax increase of approximately 2.2% annually, reaching full funding within 15 years

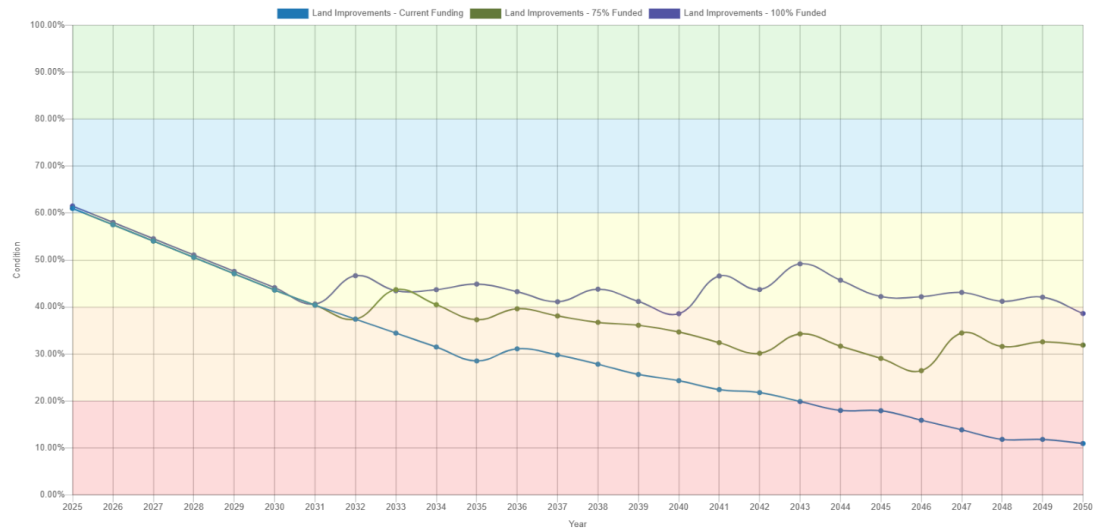
PLOS Analysis

The following table compares three funding scenarios, showing how different levels of annual capital spending impact asset condition, risk, and overall performance over time.

Table 9: Land Improvements pLOS Scenario Analysis

Scenario	Technical LOS Outcomes	Initial Value (2025)	10 Year Projection (2035)	25 Year Projection (2050)	Scenario Average
Scenario 1	Average Condition	61.00%	28.52%	10.93%	30.35%
	Average Asset Risk	8.23	12.53	16.51	13.24
	Average Annual Investment	\$11,700			
	Capital re-investment rate	0.65%			
Scenario 2	Average Condition	61.00%	37.29%	31.89%	38.96%
	Average Asset Risk	8.23	11.39	13.88	12.13
	Average Annual Investment	\$80,258			
	Capital re-investment rate	4.43%			
Scenario 3	Average Condition	61.00%	44.88%	38.62%	45.34%
	Average Asset Risk	8.23	10.84	13.5	11.39
	Average Annual Investment	\$107,010			
	Capital re-investment rate	5.90%			

Figure 6: Land Improvements Scenario Comparison



4.7. Storm Network

4.7.1. Current Levels of Service

Service Attribute	Technical Metric	Current LOS (2023)
Scope	% of properties in municipality resilient to a 100-year storm	66%
	% of the municipal stormwater management system resilient to a 5-year storm	100%
Quality	Average condition of stormwater assets	Fair (56%)
Performance	Capital reinvestment rate	0.34%

4.7.2. Proposed Levels of Service

As per O. Reg. 588/17, by July 1, 2025, municipalities are required to consider proposed levels of service (PLOS), discuss the associated risks and long-term sustainability of these service levels, and explain the municipality's ability to afford the PLOS.

The tables and graphs below explain the proposed levels of service scenarios that were analyzed for the Storm Network. Further PLOS analysis at the portfolio level can be found in Proposed Levels of Service Scenario Analysis.

Scenario	Description
Scenario 1: Maintaining Current Funding Level	This scenario assumes a stable funding level maintained at approximately 46.7%, with no phased tax increases over the projection period.
Scenario 2: Achieving 75% Funding in 15 Years	This scenario assumes a phased tax increase of approximately 1.0% annually, reaching 75% funding within 15 years
Scenario 3: Achieving Full Funding in 15 Years	This scenario assumes a phased tax increase of approximately 2.2% annually, reaching full funding within 15 years

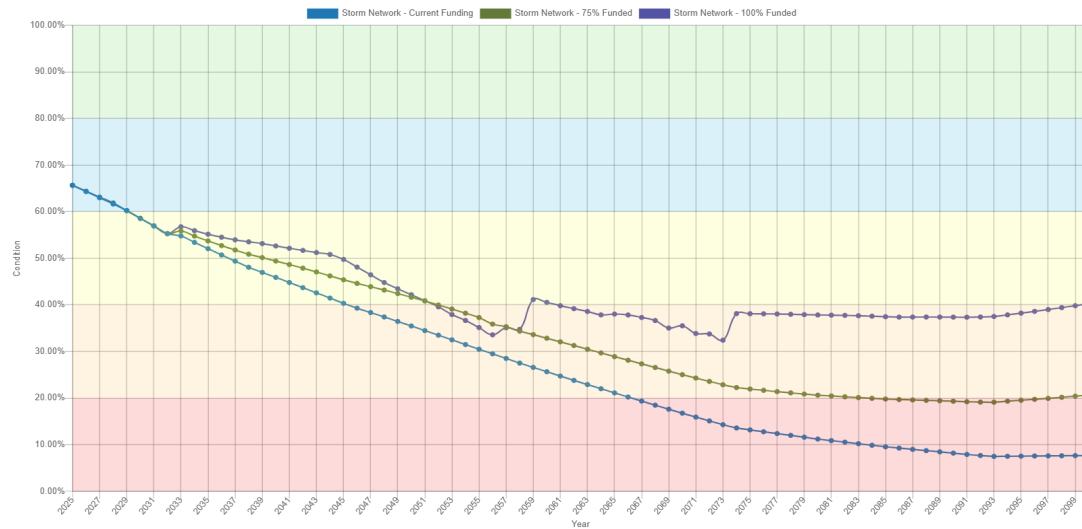
PLOS Analysis

The following table compares three funding scenarios, showing how different levels of annual capital spending impact asset condition, risk, and overall performance over time.

Table 10: Storm Network pLOS Scenario Analysis

Scenario	Technical LOS Outcomes	Initial Value (2025)	10 Year Projection (2035)	25 Year Projection (2050)	Scenario Average
Scenario 1	Average Condition	65.65%	52.06%	35.47%	27.59%
	Average Asset Risk	3.9	4.19	4.27	4.32
	Average Annual Investment	\$20,350			
	Capital re-investment rate	0.34%			
Scenario 2	Average Condition	65.65%	53.72%	41.64%	34.54%
	Average Asset Risk	3.9	4.11	3.99	4.17
	Average Annual Investment	\$86,304			
	Capital re-investment rate	1.45%			
Scenario 3	Average Condition	65.65%	55.16%	42.18%	43.16%
	Average Asset Risk	3.9	4.04	3.97	4.02
	Average Annual Investment	\$115,072			
	Capital re-investment rate	1.94%			

Figure 7: Storm Network Scenario Comparison



4.8. Water Network

4.8.1. Current Levels of Service

Service Attribute	Technical Metric	Current LOS (2023)
Scope	% of properties connected to the municipal water system	18%
	% of properties where fire flow is available	18%
Reliability	# of connection-days per year due to water main breaks compared to the total number of properties connected to the municipal water system	0 : 525
	# of connection-days per year where a boil water advisory notice is in place compared to the total number of properties connected to the municipal water system	0 : 525
	Average condition of Water Network assets	Fair (57%)
Performance	Capital re-investment rate	0.89%

4.8.2. Proposed Levels of Service

As per O. Reg. 588/17, by July 1, 2025, municipalities are required to consider proposed levels of service (PLOS), discuss the associated risks and long-term sustainability of these service levels, and explain the municipality's ability to afford the PLOS.

The tables and graphs below explain the proposed levels of service scenarios that were analyzed for the Water Network. Further PLOS analysis at the portfolio level can be found in Proposed Levels of Service Scenario Analysis.

Scenario	Description
Scenario 1: Maintaining Current Funding Level	This scenario assumes a stable funding level maintained at approximately 52.1%, with no phased rate increases over the projection period.
Scenario 2: Achieving 75% Funding in 15 Years	This scenario assumes a phased rate increase of approximately 1.3% annually, reaching 75% funding within 15 years
Scenario 3: Achieving Full Funding in 15 Years	This scenario assumes a phased rate increase of approximately 2.5% annually, reaching full funding within 15 years

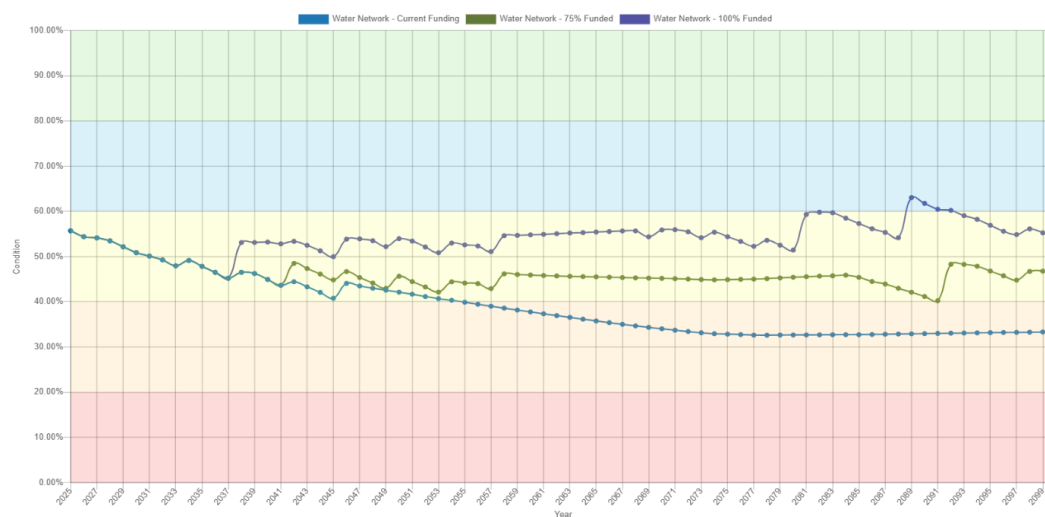
PLOS Analysis

The following table compares three funding scenarios, showing how different levels of annual capital spending impact asset condition, risk, and overall performance over time.

Table 11: Water Network pLOS Scenario Analysis

Scenario	Technical LOS Outcomes	Initial Value (2025)	10 Year Projection (2035)	25 Year Projection (2050)	Scenario Average
Scenario 1	Average Condition	55.71%	47.82%	42.13%	39.02%
	Average Asset Risk	7.92	10.00	11.00	11.28
	Average Annual Investment	\$311,000			
	Capital re-investment rate	0.89%			
Scenario 2	Average Condition	55.71%	47.82%	45.64%	46.08%
	Average Asset Risk	7.92	10.00	10.65	10.55
	Average Annual Investment	\$447,614			
	Capital re-investment rate	1.28%			
Scenario 3	Average Condition	55.71%	47.82%	53.96%	54.21%
	Average Asset Risk	7.92	10.00	8.64	8.86
	Average Annual Investment	\$594,818			
	Capital re-investment rate	1.71%			

Figure 8: Water Network Scenario Comparison



4.9. Sanitary Network

4.9.1. Current Levels of Service

Service Attribute	Technical Metric	Current LOS (2023)
Scope	% of properties connected to the municipal sanitary system	18%
Reliability	# of events per year where combined sewer flow in the municipal sanitary system exceeds system capacity compared to the total number of properties connected to the municipal sanitary system	NA
	# of connection-days per year due to sanitary main backups compared to the total number of properties connected to the municipal sanitary system	0 : 525
	# of effluent violations per year due to sanitary discharge compared to the total number of properties connected to the municipal sanitary system	0 : 525
	Average condition of sanitary assets	Good (61%)
Performance	Capital re-investment rate	0.19%

4.9.2. Proposed Levels of Service

As per O. Reg. 588/17, by July 1, 2025, municipalities are required to consider proposed levels of service (PLOS), discuss the associated risks and long-term sustainability of these service levels, and explain the municipality's ability to afford the PLOS.

The tables and graphs below explain the proposed levels of service scenarios that were analyzed for the Sanitary Network. Further PLOS analysis at the portfolio level can be found in Proposed Levels of Service Scenario Analysis.

Scenario	Description
Scenario 1: Achieving 50% Funding in 15 Years	This scenario assumes a phased rate increase of approximately 2.7% annually, reaching 50% funding within 15 years
Scenario 2: Achieving 75% Funding in 15 Years	This scenario assumes a phased rate increase of approximately 4.0% annually, reaching 75% funding within 15 years
Scenario 3: Achieving Full Funding in 15 Years	This scenario assumes a phased rate increase of approximately 5.1% annually, reaching full funding within 15 years

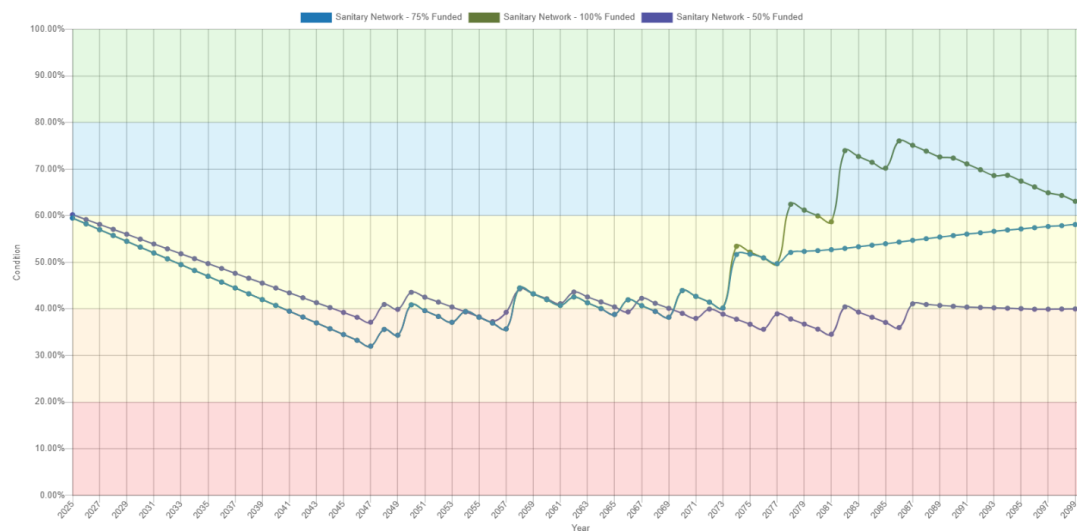
PLOS Analysis

The following table compares three funding scenarios, showing how different levels of annual capital spending impact asset condition, risk, and overall performance over time.

Table 12: Sanitary Network pLOS Scenario Analysis

Scenario	Technical LOS Outcomes	Initial Value (2025)	10 Year Projection (2035)	25 Year Projection (2050)	Scenario Average
Scenario 1	Average Condition	60.22%	49.73%	33.99%	29.10%
	Average Asset Risk	7.27	9.18	11.72	11.76
	Average Annual Investment		\$327,125		
	Capital re-investment rate		0.89%		
Scenario 2	Average Condition	60.22%	49.73%	40.87%	46.90%
	Average Asset Risk	7.27	9.18	10.01	9.11
	Average Annual Investment		\$490,687		
	Capital re-investment rate		1.34%		
Scenario 3	Average Condition	60.22%	49.73%	40.87%	50.83%
	Average Asset Risk	7.27	9.18	10.01	8.61
	Average Annual Investment		\$654,249		
	Capital re-investment rate		1.79%		

Figure 9: Sanitary Network Scenario Comparison



Appendix A: Proposed LOS 10-Year Capital Requirements

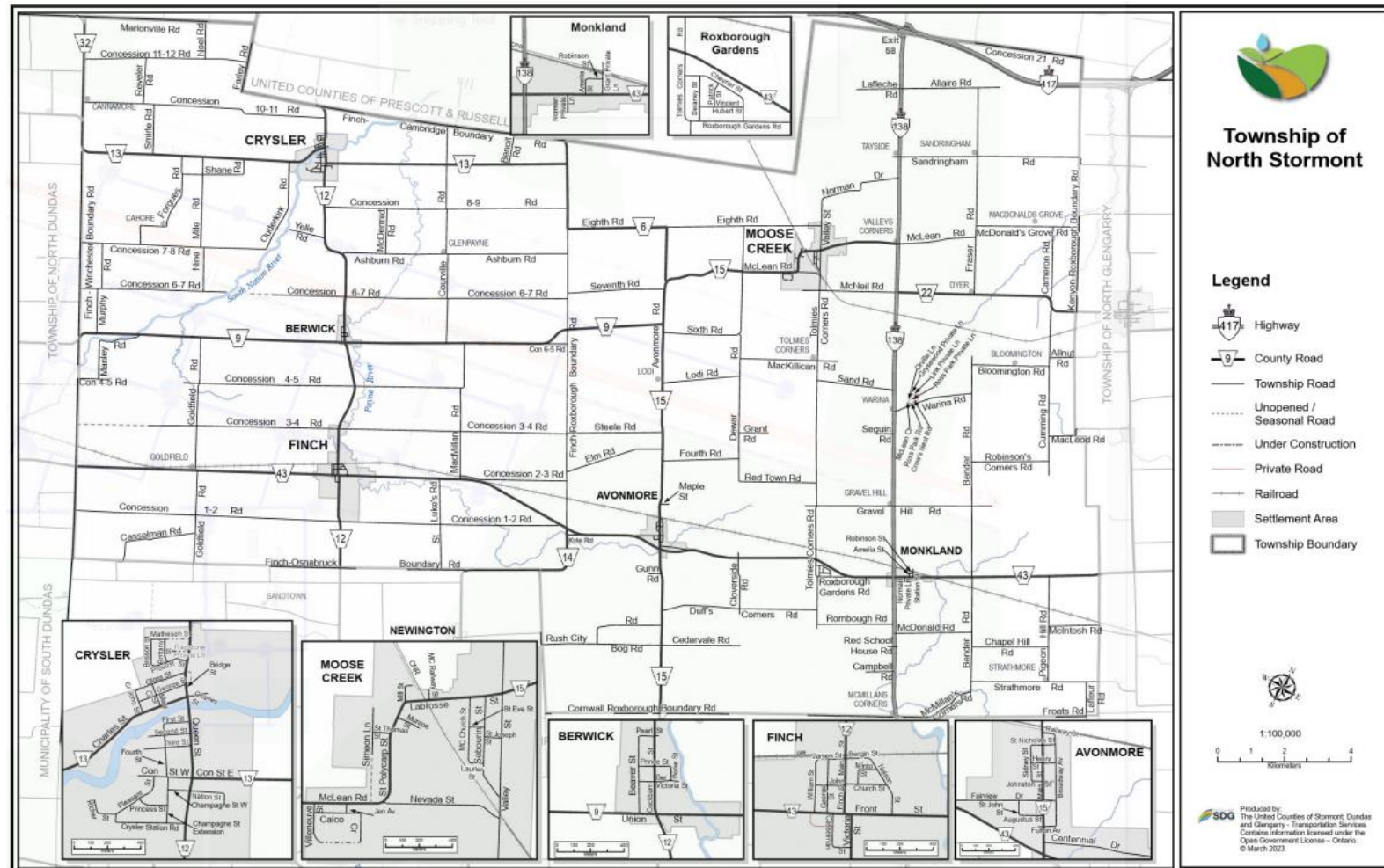
The following table identifies the capital cost requirements of recommended lifecycle events, as generated by the Township's asset management software, while considering annuals budgets.

(Scenario 2 of the analyzed levels of service options). Refer to the Financial Strategy for more details.

Asset Category	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Road Network	\$297k	\$138k	\$716k	\$728k	\$731k	\$806k	\$805k	\$714k	\$849k	\$887k
Bridges & Culverts	-	-	-	-	-	-	-	\$150k	-	-
Buildings	\$280k	\$416k	\$241k	-	\$547k	\$684k	\$283k	-	\$1.0m	-
Machinery & Equipment	\$207k	\$217k	\$212k	\$214k	\$212k	\$210k	\$216k	\$209k	\$214k	\$202k
Vehicles	\$166k	\$150k	-	\$240k	\$275k	\$211k	\$200k	\$144k	\$220k	\$220k
Land Improvements	-	-	-	-	-	-	-	-	\$172k	-
Storm Network	\$20k	\$22k	\$23k	\$24k	\$7k	-	\$3k	-	\$164k	\$40k
Water Network	-	-	\$459k	\$283k	-	-	\$241k	\$207k	-	\$1.1m
Sanitary Network	-	-	-	-	-	-	-	-	-	-
TOTAL	\$673k	\$805k	\$935k	\$762k	\$1.0m	\$1.1m	\$943k	\$710k	\$1.8m	\$1.6m

Appendix B: Levels of Service Images & Maps

Road Network Map



Bridges & Culverts Images

The condition scale for bridges & culverts utilized is from 0 to 100 from Very Poor to Very Good. See the following images as examples of a bridge and structural culvert in Good condition, as well as a bridge and structural culvert in Fair condition.

Concession 8-9 Bridge (BCI = 73 Good)



Bender Road Culvert (BCI = 75 Good)



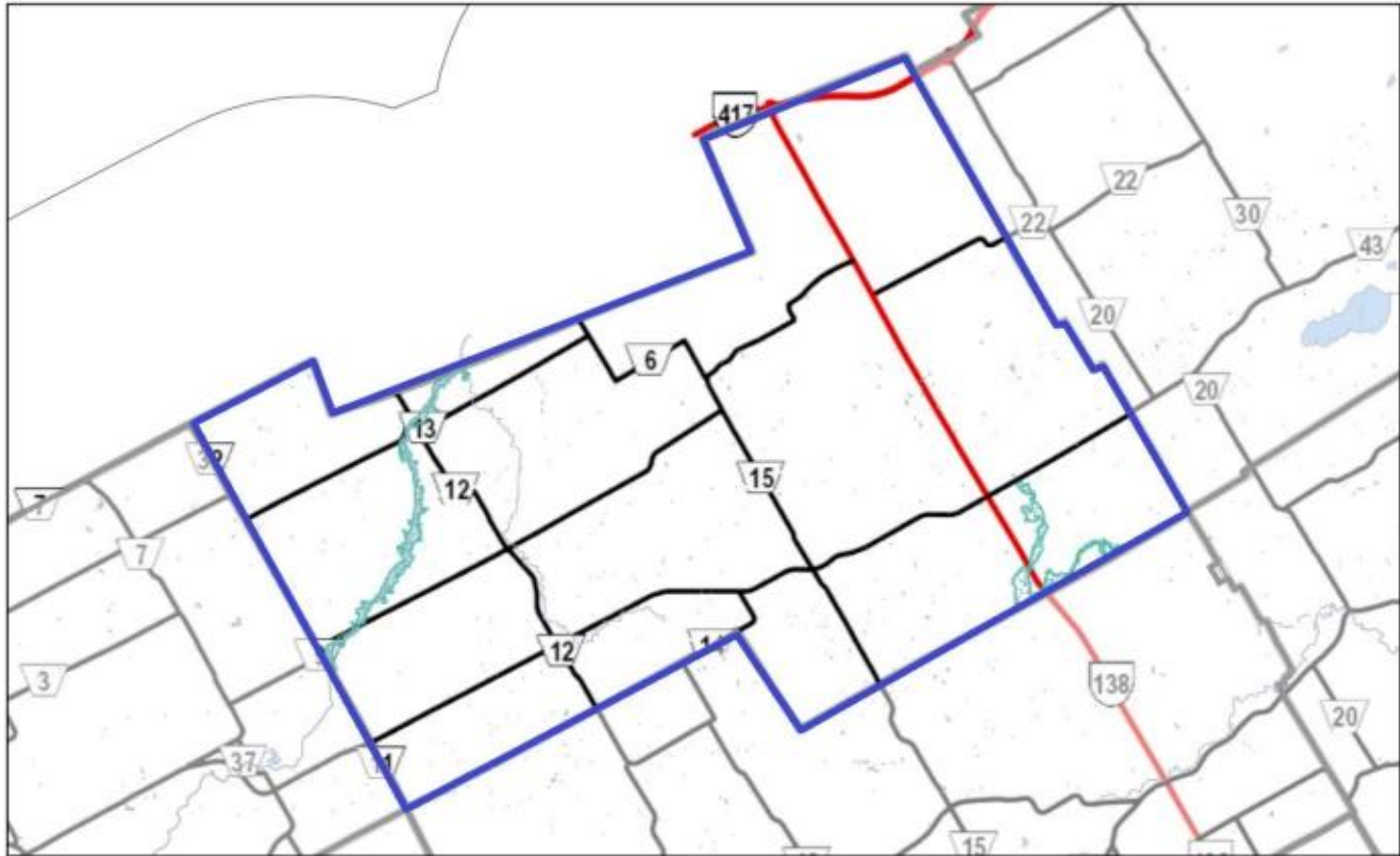
Concession 6-7 Bridge (BCI = 49 Fair)



Roxborough - Finch Boundary Culvert (BCI = 50 Fair)



Stormwater Floodplain Map



2022-06-22, 7:23:34 p.m.

SDG_HighwaysCountyRoads

Highway; Highway - Ramp

Township Boundaries

County Road

Lake or Major River

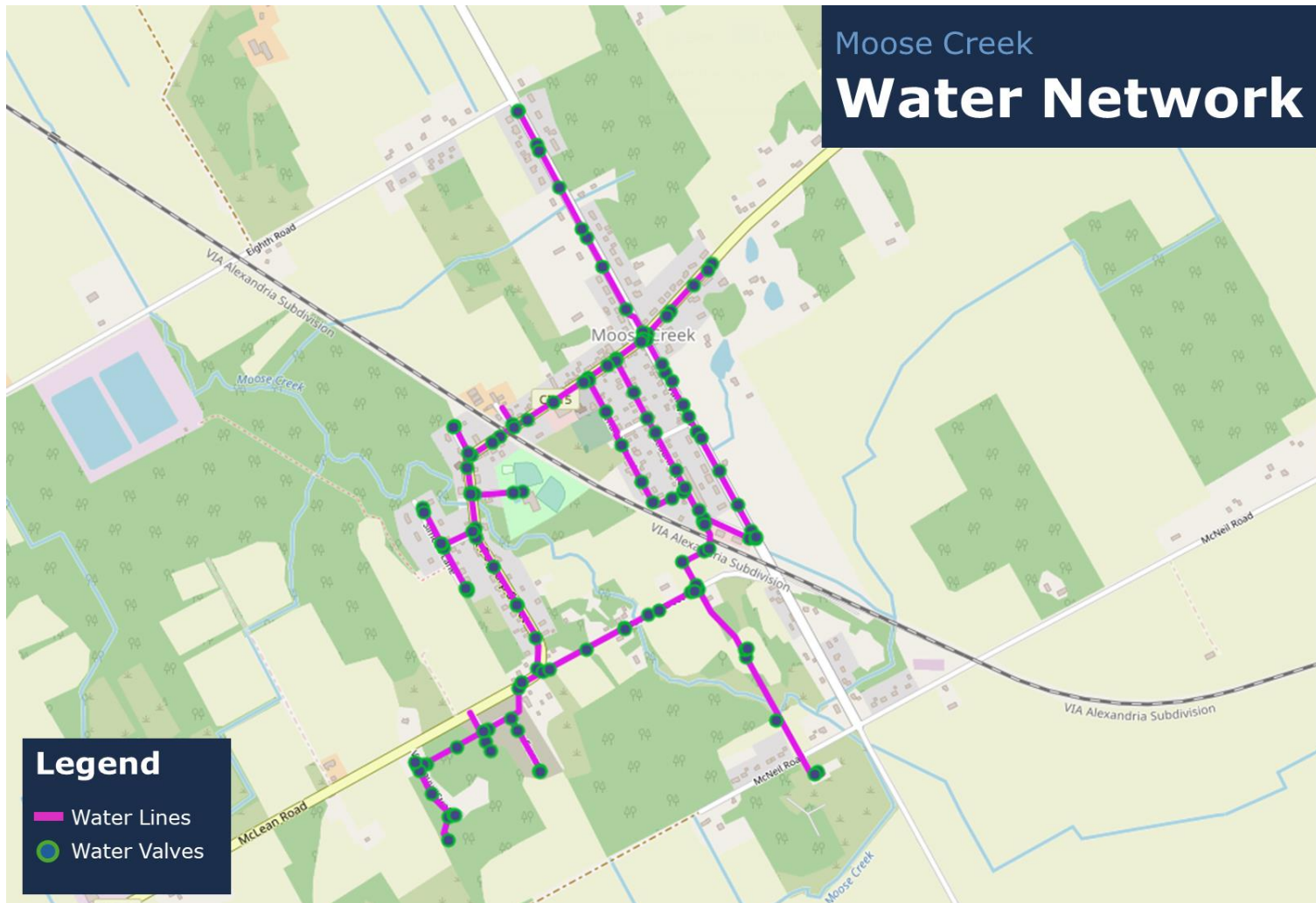
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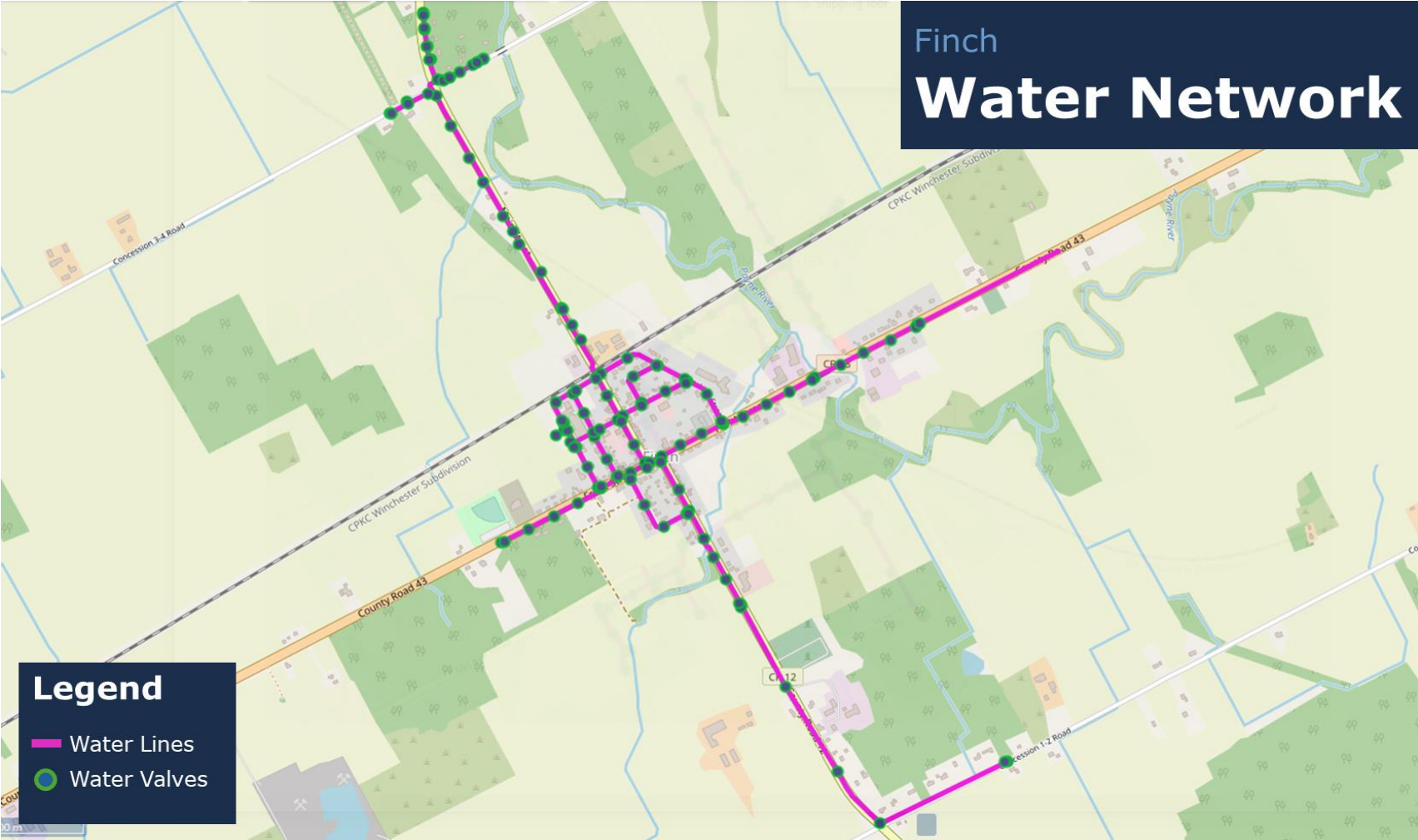
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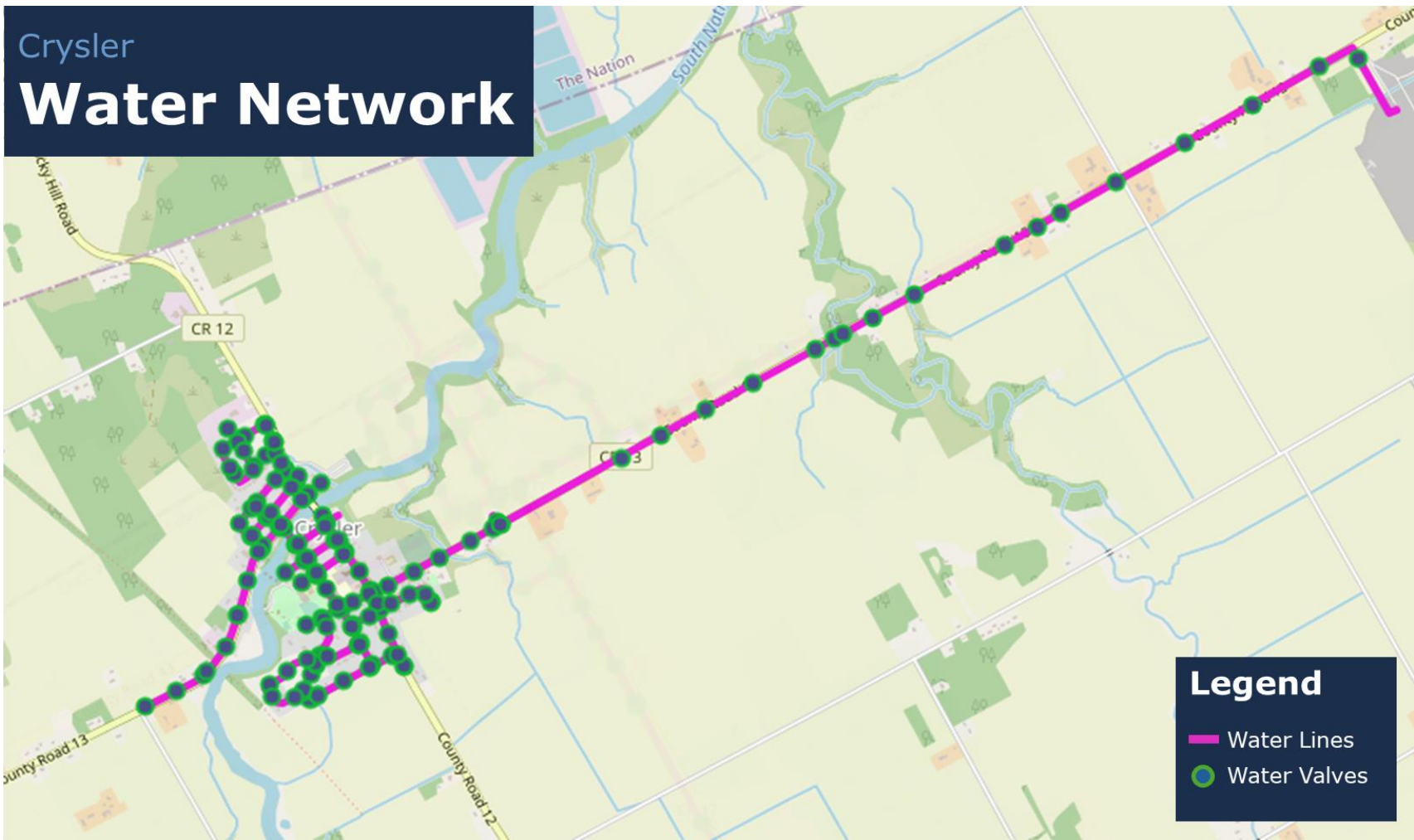
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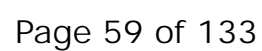
Township of North Stormont, SDG - ORN

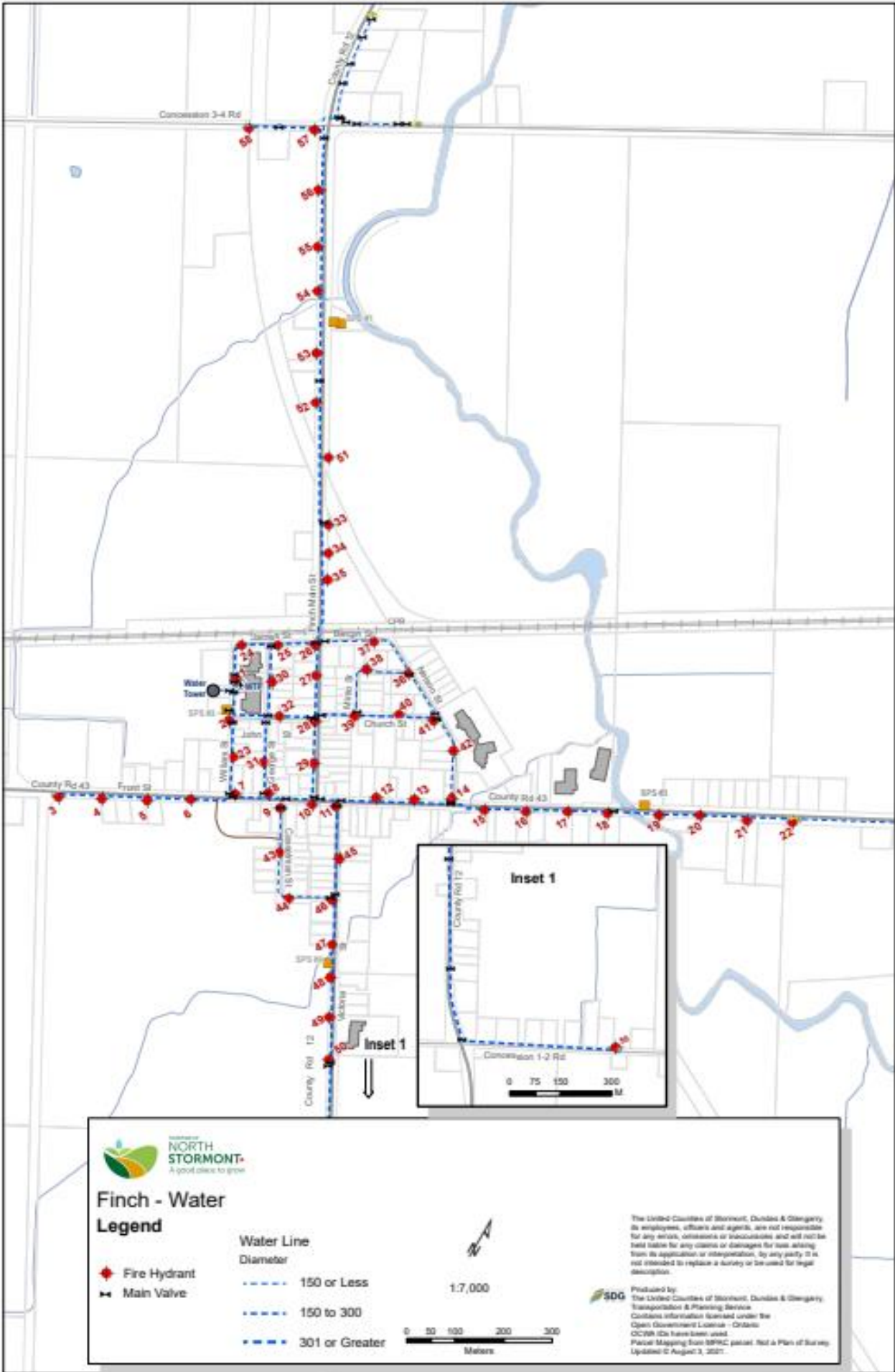
Water Network Maps

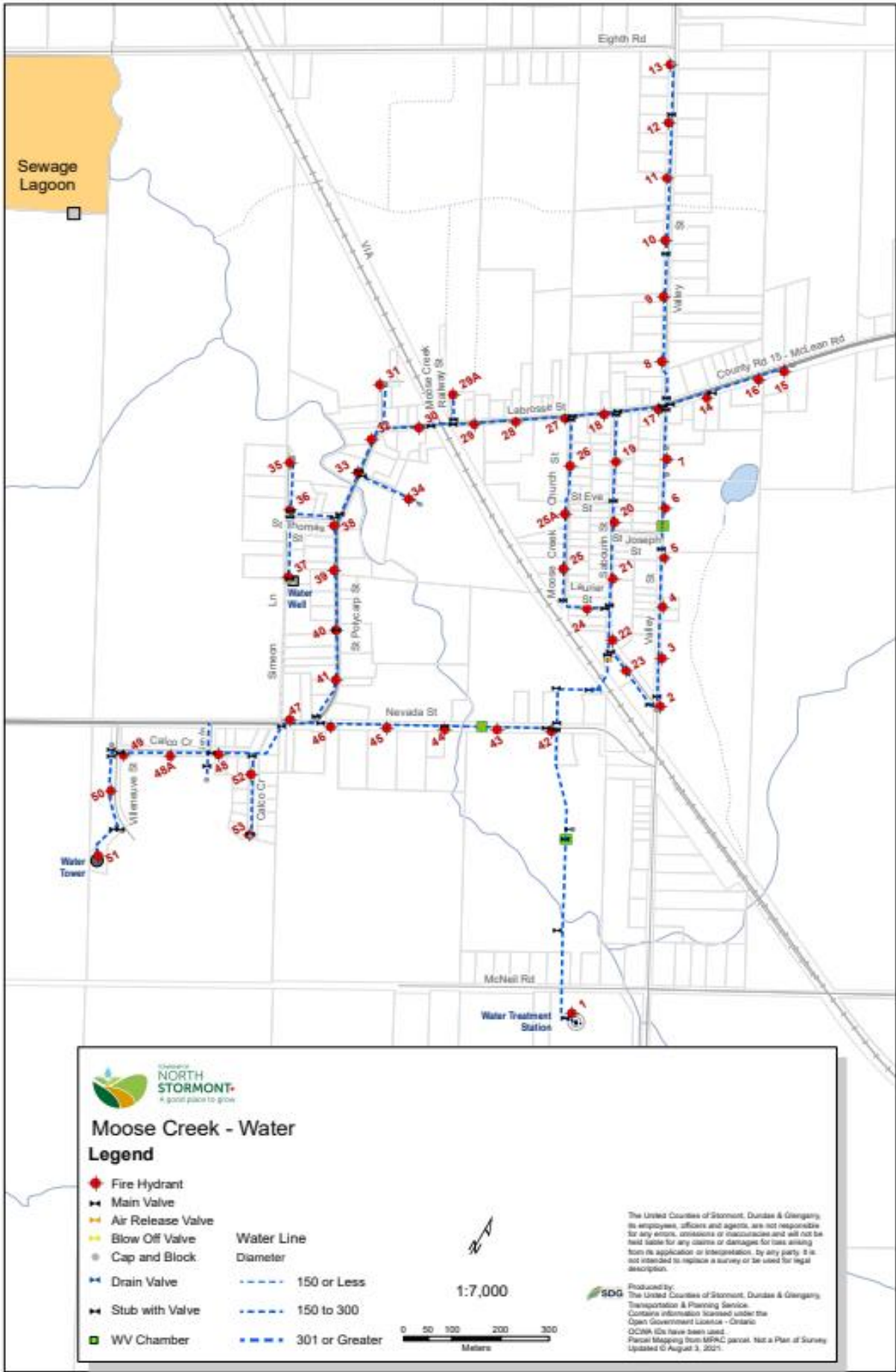








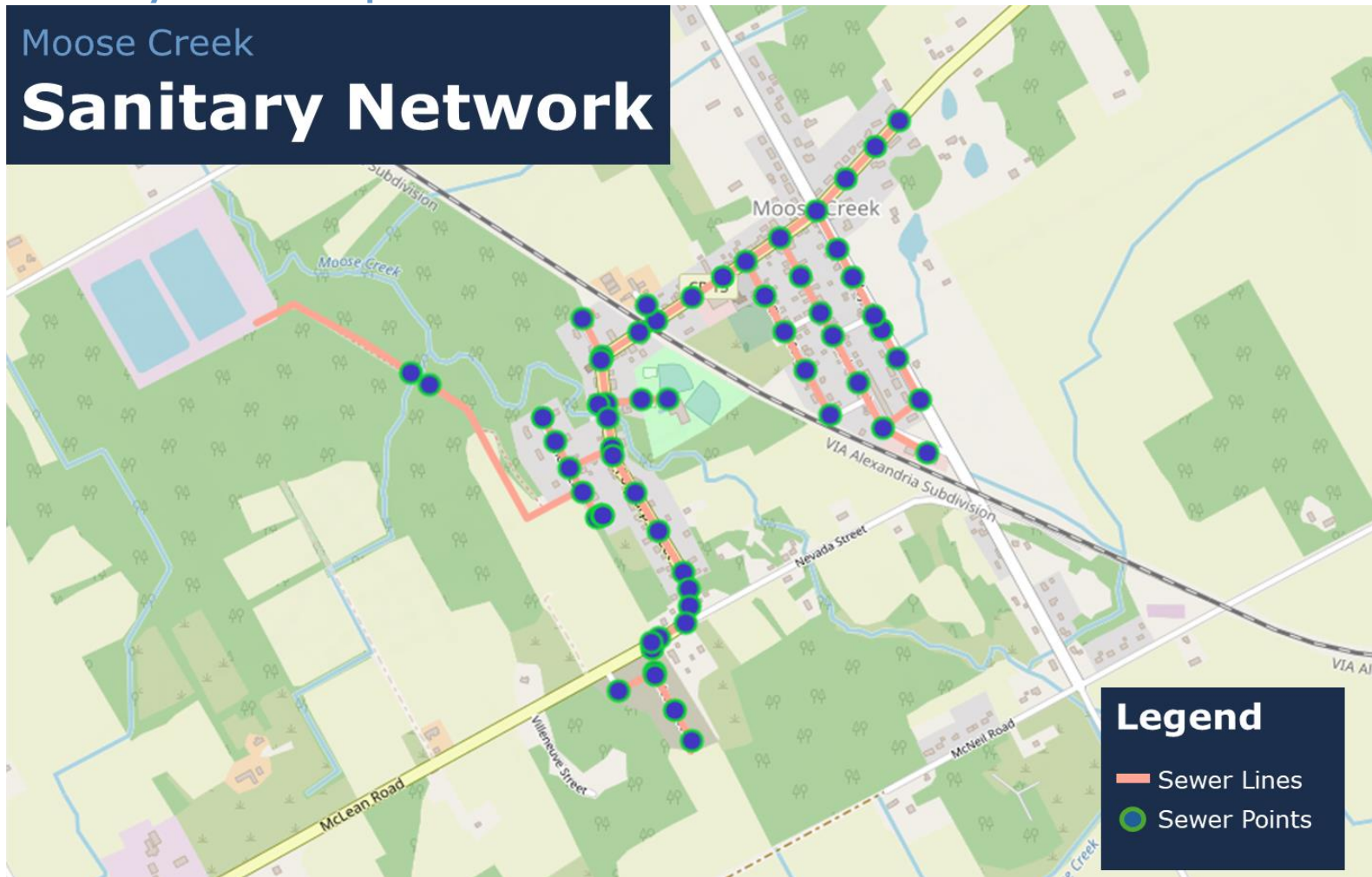


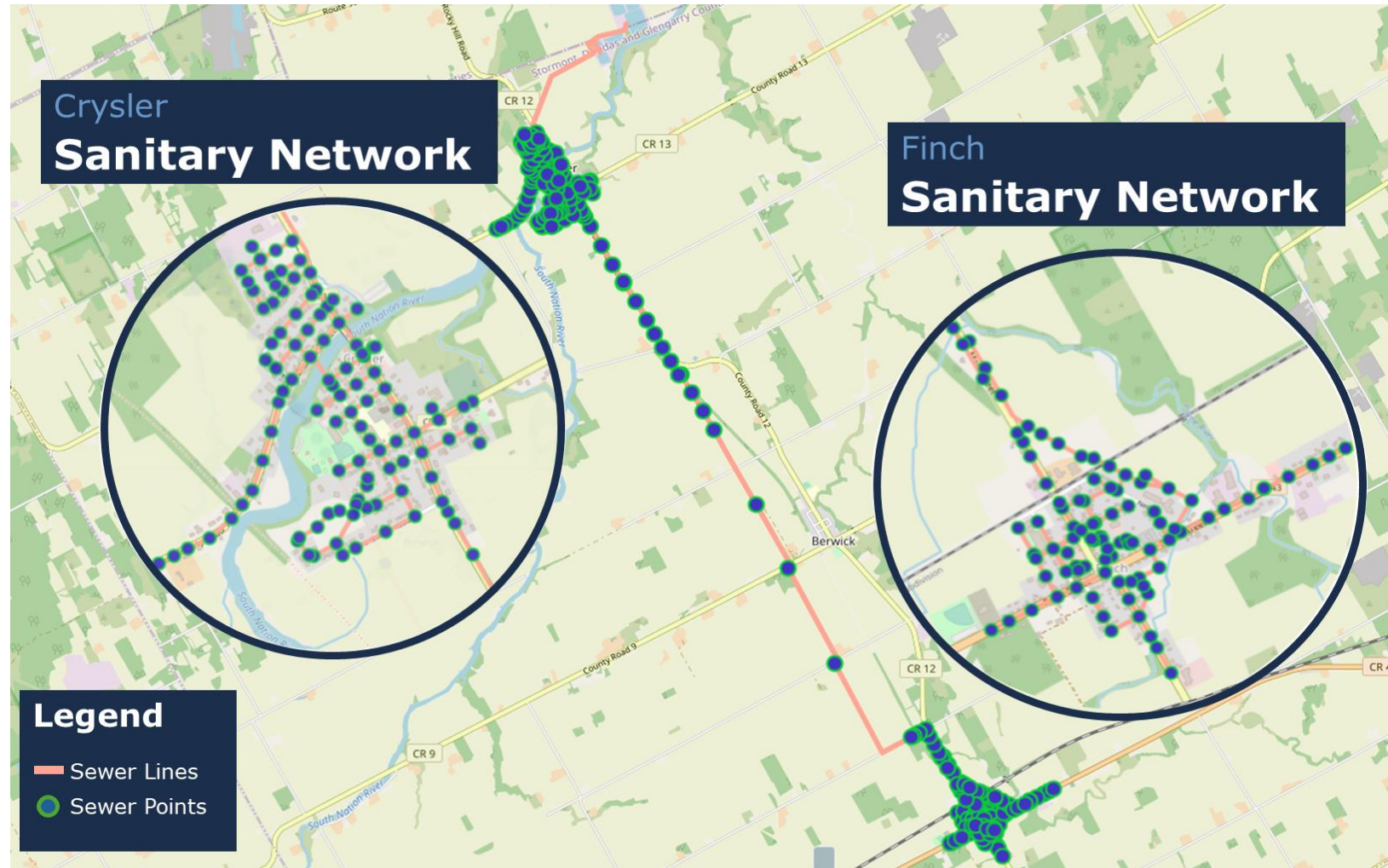


Sanitary Network Maps

Moose Creek

Sanitary Network







**Township of North Stormont
MINUTES
Regular Meeting
Tuesday, May 13, 2025
Council Chambers
6:00 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
Kimberley Goyette, Treasurer
Blake Henderson, Public Works Superintendent
Pierre Thibault, Director of Parks, Recreation & Facilities
Nancy-Ann Gauthier, Fire Chief/Municipal Law Enforcement Officer

OTHERS PRESENT: Todd Lihou, Corporate Communications Coordinator, SDG Counties
Sean MacDonald, Drainage Superintendent

1. CALL TO ORDER

Topic: Township of North Stormont Regular Meeting
Time: May 13, 2025 06:00 PM Eastern Time (US and Canada)
Join Zoom Meeting

<https://us06web.zoom.us/j/84963184067?pwd=B4lvluB8ZWCRLTyhY6Uv5f1s5Yvfhn.1>

Meeting ID: 849 6318 4067

Passcode: 537679

*RES-147-2025 Moved by Deputy Mayor Densham, Seconded by Councillor Bugelli
BE it resolved that this regular meeting now open at 6:00 p.m.*

CARRIED

2. OPENING REMARKS

Mayor Landry welcomed the firefighters from Station 2, Chrysler for coming out to support their incoming Deputy Fire Chief to be announced later in the meeting and to recognize the work of outgoing Deputy Chief.

At this time Mayor Landry took some time to recognize Staff and everyone who assisted on putting on a great open house, as well he thanked the Happy Face Nursery School for their attendance. The event was well attended.

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

RES-148-2025 *Moved by Councillor Bugelli, Seconded by Deputy Mayor Densham
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 19.1(c) Closed Session – a proposed or pending acquisition or disposition of land by the municipality or local board

5. PUBLIC MEETING

6. DELEGATIONS/PRESENTATIONS

7. ADOPTION OF MINUTES OF PREVIOUS MEETING

RES-149-2025 *Moved by Deputy Mayor Densham, Seconded by Councillor Bugelli
BE it resolved that the following minutes be approved as presented:
Regular Meeting - April 22 - Minutes*
CARRIED

8. ADOPTION OF MINUTES OF COMMITTEES AND LOCAL BOARDS

Court of Revision Committee Meeting Minutes

RES-150-2025 *Moved by Councillor Bugelli, Seconded by Deputy Mayor Densham
BE it resolved that the Council of the Township of North Stormont approves the Court of Revision committee minutes for the County Road Branch of Cumming Municipal Drain (including Morrow Spur), the McRae Branch of McKenzie Municipal Drain (including Brabant Branch) and the Morrow Brabec Branch of Cumming Municipal Drain as presented for the April 10, 2025 committee meetings.*
CARRIED

**North Stormont Committee of Adjustment
South Nation Conservation**

RES-151-2025 *Moved by Councillor Shane, Seconded by Councillor Bugelli
THAT the Council of the Township of North Stormont accept and approve the following committee minutes as presented:
North Stormont Committee of Adjustment Minutes of March 7, 2025
South Nation Conservation Board Minutes of March 20, 2025
for information purposes.*
CARRIED

9. RECEIVING OF MONTHLY STAFF REPORTS AND RECOMMENDATIONS

RES-152-2025 Moved by Deputy Mayor Densham, Seconded by Councillor Bugelli
BE it resolved that the following monthly reports be received:
By-Law Enforcement
Building
Fire
Recreation & Facilities
Public Works
CAO
CARRIED

SDG County Road 22 Project - 3 Drain Amendments

RES-153-2025 Moved by Councillor Bugelli, Seconded by Deputy Mayor Densham
THAT the Council of the Township of North Stormont receives Report 04-2025 from the Drainage Superintendent for information purposes and proceeds with the third and final readings of By-Law No. 15-2025 (Morrow Brabec Branch of Cumming Municipal Drain), By-Law No. 16-2025 (County Road Branch of Cumming Municipal Drain including Morrow Spur) and By-Law No. 17-2025 (McRae Branch of McKenzie Municipal Drain including Brabant Branch) to provide amendments to these drains pursuant to Section 78(1) of the Drainage Act.
CARRIED

Brisson Municipal Drain - Amendment to Engineer's Report

RES-154-2025 Moved by Councillor Shane, Seconded by Councillor Bugelli
THAT the Council of the Township of North Stormont receives Report No. 05-2025 from the Drainage Superintendent for information purposes and approves the revised design of the Brisson Municipal Drain due to unforeseen circumstances during construction and proceed with amending By-Law No. 76-2024 to include the design change.
CARRIED

Appointment of Acting Deputy Chief of Station 2 Crysler

RES-155-2025 Moved by Deputy Mayor Densham, Seconded by Councillor Bugelli
THAT the Council of the Township of North Stormont receives Report No. FIRE- 01-2025 recommending that Council approve the appointment of Captain Daniel Richer to the position of Acting Deputy Chief.
CARRIED

Township of North Stormont Alcohol Policy update

RES-156-2025 Moved by Councillor Bugelli, Seconded by Councillor Shane
THAT the Council of the Township of North Stormont accepts Report No. 12-2025 from the Director of Parks, Recreation and Facilities to approve the draft revised Alcohol Policy to reflect current AGCO regulations and municipal procedures to be passed by by-law at a future meeting.
CARRIED

Purchase of Plow Truck

RES-157-2025 Moved by Councillor Bugelli, Seconded by Deputy Mayor Densham
THAT the Council of the Township of North Stormont receives report PW 08-2025 from the Public Works Superintendent for information purposes for the purchase of a new plow truck in the amount of \$381,600.
CARRIED

Manley Road Guardrail Installation

RES-158-2025 Moved by Councillor Bugelli, Seconded by Councillor Shane
THAT the Council of the Township of North Stormont receives report PW 09-2025 from the Public Works Superintendent and approves proceeding with the Manley Road guardrail installation project in 2025 with additional costs funded through a transfer from the Roads Reserve in the amount of \$68,000.
CARRIED

Moose Creek WWTL Class EA

RES-159-2025 Moved by Deputy Mayor Densham, Seconded by Councillor McDonald
THAT the Council of the Township of North Stormont receives report PW 10-2025 from the Public Works Superintendent and awards the contract to CIMA+ for Consulting Engineering Services for the undertaking of the Moose Creek Wastewater Treatment Lagoon Class EA, at the recommendation of the Public Works Department and the Ontario Clean Water Agency in the amount of \$212,200 plus tax.
CARRIED

Q1 2025 Variance Report

RES-160-2025 Moved by Councillor McDonald, Seconded by Deputy Mayor Densham
THAT the Council of the Township of North Stormont accepts report FIN 06-2025 from the Treasurer regarding the first quarter variance report for the period ending March 31, 2025 for information purposes only.
CARRIED

Moose Creek Community Hall Rental

FRIENDLY MOTION TO AMEND ORIGINAL MOTION - to reflect rental of Township Space within the Moose Creek Community Hall

Moved by Councillor Bugelli
Seconded by Deputy Mayor Densham

RES-161-2025 Moved by Councillor Bugelli, Seconded by Councillor Shane
THAT the Council of the Township of North Stormont receives Report No. FIN 07-2025 from the Treasurer and approves the rental of the Moose Creek Community Hall for a two-month period, from June 30th to August 30th, 2025, to Happy Face Child Care at cost of \$1,500 per month (taxes included).
CARRIED

Release of Tax Information Policy

RES-162-2025 Moved by Councillor Shane, Seconded by Councillor McDonald
THAT the Council of the Township of North Stormont accepts Report No. FIN
08-2025 from the Treasurer regarding policy FIN 01-2025, Release of Tax
Information Policy, to be formally accepted by By-law.
CARRIED

Development Charges Background Study

RES-163-2025 Moved by Councillor McDonald, Seconded by Councillor Shane
THAT the Council of the Township of North Stormont receives Report No. FIN
09-2025 from the Treasurer, regarding the Development Charges Background
Study for information purposes.
CARRIED

10. MUNICIPAL BY-LAWS

**Third and Final Reading for By-Law No. 15-2025 - Morrow Brabec Branch of
Cumming Municipal Drain**

RES-164-2025 Moved by Councillor Shane, Seconded by Deputy Mayor Densham
BE it resolved that By-Law No. 15-2025, being a By-law to provide for updates
to the Morrow Brabec Branch of Cumming Municipal Drain pursuant to Section
78(1) of the Drainage Act, R.S.O. 1990, C.D.17, be read a third and final time
passed in open Council, signed and sealed this 13th day of May, 2025.
CARRIED

**Third and Final Reading for By-law No. 16-2025 - County Road Branch of
Cumming Municipal Drain (including Morrow Spur)**

RES-165-2025 Moved by Councillor Shane, Seconded by Councillor McDonald
BE it resolved that By-Law No. 16-2025, being a By-law to provide for updates
to the County Road Branch of Cumming Municipal Drain (including Morrow
Spur) pursuant to Section 78(1) of the Drainage Act, R.S.O. 1990, C.D.17, be
read a third and final time passed in open Council, signed and sealed this 13th
day of May, 2025.
CARRIED

**Third and Final Reading for By-Law No. 17-2025 - McRae Branch of McKenzie
Municipal Drain (including Brabant Branch)**

RES-166-2025 Moved by Deputy Mayor Densham, Seconded by Councillor Shane
BE it resolved that By-Law No. 17-2025, being a By-law to provide for updates
to the McRae Branch of McKenzie Municipal Drain (including Brabant Branch)
pursuant to Section 78(1) of the Drainage Act, R.S.O. 1990, C.D.17, be read a
third and final time passed in open Council, signed and sealed this 13th day of
May, 2025.
CARRIED

By-Law No. 33-2025 - Amend By-Law No. 76-2024 Amending Engineer's Report

RES-167-2025 Moved by Councillor McDonald, Seconded by Councillor Shane
BE it resolved that By-Law No. 33-2025, being a By-law to amend By-Law No. 76-2024, the Brisson Municipal Drain, to provide for amendments to an engineer's report pursuant to Section 84.1(1) and 84.1(2) of the Drainage Act, R.S.O. 1990, C.D. 17 for unforeseen circumstances during construction, be read a first, second and third time, passed, signed and sealed in Open Council this 13th day of May, 2025.

CARRIED

By-Law No. 34-2025 - Repeal & Replace By-Law No. 49-2024 - Appointing Deputy Fire Chiefs

RES-168-2025 Moved by Councillor Shane, Seconded by Deputy Mayor Densham
BE it resolved that By-Law No. 34-2025, being a By-law to repeal and replace By-Law No. 49-2024 to appoint Deputy Fire Chiefs for the Township of North Stormont Fire Department, be read a first, second and third time, passed, signed and sealed in Open Council this 13th day of May, 2025.

CARRIED

By-Law No. 35-2025 - Appointing Acting Deputy Fire Chief

RES-169-2025 Moved by Councillor Shane, Seconded by Councillor McDonald
BE it resolved that By-Law No. 35-2025, being a By-law to appoint an Acting Deputy Fire Chief for the Township of North Stormont Fire Department, be read a first, second and third time, passed, signed and sealed in Open Council this 13th day of May, 2025.

CARRIED

By-Law No. 36-2025 - Policy ADMIN 01-2025 - Harassment and Sexual Harassment and Violence in the Workplace

RES-170-2025 Moved by Deputy Mayor Densham, Seconded by Councillor Shane
BE it resolved that By-Law No. 36-2025, being a By-law to repeal and replace By-Law No. 33-2017 and to adopt Policy Number ADMIN 01-2025, the Harassment and Sexual Harassment and Violence in the Workplace Policy, for the Township of North Stormont, be read a first, second and third time, passed, signed and sealed in Open Council this 13th day of May, 2025.

CARRIED

By-Law No. 37-2025 - Policy FIN 01-2025 - Release of Tax Information

RES-171-2025 Moved by Councillor McDonald, Seconded by Councillor Shane
BE it resolved that By-Law No. 37-2025, being a By-law to adopt Policy Number FIN 01-2025, a Release of Tax Information Policy, for the Township of North Stormont, be read a first, second and third time, passed, signed and sealed in Open Council this 13th day of May, 2025.

CARRIED

11. CORRESPONDENCE

RES-172-2025 Moved by Councillor Shane, Seconded by Councillor McDonald
BE it resolved that the correspondence as listed as Items 11.1 to 11.5 on the agenda be received.
CARRIED

12. MOTIONS AND NOTICES OF MOTIONS

13. PETITIONS

14. UNFINISHED BUSINESS

15. NEW BUSINESS

Integrity Commissioner Services - Annual Report - 2024

RES-173-2025 Moved by Deputy Mayor Densham, Seconded by Councillor Shane
THAT the Township of North Stormont accept the Integrity Commissioner Services Annual Report - 2024 for information purposes only.
CARRIED

16. SCHEDULING OF MEETINGS

17. COMING EVENTS

Recreation Coming Events Listing

18. CLOSING REMARKS OR COUNCIL COMMENTS

19. CLOSED SESSION

RES-174-2025 Moved by Deputy Mayor Densham, Seconded by Councillor Shane
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,

(c) a proposed or pending acquisition or disposition of land by the municipality or local board
CARRIED

RES-175-2025 Moved by Councillor Shane, Seconded by Councillor McDonald
BE it resolved that the public session reopens at 7:47 p.m.
CARRIED

20. RATIFICATION/CONFIRMING BY-LAW

By-Law No. 38-2025 - Ratification

*RES-176-2025 Moved by Councillor McDonald, Seconded by Councillor Shane
BE it resolved that By-Law No. 38-2025, being a By-law to adopt, confirm and
ratify Council's actions at its regular meeting of May 13, 2025, be read a first,
second and third time, passed, signed and sealed in Open Council this 13th
day of May, 2025.*

CARRIED

21. ADJOURNMENT

*RES-177-2025 Moved by Councillor Shane, Seconded by Councillor McDonald
BE it resolved that this regular meeting adjourn at 7:48 p.m.*

CARRIED

Mayor

CAO/CLERK

RAISIN REGION CONSERVATION AUTHORITY
BOARD OF DIRECTORS
MINUTES
APRIL 3, 2025

RRCA ADMINISTRATION BUILDING
18045 County Rd. 2, Cornwall, ON

PRESENT: Bryan McGillis, South Stormont, Chair
Andrew Guindon, South Stormont
Adrian Bugelli, North Stormont
Carilyne Hebert, City of Cornwall
Claude McIntosh, City of Cornwall
Martin Lang, South Glengarry
Lachlan McDonald, South Glengarry

STAFF: Alison McDonald, General Manager / Secretary-Treasurer
Josianne Sabourin, Administrative Assistant
Phil Barnes, Team Lead, Watershed Management
Scott Braithwaite, Project Coordinator
Cheyenne Brunet, Stewardship Coordinator (A)
Sandy Crites, Finance Officer
Lissa Deslandes, Regulations Officer
Brendan Jacobs, Stewardship Specialist
Claudia Munafo, Public Information Coordinator
Pete Sabourin, Team Lead, Field Operations
Jason Symington, Resource Specialist
Lisa Van De Ligt, Team Lead, Communications and Stewardship

REGRETS: Jacques Massie, North Glengarry, Vice-Chair

GUEST: Mally MacGregor, Ault & Ault

CALL TO ORDER

Bryan McGillis, Chair, called the meeting to order at 9:20 am.

LAND ACKNOWLEDGEMENT

The Land Acknowledgement was read at the beginning of the SPA meeting which preceded this meeting.

APPROVAL OF AGENDA

RESOLUTION #25/25

Moved by: Carilyne Hebert
Seconded by: Martin Lang

That the agenda be approved as presented.

CARRIED

DECLARATION OF CONFLICT OF INTEREST

None

DELEGATIONS / PRESENTATIONS

Staff presented Project Updates through a PowerPoint presentation.

APPROVAL OF MINUTES

RESOLUTION #26/25:

Moved by: Andrew Guindon
Seconded by: Carilyne Hebert

That the minutes of February 6, 2025, meeting of the Raisin Region Conservation Authority be approved.

CARRIED

NEW BUSINESS

ST. LAWRENCE RIVER STRATEGY – MEMORANDUM OF UNDERSTANDING

RESOLUTION #27/25:

Moved by: Claude McIntosh
Seconded by: Carilyne Hebert

THAT the Board of Directors approve the signing of the St. Lawrence River Strategy Memorandum of Understanding.

CARRIED

CONSERVATION AREAS UPDATE

RESOLUTION #28/25:

Moved by: Lachlan McDonald
Seconded by: Claude McIntosh

THAT the Board of Directors receive the Conservation Areas update.

CARRIED

GRANT SUBMISSIONS

RESOLUTION #29/25:

Moved by: Adrian Bugelli
Seconded by: Lachlan McDonald

THAT the Board of Directors approve requesting up to \$7,000 from TD Bank Group to host a TD Tree Days event.

AND FURTHER THAT the Board of Directors approve requesting \$6,500 from Ducks Unlimited Canada to support a wetland restoration and enhancement project.

AND FURTHER THAT the Board of Directors approve entering into an agreement with funders, as required.

CARRIED

CORRESPONDENCE

- a) OGRA Delegation Request – Charlottenburgh Park Lease Renewal
- b) Congratulatory letter to MPP Quinn

FUTURE MEETINGS

RRCA Board of Directors starting at 9:00 am – May 1, Jun 5, Sept 4

CLOSED SESSION

RESOLUTION #30/25:

Moved by: Adrian Bugelli
Seconded by: Carilyne Hebert

THAT the Board of Directors Meeting move into Closed Session to discuss negotiations,
Charlottenburgh Park legal advice.

RESOLUTION #31/25:

Moved by: Adrian Bugelli
Seconded by: Andrew Guindon

THAT the Board of Directors Meeting move to Open Session.

CARRIED

RESOLUTION #32/25:

Moved by: Carilyne Hebert
Seconded by: Martin Lang

THAT the Board of Directors authorize staff to pursue items of action discussed in the Closed Session.

CARRIED

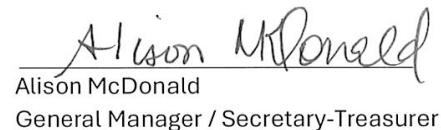
ADJOURNMENT

RESOLUTION #33/25:

Moved by: Adrian Bugelli
Seconded by: Lachlan McDonald

THAT the Board of Directors Meeting of April 3, 2025 be adjourned.


Bryan McGillis
Chair


Alison McDonald
General Manager / Secretary-Treasurer



Raisin Region Conservation Authority

18045 County Road 2, P.O. Box 429, Cornwall, ON K6H 5T2

Tel: 613-938-3611 www.rrca.on.ca

MEMORANDUM

To: Township of North Stormont Council, CAO, and Clerk
From: Lisa Van De Ligt, Team Lead, Communications and Stewardship
Date: May 5, 2025
Subject: RRCA Board of Directors meeting highlights (May 1, 2025)

The Raisin Region Conservation Authority (RRCA) Board of Directors consists of eight representatives from the RRCA's five member municipalities: City of Cornwall and Townships of North Glengarry, South Glengarry, South Stormont and North Stormont.

Following every Board meeting, councils, CAOs and clerks of the RRCA's five member municipalities are sent meeting highlights and the date of the next meeting. The RRCA Board meets monthly (except for July, August, and December, unless a special meeting is called).

May 1, 2025 RRCA Board of Directors Meeting Highlights:

- Approved minutes from the April 3, 2025 meeting can be found at <http://www.rrca.on.ca/Governance>.
- Board received a staffing update; 15 summer students have been hired to date to support the RRCA's conservation areas (e.g. Gray's Creek Marina, Charlottenburgh Park, Cooper Marsh Visitors Centre), and stewardship initiatives.
- Board received an update on the 52nd Raisin River Canoe Race, which hosted 498 paddlers on April 12.
- Board reviewed the RRCA's 2025 Statement of Operations for the period ending March 31, 2025.
- Board approved buying out a vehicle lease.

Next RRCA Board meeting date: June 5, 2025 at 9:00 a.m.



BOARD OF DIRECTORS MEETING

Meeting No. 04/25
Thursday, April 17th, 2025 – 9:00 a.m.

Watershed Room, SNC



Directors Present:

Steve Densham, Stormont Dundas Glengarry, Chair
Catherine Kitts, City of Ottawa, Second Vice Chair
Genevieve Lajoie, Prescott Russell (*electronic participation*)
Linda Payant, City of Ottawa
Bill Smirle, Stormont Dundas Glengarry
Tom Smyth, Stormont Dundas Glengarry
François St. Amour, Prescott Russell
Mike Tarnowski, Prescott Russell
Adrian Wynands, Leeds Grenville, Vice Chair

Regrets:

Mathew Luloff, City of Ottawa
Deb Wilson, Leeds Grenville

Staff Present:

Carl Bickerdike, Chief Administrative Officer
Johanna Barkley, Director of Finance
Ronda Boutz, Secretary-Treasurer
Jennifer Boyer, Managing Director, Approvals
Michelle Cavanaugh, Team Lead, Special Project
James Holland, Senior Planner
Hannah Jackson, Accounting and Resources Specialist
Sandra Mancini, Managing Director, Natural Hazards and Infrastructure
John Mesman, Managing Director, Property, Conservation Lands and Community Outreach
Eric McGill, Corporate Counsel
Gregory Payne, Permitting Officer
Pat Piitz, Team Lead, Property
Marieh Rajaie, Water Resource Specialist - Engineering
Monique Sauve, Chief Building Official

Guests:

Jason Symington, Project Manager, Raisin-South Nation Source Protection Region



SOUTH NATION
CONSERVATION
DE LA NATION SUD

TRADITIONAL LAND ACKNOWLEDGEMENT

John Mesman, Managing Director, Property, Conservation Lands and Community Outreach, read an Indigenous land acknowledgement.

CHAIRS REMARKS

Steve Densham, Chair, called the SNC Board of Directors meeting of April 17th, 2025 to order at 9:15 a.m.

APPROVAL OF SNC BOARD OF DIRECTORS MEETING AGENDA AND SUPPLEMENTAL AGENDA

RESOLUTION NO. BD-079/25

Moved by: Adrian Wynands
Seconded by: Tom Smyth

RESOLVED THAT:

The Members approve the April 17th, 2025 Board of Directors Meeting main and supplemental agendas as submitted.

CARRIED

DECLARATION OF CONFLICT OF INTEREST

Chair Steve Densham declared a conflict of interest on Supplemental Agenda Item 2.a) Update: Negotiations Related to Leased Facility.

SNC PROJECT UPDATE – POWERPOINT PRESENTATION

Staff presented the members with a PowerPoint presentation on project updates.

REQUEST FOR APPROVAL:

A. BOARD OF DIRECTORS MEETING MINUTES OF MARCH 20TH, 2025

RESOLUTION NO. BD-080/25

Moved by: Bill Smirle
Seconded by: Catherine Kitts

RESOLVED THAT:

The Members approve the Board of Directors Meeting Minutes of March 20th, 2025 as submitted.

CARRIED



B. SNC COMMITTEE MEETING HIGHLIGHTS AND MINUTES OF:

i. WATERSHED ADVISORY COMMITTEE MEETING MINUTES OF MARCH 25TH, 2025.

RESOLUTION NO. BD-081/25

Moved by: Adrian Wynands

Seconded by: Genevieve Lajoie

RESOLVED THAT:

The Members approve the Watershed Advisory Committee Meeting Minutes of March 25th, 2025 as submitted.

CARRIED

NEW BUSINESS

REQUEST FOR APPROVAL: NATURAL HAZARDS MAPPING

RESOLUTION NO. BD-082/25

Moved by: Tom Smyth

Seconded by: Bill Smirle

RESOLVED THAT:

The Board of Directors approve the Quaile Creek report and associated maps as the best information available to establish flood hazard and regulation limits along the watercourse; and

FURTHER THAT:

The report and maps be used by South Nation Conservation's planning and regulations programs and other watershed management activities effective immediately.

CARRIED

REQUEST FOR APPROVAL: 2025 SNC INSURANCE RENEWAL

RESOLUTION NO. BD-083/25

Moved by: Adrian Wynands

Seconded by: François St. Amour

RESOLVED THAT:

The Board of Directors approve the renewal of the Authority's insurance with Marsh Canada at an upset limit of approximately \$141,360.44 including taxes.

CARRIED



REQUEST FOR APPROVAL: FUNDING AGREEMENTS

RESOLUTION NO. BD-084/25

Moved by: Mike Tarnowski
Seconded by: Tom Smyth

RESOLVED THAT:

The Board of Directors approve entering into the following funding agreements:

1. **Invasive Species Centre:** \$60,844 for invasive species mapping and management.
2. **World Wildlife Fund Canada:** \$200,000 for wetland restoration on SNC property.

CARRIED

REQUEST FOR APPROVAL: DISBURSEMENTS FOR 2025 PARTNERSHIP PROGRAMS

RESOLUTION NO. BD-085/25

Moved by: Catherine Kitts
Seconded by: Mike Tarnowski

RESOLVED THAT:

The Board of Directors approves undertaking and disbursement of funds for the following Partnership Programs in 2025, pending City of Ottawa Council approval:

Program	2025 Funds
1. City of Ottawa Special Levy Programs	
a) Ottawa Tree Replacement Program	\$200,000
b) Ottawa Rural Clean Water Program	\$200,000
c) Eastern Ontario Water Resources Program	\$50,000
d) Ottawa Baseline Monitoring Program	\$47,000
Total	\$497,000

CARRIED

REQUEST FOR APPROVAL: MONIES RECEIVED AND DISBURSEMENT REGISTER FOR MARCH 2025

RESOLUTION NO. BD-087/25

Moved by: Mike Tarnowski
Seconded by: Linda Payant

RESOLVED THAT:

The Board of Directors receive and file the money received report for March 2025; and



FURTHER THAT:

The Board approve the Disbursement Register of \$534,894.72.

CARRIED

UPDATE: PLANNING ACTIVITY

RESOLUTION NO. BD-088/25

Moved by: Mike Tarnowski
Seconded by: Bill Smirle

RESOLVED THAT:

The Board of Directors receive and file the planning activity update for March 2025.

CARRIED

UPDATE: TECHNICAL REVIEWS

RESOLUTION NO. BD-089/25

Moved by: Adrian Wynands
Seconded by: Mike Tarnowski

RESOLVED THAT:

The Board of Directors receive and file the Technical Reviews Update for March 2025.

CARRIED

UPDATE: SECTION 28.1 PERMITS ISSUED

RESOLUTION NO. BD-090/25

Moved by: Mike Tarnowski
Seconded by: Linda Payant

RESOLVED THAT:

The Board of Directors receive and file the update on permits issued under Section 28.1 of the *Conservation Authorities Act* for March 2025.

CARRIED

UPDATE: ENFORCEMENT OF PARTS VI AND VII OF THE ACT

RESOLUTION NO. BD-091/25

Moved by: Mike Tarnowski
Seconded by: François St. Amour



RESOLVED THAT:

The Board of Directors receive and file the update on reported *Conservation Authorities Act* regulation concerns received in the month of March 2025.

CARRIED

UPDATE: ON-SITE SEWAGE PERMITS RECEIVED

RESOLUTION NO. BD-092/25

Moved by: Adrian Wynands
Seconded by: Mike Tarnowski

RESOLVED THAT:

The Board of Directors receive and file the on-site sewage permits received for March 2025.

CARRIED

SUPPLEMENTAL AGENDA

UPDATE: WOODLOT STORM RECOVERY PROGRAM EXPENDITURES

RESOLUTION NO. BD-093/25

Moved by: Mike Tarnowski
Seconded by: Tom Smyth

RESOLVED THAT:

The Board of Directors receive and file the Woodlot Storm Recovery Program Expenditures update.

CARRIED

CLOSED SESSION

RESOLUTION NO. BD-094/25

Moved by: Adrian Wynands
Seconded by: Bill Smirle

RESOLVED THAT:

The Board of Directors move into Closed Session for the following:

- a. Update: Negotiations Related to Leased Facility (verbal)
- b. SNC Property Legal Matter (verbal)

CARRIED



The Board of Directors recessed for a break at 10:30 a.m.

The Board of Directors convened Closed Session at 10:42 a.m.

Having declared a conflict of interest, Chair Densham left the Closed Session for Supplemental Agenda item 2a); Vice-Chair Wynands assumed the role of Chair.

Chair Densham rejoined the Closed Session for Supplemental Agenda item 2b).

OPEN SESSION

RESOLUTION NO. BD-095/25

Moved by: Bill Smirle

Seconded by: Mike Tarnowski

RESOLVED THAT:

The Board of Directors move into Open Session.

CARRIED

UPDATE: NEGOTIATIONS RELATED TO LEASED FACILITY (VERBAL)

Chair Densham, declared a conflict of interest on this item, Vice-Chair Wynands chaired the discussion and resolution vote.

RESOLUTION NO. BD-096/25

Moved by: Mike Tarnowski

Seconded by: Tom Smyth

RESOLVED THAT:

The Board of Directors receive and file the verbal update on Negotiations Related to Leased Facility.

CARRIED

UPDATE: SNC PROPERTY LEGAL MATTER (VERBAL)

RESOLUTION NO. BD-097/25

Moved by: Tom Smyth

Seconded by: François St. Amour

RESOLVED THAT:

The Board of Directors receive and file the verbal update on SNC Property Legal Matter.

CARRIED



SOUTH NATION
CONSERVATION
DE LA NATION SUD

CORRESPONDENCE

None.

DATES OF UCOMING MEETINGS, THIRD THURSDAY, AT 9:00 A.M. UNLESS INDICATED OTHERWISE:

- May 15th, 2025
- June 19th, 2025
- July – no scheduled meeting
- August 21st, 2025 (AMO Conference August 17 – 21)

FUTURE MOTIONS OF THE BOARD AND/OR DISCUSSION OF SNC ISSUES

Lindsay Payant requested an update on the new SNC website from Staff. Staff will provide a demonstration of the new website at the May Board of Directors meeting.

CLOSED SESSION

None, items covered under Supplemental Agenda.

ADJOURNMENT

RESOLUTION NO. BD-098/25

Moved by: Mike Tarnowski
Seconded by: Adrian Wynands

RESOLVED THAT:


The Board of Directors Meeting of April 17th, 2025 be adjourned at 11:21 a.m.

CARRIED

Steve Densham,
Chair.

Carl Bickerdike,
Chief Administrative Officer.

/rb

 <div> <p>The Corporation of the Township of</p> <p>NORTH STORMONT</p> </div>		<p>Report No. PW-11-2025</p>
Agenda Date:	May 27, 2025	
Subject:	RFT-PW-002-2025 Surface Treatment	
Attachments:		

1.0 **RECOMMENDATION**

THAT the Council of the Township of North Stormont receives Report PW 11-2025 from the Public Works Department and awards RFT-PW-002-2025 Surface Treatment to Miller Paving Ltd. in the amount of \$249,906.40 plus HST.

2.0 **LEGAL DESCRIPTION**

3.0 **BACKGROUND**

The Township of North Stormont Public Works Department issued a Request for Tender (RFT) for the supply and application of surface treatment overlays on multiple roads across the Township.

- 2.0km of single overlay on Concession 10-11 Road
- 1.4km of double overlay on Allaire Road
- 2.3km of double overlay on Rombough Road

The 2025 Capital Budget includes the costs of these services.

4.0 **POLICY CONSIDERATION**

The Procurement Policy (By-Law No. 79-2024) indicates that for goods and services with a value of more than \$50,000 shall be procured through a public tendering process.

For expenditures more than \$100,000, the Department Head shall prepare a report to Council, including the Summary of Tenders with a recommendation for approval to proceed with the preferred bid.

Final acceptance of the tender shall be in the form of a Council resolution.

5.0 ANALYSIS

Tender RFT-PW-002-2025 Results:

The Township received bids from Miller Paving Ltd. and Greenwood Paving Ltd. Bids were given as a per square meter rate for single and double overlay.

	MILLER	GREENWOOD
Conc 10-11 Rd (Single)	\$3.90/m ² \$52,260.00	\$4.22/m ² \$56,548.00
Allaire Rd (Double)	\$7.84/m ² \$76,832.00	\$8.44/m ² \$82,712.00
Rombough Rd (Double)	\$7.84/m ² \$120,814.40	\$8.44/m ² \$130,060.40
TOTAL	\$249,906.40	\$269,320.40

6.0 ENVIRONMENTAL CONSIDERATIONS

7.0 RECOMMENDED CONDITIONS

THAT the Council of the Township of North Stormont award RFT-PW-002-2025 Surface Treatment to Miller Paving Ltd. in the amount of \$249,906.40 plus HST.

8.0 ALTERNATIVES

FINANCIAL/STAFFING IMPLICATIONS

This item has been approved in the current budget: Yes ☒ No ☐ N/A ☐
This item is within the approved budgeted amount: Yes ☒ No ☐ N/A ☐
This item is mandated by the Provincial/Federal Government: Yes ☐ No ☐ N/A ☒

Prepared By:

Reviewed and submitted by:

Submitted for Council consideration by:



Bethany MacDonald



Blake Henderson




Craig Calder

**Public Works
Administrative
Assistant**

**Public Works
Superintendent**

CAO/Clerk

 The Corporation of the Township of NORTH STORMONT		Report No. ADMIN-09- 2025
Agenda Date:	May 27, 2025	
Subject:	Delegated Authority By-laws	
Attachments:		

1.0 RECOMMENDATION

THAT the Council of the Township of North Stormont receives this key information report, report number ADMIN 04-2025, from the Deputy Clerk on delegated authority By-laws for information purposes.

2.0 LEGAL DESCRIPTION

N/A

3.0 BACKGROUND

Four recent By-laws have been signed under the delegated authority By-law and were executed by the Mayor/Deputy Mayor and CAO/Clerk.

By-Law No. 29-2025 was a By-law to amend the Comprehensive Zoning By-Law 08-2014 to exempt certain lands (Part 1 & 2 on Block T, Plan 12) from part-lot control in a registered plan of subdivision on Second Street in Crysler.

By-Law No. 30-2025 was a By-law to amend the Comprehensive Zoning By-Law No. 08-2014 to exempt certain lands (Part of Lot 27, Plan 52M-70) from part-lot control in a registered plan of subdivision on Helen Street in Crysler.

By-Law No. 31-2025 was a By-law to amend the Comprehensive Zoning By-Law No. 08-2014 for a surplus dwelling severance application, zoning was changed from AG to AG-20, which prohibits residential uses on the retained agricultural lands of Consent B-86-24.

By-law No. 32-2025 was a By-law to amend the Comprehensive Zoning By-Law No. 08-2014 for a surplus dwelling severance application, zoning was changed from AG to AG-20, which prohibits residential uses on the retained agricultural lands of Consent B-8-25.

4.0 POLICY CONSIDERATION

Bill 13, *Supporting People and Business Act*, 2021, an Act to amend various Acts, received Royal Assent on December 2, 2021. Schedule 19 of this Bill made changes to the *Planning Act* which allowed for Municipal Councils to pass delegated authority By-laws under Section 34 of the *Planning Act* that are minor in nature to a committee of Council or an individual who is an officer, employee or agent of the municipality.

The Official Plan of the United Counties of Stormont, Dundas and Glengarry was amended in August of 2022 via Official Plan Amendment No. 13 which allows for municipalities to delegate the authority to enact a part-lot control By-law to an individual who is an officer, employee, or agent of the municipality.

By-law No. 45-2017 was passed on June 27, 2017 for various delegated authority powers and duties and was amended by two subsequent By-laws for Planning matters, By-law's 15-2023 passed on February 21, 2023 and By-law 59-2023 passed on August 15, 2023.

5.0 ANALYSIS

These delegated By-laws will save time for people and businesses as per Bill 13 - *Supporting People and Businesses Act*, 2021 for matters that are of a minor nature and that the Planning Department has reviewed and has no objections.

This key information report updates Council as to By-laws being passed under the delegated authority for planning matters and also gives transparency to the By-law numbering process.

6.0 ENVIRONMENTAL CONSIDERATIONS

N/A

7.0 RECOMMENDED CONDITIONS

That Council receives this report for information purposes only.

8.0 ALTERNATIVES

N/A

FINANCIAL/STAFFING IMPLICATIONS

This item has been approved in the current budget:

Yes ☐ No ☐ N/A ☒

This item is within the approved budgeted amount:

Yes ☐ No ☐ N/A ☒

This item is mandated by the Provincial/Federal Government:

Yes ☐ No ☐ N/A ☒

Prepared By:

**Reviewed and
submitted by:**

**Submitted for Council
consideration by:**




Lea Anne Munro
Deputy-Clerk



Lea Anne Munro
Deputy-Clerk



Craig Calder
CAO/Clerk

 The Corporation of the Township of NORTH STORMONT		Report No. ADMIN-10- 2025
Agenda Date:	May 27, 2025	
Subject:	Bell Canada Trail	
Attachments:	<input type="checkbox"/> 71-2016 Agreement with Bell for Crysler Trail Closing Date Jan 17, 2017 <input type="checkbox"/> DOC052225-05222025095628	

1.0 RECOMMENDATION

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.

2.0 LEGAL DESCRIPTION

Bylaw 71-2016 - Purchase and Sale Agreement
PIN # 601060413(LT)

3.0 BACKGROUND

The Township entered into an Agreement of purchase and sale of the former NY Central Railway bed, within the Town of Crysler on December 22nd, 2016. The Agreement was included in the December 13th, 2016 Council public agenda. The Agreement indicates the Township acquired the lands for the purchase price of \$5000 plus reimbursement to the Vendor (Bell Canada) for legal costs and disbursements and applicable taxes incurred by the Vendor in connection with the transaction. The Agreement clearly isolates the Township's use of the property for the "purposes of a recreational trail". The Agreement also stipulates the walking trail will be named and referred to as "Bell Canada Trail". The Agreement also embeds the purchaser (Township of North Stormont) consents to the reservation of an easement in perpetuity to the vendor (Bell Canada) in connection with the Vendor's existing and future cable

and wires (both buried and aerial). The details are incorporated into Schedule "C" of the Agreement and is attached to this report for Council perusal.

The legal description of lands transferred to the Township are as follows and maps for ease of reference have been attached to the report:

- (1) PIN 60107-0128(LT)
- (2) PIN 60107-0163(LT)
- (3) PIN 60106-0413(LT)
- (4) PIN 60106-0415(LT)

4.0 POLICY CONSIDERATION

5.0 ANALYSIS

A local land owner currently cultivates agricultural property on both sides of the southern portion of the Bell Canada Trail. With the recent sale of lands along Crysler Station Road for future residential development, the family responsible for farming operations in this area have solicited the Townships approval to crop the southern portion of the trail lands.

The CAO did communicate any transfer of lands would be outside the scope of the CAO/staff authority and any such consideration would be a decision of municipal Council.

Should there be political appetite to consider the transfer of this portion of the trail, the CAO believes the Township requires legal direction on how such a process would be undertaken. The CAO has an expectation any such deviation, from the original land transfer Agreement between Bell Canada and the Township, would require consultation and endorsement from Bell Canada (this would be confirmed by legal during the Agreement review process). These legal costs should not be the burden of ratepayers and the potential purchasers of this property are open to exploring taking the financial responsibilities of any legal costs associated with the land transfer.

Should there be support for the sale of this land, the purchaser would be required to incur the appraisal cost for said lands.

There would be survey costs associated with any land transfer and the CAO is suggesting that there would need to be a commitment from the requester to take responsibility for these costs.

The CAO also suggests that Council complete a public consultation exercise to provide ratepayers the opportunity to review, consider and provide support or opposition to the proposal.

The potential purchaser is agreeable to determining, and compensating ratepayers, for this potential land transfer. Potential financial compensation would be held in trust for the exclusive improvements/enhancements to the existing Bell Canada Trail.

6.0 ENVIRONMENTAL CONSIDERATIONS

7.0 RECOMMENDED CONDITIONS

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 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.

8.0 ALTERNATIVES

THAT the Council of the Township of North Stormont reject the land transfer proposal.

FINANCIAL/STAFFING IMPLICATIONS

This item has been approved in the current budget:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
This item is within the approved budgeted amount:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
This item is mandated by the Provincial/Federal Government:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>

Prepared By:



Craig Calder
CAO/Clerk

Reviewed and submitted by:



Craig Calder
CAO/Clerk

Submitted for Council consideration by:



Craig Calder
CAO/Clerk

THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT

BY-LAW NO. 71-2016

BEING a by-law to enter into an agreement of purchase and sale with Bell Canada.

WHEREAS the *Municipal Act, 2001*, c. 25 55. 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 55. 5 (3) provides that the powers of every council are to be exercised by by-law;

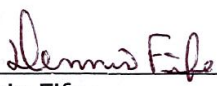
AND WHEREAS under *Section 11 (1) of the Municipal Act, 2001*, S.O. 2001, c.25, as amended, a lower-tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public, subject to the rules set out in *subsection (4)*;

AND WHEREAS the Corporation of the Township of North Stormont deems it expedient to enter into an agreement of purchase and sale with Bell Canada for the expansion on the Crysler's Walking Trail.

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

1. That approval be given to enter into an agreement, attached hereto as Agreement of Purchase and Sale to this By-law, with Bell Canada,
2. That the Mayor and CAO/Clerk be hereby authorized to sign the Agreement of Purchase and Sale on behalf of the Corporation of the Township of North Stormont,
3. THAT this By-law shall come into force and effect on the date of its adoption.

READ A FIRST, SECOND AND THIRD TIME AND PASSED in open Council, signed and sealed this 13th day of December, 2016.



Dennis Fife
Mayor



Marc Chénier
Chief Administrative Officer/Clerk

AGREEMENT OF PURCHASE AND SALE

THIS AGREEMENT made as of the 13 day of December, 2016.

BETWEEN:

**THE CORPORATION OF THE TOWNSHIP OF NORTH
STORMONT**

(hereinafter called the "Purchaser")

OF THE FIRST PART

- and -

BELL CANADA

(hereinafter called the "Vendor")

OF THE SECOND PART

WHEREAS:

- A. The Vendor is the owner of a portion of former NY Central Railway bed located near the Town of Chrysler in the County of North Stormont as more particularly described in Schedule "A" hereto (the "Property"); and
- B. The Vendor has agreed to sell the Property to the Purchaser and the Purchaser has agreed to purchase the Property on the terms and subject to the conditions contained in this Agreement.

NOW THEREFORE, in consideration of the mutual covenants contained herein, other good and valuable consideration, and the sum of two dollars (\$2.00) now paid by each party to the other (the receipt and sufficiency of which are hereby acknowledged) the parties hereby agree as follows:

1. Agreement of Purchase and Sale

The Vendor hereby agrees to sell, transfer, set over and convey all of its right, title and interest in the Property to the Purchaser, and the Purchaser hereby agrees to purchase, acquire and assume the Property from the Vendor, for the Purchase Price and on and subject to terms and conditions of this Agreement.

2. Purchase Price

- (a) As consideration for the conveyance of the Property and subject to the terms and conditions of this Agreement, the Purchaser shall pay to the Vendor the sum of Five Thousand Dollars (\$5,000.00) (the "Purchase Price").

- (b) The Purchase Price shall be paid on the Closing Date except as otherwise provided herein and subject to adjustment, if applicable, by certified trust cheque payable to Borden Ladner Gervais LLP, in trust (the “Vendor’s Solicitors”).

3. Adjustments and Taxes

- (a) Realty taxes, utilities and all other items normally adjusted between a vendor and a purchaser in respect of the said real property, as applicable, shall be adjusted as of the Closing Date (with the Closing Date to be for the account of the Purchaser). Adjustments shall be paid at closing, provided that if final billings are not then available, the said adjustments shall be made on the basis of the most recent billings then available and upon final billings becoming available, the parties hereto agree to readjust all such items, if necessary.
- (b) The Purchaser shall be responsible for and pay any taxes or fees payable on the transfer of the Property or in respect of registration of any closing documents, and all federal, municipal or provincial sales or other taxes payable upon or in connection with the conveyance or transfer of the Property, including HST, if any, but excluding any income taxes payable by the Vendor upon or in connection with the transaction.
- (c) The amount of the Purchase Price does not include Harmonized Sales Tax (the “HST”) and the Purchaser warrants that it is a registrant and hereby covenants to self-assess and remit applicable HST, in addition to the amount of the Purchase Price as may be required by law.

4. Closing Date

The transaction of purchase and sale shall be completed on the 17th day of January, 2017 (or as otherwise mutually agreed by the parties), on which date possession of the Property shall be given to the Purchaser (the “Closing Date”).

5. Title

The Purchaser acknowledges that it has accepted the state of the title to the Property, as evidenced by the PINs attached as Schedule “B” hereto with a currency date noted thereon. Purchaser acknowledges that it has already conducted whatever ancillary inquiries the Purchaser wishes to make, and the Purchaser agrees it shall make no further ancillary inquiries subsequent to the execution of this Agreement and shall make no title requisitions, contractual requisitions, or ancillary inquiry requisitions, save and except only in respect of the new title registrations subsequent to the currency date noted on the PINs in Schedule “B”.

6. Acceptance of Property and Release of Vendor

The Purchaser acknowledges that there are no conditions in favour of Purchaser. Without limiting the generality of the foregoing, the Purchaser acknowledges that the Purchaser has satisfied itself with respect to all matters relating to the Property, including without limitation

title, value, income to be derived from the Property, state of repair, government compliance, status of services, zoning status, development approvals, development charges status, site plan status, soil and subsoil condition, surface and groundwater in, on or under the Property, environmental condition and building condition of the Property and the Purchaser further acknowledges that the Property is being sold on an "as is, where is" basis, with no title requisitions, no access, no deliveries and without any representation or warranty whatsoever for fitness for purpose, quantity, quality or condition, and that the Purchaser shall not be entitled to any adjustment or abatement in the Purchase Price for any reason whatsoever, (save and except for the adjustments set out in Section 3 herein). The Purchaser hereby waives, releases, acquits and forever discharges the Vendor and its affiliated, related or subsidiary companies, and its officers, directors, employees, agents, successors and assigns from any and all sums of money, liabilities, claims, causes of action, debts, accounts, controversies, covenants, promises, judgments, lawsuits, rights, charges, costs, executions, expenses, obligations and demands whatsoever in law or in equity arising from or in connection with the Property, and this release, whether known or unknown, whether suspected or not, and whether arising before or after the Closing Date (the "**Released Matters**").

The Purchaser acknowledges and agrees that it has no claims against the Vendor in connection with the Released Matters. The Purchaser further undertakes, covenants and agrees not to make any claim, or to take any proceedings, either alone or with any other person or corporation, against any other person or corporation who might claim contribution or indemnity from the other party, or any of them, with respect to the Released Matters. The Purchaser represents and warrants that it has not assigned to any person, entity or corporation any of the claims which they release by this release. In the event that the Purchaser commences any claim and the other party is added to such claim, whether justified in law or not, the Purchaser will immediately discontinue such claim and will be liable to the Vendor for the legal costs incurred in any such proceeding on a full indemnity basis. This release shall operate conclusively as an estoppel against the Purchaser in the event of any claims which might be brought in the future by the Purchaser with respect to the Released Matters. This release may be pleaded in the event any such claim, action, complaint or proceeding is brought as a complete defence and reply, and may be relied upon in any proceeding to dismiss the claim, action, complaint or proceeding on a summary basis.

The Purchaser shall indemnify and save the Vendor harmless from and against all losses, damages, claims, liabilities or costs that may be suffered by the Vendor arising in connection with the Released Matters.

7. **Vendor Representation**

The Vendor hereby represents, warrants or covenants to the Purchaser, as the case may be, that it is not now and shall not be on the Closing Date a non-resident of Canada within the meaning of the *Income Tax Act*, and the Vendor shall deliver on the Closing Date a certificate verifying same.

8. Future Use of the Property

The Purchaser and the Vendor agree that there is no representation and warranty of any kind that the future intended use of the property by the Purchaser is or will be lawful except as may be specifically provided for in this Agreement. The Purchaser shall use the Property solely for the purposes of a recreational walking trail (the "Property Use Restriction") and the parties acknowledge that the Property Use Restriction will be registered on title on closing. The walking trail will be named and shall be referred to as "Bell Canada Trail" and the Purchaser agrees to erect prominent signage at both ends of the trail, at its own expense, subject to the Vendor's prior written approval. The provisions of this Section 8 shall survive and not merge on closing.

9. Reservation of Easement in favour of the Vendor

The Purchaser consents to the reservation of an easement in perpetuity in favour of the Vendor in connection with the Vendor's existing and future cable and wires (both buried and aerial), conduits, conduit structures, markers, poles, anchors, guys, maintenance holes, fixtures, equipment, and all appurtenances thereto located upon, over, in, under or across the Property, substantially in the form set out in Schedule "C" attached hereto (the "Easement").

10. Closing and Closing Deliveries

- (a) In addition to the closing deliveries elsewhere contemplated herein, the Vendor shall deliver to the Purchaser on the Closing Date the following:
 - (i) a transfer of the Property in favour of the Purchaser in registrable form, which transfer shall provide for the reservation of the Easement;
 - (ii) a statement of adjustments;
 - (iii) a certificate verifying that the Vendor is not a "non-resident" of Canada within the meaning of the *Income Tax Act* (Canada);
 - (iv) an undertaking to readjust the statement of adjustments, as necessary; and
 - (v) all other documents which are required and which the Vendor reasonably requested on or before the Closing Date to give effect to this transaction.
- (b) In addition to the closing deliveries elsewhere contemplated herein, the Purchaser shall deliver to the Vendor on the Closing Date the following:
 - (i) the Purchase Price as contemplated in Section 2 above;
 - (ii) an undertaking to readjust the statement of adjustments, as necessary;
 - (iii) HST registration number of the Purchaser together with the covenant and indemnity of the Purchaser to make appropriate filings with respect to this transaction as it relates to HST;

- (iv) consent to the reservation of Easement;
 - (v) consent to the registration of the Property Use Restriction; and
 - (vi) all other documents which are required and which the Vendor reasonably requested on or before the Closing Date to give effect to this transaction.
- (c) The Vendor and Purchaser acknowledge that the transaction shall be completed by electronic registration and that each of the Vendor and Purchaser shall retain a lawyer to complete the transaction pursuant to electronic registration and that the delivery of documents and the release thereof to the Vendor and Purchaser may, at the lawyers' discretion (a) not occur contemporaneously with the registration of the transfer and other registrable documentation; and (b) be subject to conditions whereby the lawyer receiving documents and/or money will be required to hold them in trust and not release them except in accordance with the terms of a document registration agreement between the lawyers.
- (d) The Transfer/Transfer of Easement and all other documents required to complete this transaction, save for the Land Transfer Tax Affidavit, shall be prepared by the Vendor's Solicitors at the Purchaser's expense.

11. Reimbursement of Costs

It is understood and agreed, that in addition to the Purchase Price, the Purchaser shall reimburse the Vendor for all of its legal fees and disbursements plus applicable taxes (the "Legal Costs") incurred by the Vendor in connection with this transaction forthwith upon the Vendor submitting copies of all accounts for Legal Costs incurred by the Vendor.

12. Planning Act Compliance

This Agreement is subject to compliance with the provisions of the *Planning Act* (Ontario) as may be amended from time to time, and this Agreement is subject to the express condition that it shall not be effective to create or convey any interest in land until the provisions of section 50 of the *Planning Act* (Ontario) are complied with.

13. Binding Agreement/Time of the Essence

This Agreement, when executed by both parties shall constitute a binding contract of purchase and sale, and time shall in all respects be of the essence hereof.

14. Entire Agreement

It is agreed that there is no representation, warranty, collateral agreement or condition affecting this Agreement or the Property or supported thereby other than as expressed herein in writing.

15. **Tender**

Any tender of documents or money hereunder may be made upon the solicitor acting for the party on whom tender is desired and it shall be sufficient that a negotiable certified cheque may be tendered in lieu of cash.

16. **Access**

The Purchaser acknowledges that it shall have no access to the Property subsequent to execution of this Agreement and prior to the Closing Date.

17. **Headings**

The headings used herein shall be for convenience of reference only, and shall not affect the interpretation of this Agreement.

18. **Severability**

If any provision contained herein shall be found to be unenforceable, such provision shall be severed from the Agreement, and the remainder of this Agreement shall continue to be in full force and effect.

19. **Notices**

All notices permitted or required to be delivered herein shall be delivered by personal or courier delivery or by telefax to the following addresses (or such other addresses or telefaxes may be provided in accordance with this paragraph), and shall be considered received when actually received:

To the Vendor:

Bell Canada
Bell Canada Real Estate Services
87 Ontario St. West, 6th Floor
Montreal, QC H2X 1Y8

Attention: Director, Strategic Asset Planning
Telefax: (514) 391-7990

with a copy to:

c/o SNC-Lavalin O&M Solutions Inc.
87 Ontario St. West, 6th Floor
Montreal, QC H2X 0A7

Attention: Director, Transactions Management
Telefax: (514) 840-8404

To the Purchaser:

The Corporation of the Township of North Stormont
P.O. Box 99
15 Union Street
Berkwick, ON K0C 1G0

Attention: Chief Administrative Officer

Telefax: (613) 984-2908

20. Successors and Assigns

This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

21. Applicable Law

This Agreement shall be interpreted in accordance with the laws of the province of Ontario and the laws of Canada applicable thereto.

22. Further Assurances

Except as provided herein, each of the parties shall, at the cost and expense of the other party, execute and deliver all such further documents and do such further acts and things that the other party may reasonably request from time to time to give full effect to this Agreement.

23. Non-Merger

The Vendor and Purchaser acknowledge and agree that their respective representations, warranties and covenants set out herein and in the Schedules hereto shall not merge on Closing, but shall survive thereafter in accordance with their terms.

24. No Real Estate Brokers

The Purchaser represents to the Vendor that it has not engaged or dealt with any real estate broker or agent respecting this transaction. The Vendor represents to the Purchaser that it has not engaged or dealt with any real estate broker or agent respecting this transaction.

25. Counterparts

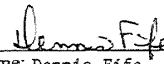
This Agreement may be executed and delivered in any number of separate counterparts, each of which when executed and delivered is an original but all of which taken together constitutes one and the same instrument. Any party may deliver an executed copy of this Agreement by facsimile transmission.


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TOR01: 6349028: v10

IN WITNESS WHEREOF the parties have executed this Agreement as of the date first written above.


THE CORPORATION OF THE
TOWNSHIP OF NORTH STORMONT

Per: 
Name: Dennis Fife
Title: Mayor

Per: 
Name: Marc Chenier
Title: CAO/Clerk

I/We have authority to bind the corporation

BELL CANADA

Per: 
Name: DENIS LEVESQUE
Title: SENIOR SPECIALIST ASSET MGMT

Per: _____
Name: _____
Title: _____

I/We have authority to bind the corporation

SCHEDULE "A"

LEGAL DESCRIPTION OF LANDS

Firstly:

Legal Description of Lands:

PIN 60107-0128(LT) – PT LT 10-11 CON 11 FINCH SRO PT 22 & 23 S83806; NORTH STORMONT

Secondly:

Legal Description of Lands:

PIN 60107-0163(LT) – PT LT 11, CONC 10 FINCH SRO PT 21 S83806; NORTH STORMONT

Thirdly:

Legal Description of Lands:

PIN 60106-0413(LT) – PT LTS 11 & 12 CON 9 FINCH PT 1 TO 3 52R4088 (SRO); NORTH STORMONT

Fourthly:


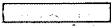


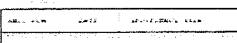









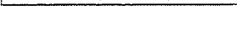

Legal Description of Lands:

PIN 60106-0415(LT) – PT LT 11 CON 10 FINCH AS IN S87954 (SRO) SHOWN AS PT 20 S83806; NORTH STORMONT

SCHEDULE "B"

COPIES OF CURRENT PINS RESPECTING PROPERTY

-5-

SCHEDULE "C"

SCHEDULE TO THE TRANSFER OF EASEMENT

RESERVATION OF EASEMENT IN FAVOUR OF BELL CANADA

THE TRANSFEROR is the owner of lands and premises legally described as Parts of Town Lots 5 and 6 on the north side of Adelaide Street West according to the Plan of the Town of York and designated as Parts 1 and 2, Plan 63R-545, City of Toronto (PIN 21403-0082(LT)) (the "Dominant Lands").

THE TRANSFEROR hereby reserves a free, unencumbered, uninterrupted, and unobstructed right in the nature of an easement in favour of the Transferor, its servants and agents, successors and assigns to be used and enjoyed as appurtenant to the Dominant Lands (the "Easement") in perpetuity upon, over, in, under and across servient lands more particularly described in the Properties Field in the Transfer document to which this schedule is attached (collectively, the "Easement Lands") for the following purposes:

1. the right to construct, operate, install, inspect, maintain, repair, replace, renew, or make additions at all times to telecommunications facilities (the "Facilities") or any part thereof forming part of continuous lines between the Easement Lands and other lands including, without limitation, all necessary fibre optic lines, cable and wires (whether buried, surface, mounted or aerial), conduits, conduit structures, conduit markers, poles, anchors, guys, maintenance holes, appropriate foundations containing all components connecting to the Transferor's network, underground vaults, cabinets, grounding wells, markers, fixtures, equipment, and all appurtenances thereto.
2. the right of free, uninterrupted and unimpeded access at all times to the Transferor, its contractors, agents, employees, vehicles, equipment, and supplies to and over the Easement Lands.
3. the right of free, uninterrupted and unimpeded access at all times to the Easement Lands from and over the abutting road allowances or abutting rights of way for the purpose of exercising the rights hereby granted.
4. the right to remove, trim, sever, or fell any obstructions such as trees, roots, brush, stumps, boulders or rock encountered during the course of construction or subsequent maintenance of the Facilities.
5. the right, at its sole discretion, to attach, or permit the attachment of, wires, cables and equipment of any other company or commission for the purpose of supplying a service to the public.

THE TRANSFEREE hereby agrees and undertakes with the TRANSFEROR as follows:

1. that the Easement Lands shall remain free of physical encumbrances (including, buildings or other structures) which would hinder the Facilities of the Transferor or the access by the Transferor, its servants, agents, contractors, vehicles, supplies and equipment and the Transferee shall not dig, drill, excavate, pave with a hard surface or interlocking (including paving, asphalt, etc.) upon, over, in, under and across the Easement Lands, and no trees or obstructions will be permitted to remain thereon unless the Transferor in writing permits the existence of certain physical encumbrances on the Easement Lands for a limited period of time upon consent by the Transferor, which consent is not to be unreasonably withheld.
2. notwithstanding anything to the contrary contained herein, the Transferee may only use the Easement Lands as a recreational walking trail and the Transferee shall be responsible for the maintenance and repair of the Easement Lands as would a careful and prudent owner.
3. that the Transferor shall not be liable for any long-term deterioration of the Easement Lands arising out of or resulting from the Facilities and the exercise of its rights hereby

granted, including, without limitation the cost of replacement of hard surfacing (paving, asphalt, concrete, etc.).

4. that in the event of damage to the Easement Lands and to the Facilities by the negligent act or omission of the Transferee, its employees or agents, to be responsible for the cost of repairs and shall repair any damage caused by the Transferee, its agents or employees.
5. that it will execute such further assurances of the Easement Lands in respect of this Easement as may be required.
6. to be responsible for any damage caused at any time by its agents or employees to the Easement Lands. When practical, the Transferee, after any of its activities, shall restore, at its expense, the Easement Lands to a condition as near as reasonably possible to that which the Easement Lands were in prior to the start its activities, or in an improved condition to that which they were in prior to the start of its activities.
7. to indemnify and save harmless the Transferor, its respective successors and assigns from and against all claims, demands, loss, damage, costs, actions, suits or other proceedings by whomever made, sustained, brought or prosecuted in any manner based upon, occasioned by, or attributable to, anything done or omitted to be done by the Transferee, its servants or agents, in the exercise or enjoyment of the rights and easements herein transferred.

THE TRANSFEROR covenants and agrees as follows:

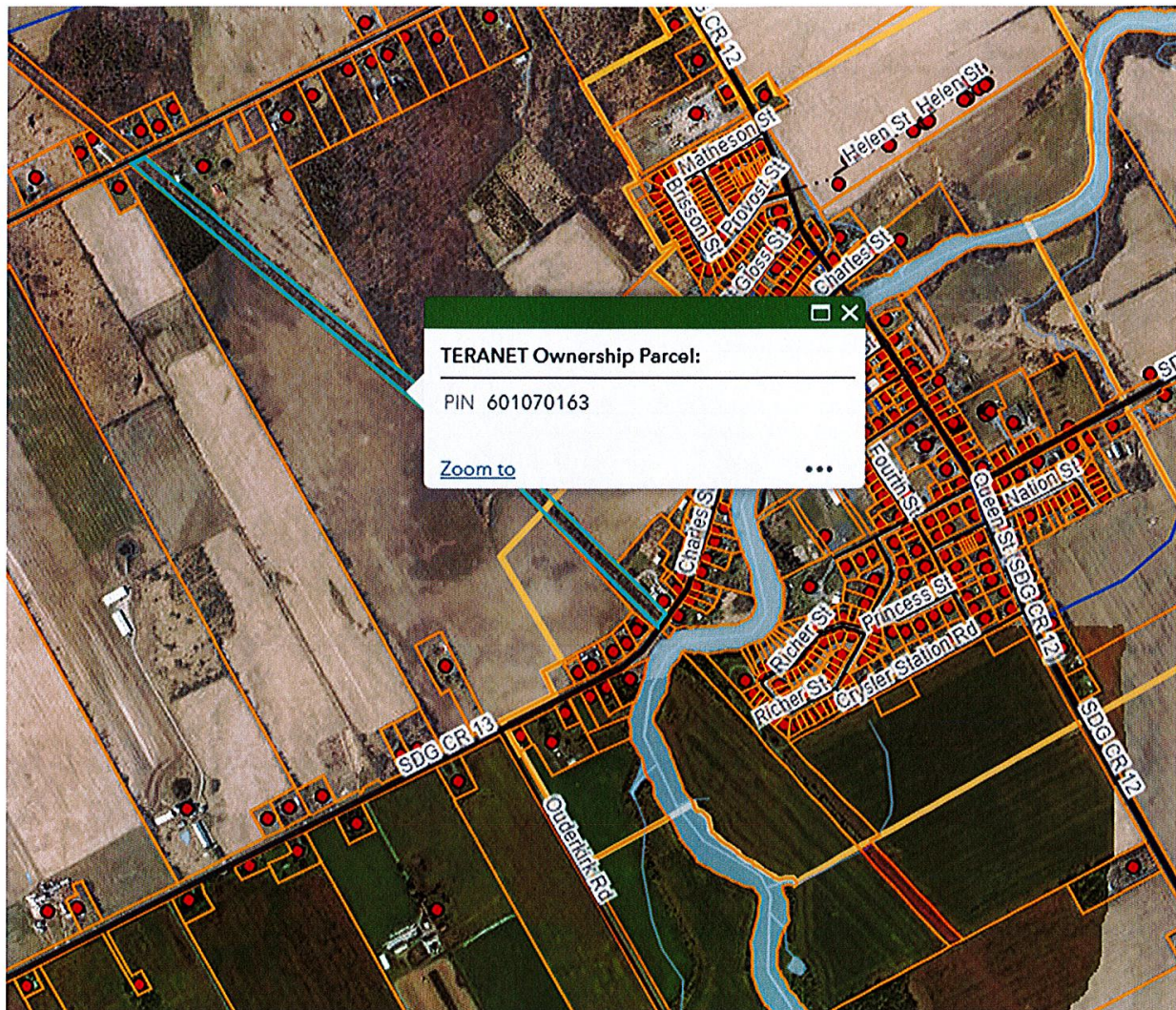
1. save and except to the extent caused by the negligence or wilful misconduct of the Transferee, and subject to paragraph 3 of the Transferee's covenants and agreements above, the Transferor covenants with the Transferee, its successors and assigns, as soon as reasonably practicable after the construction, repair, replacement, renewal or addition of the said Facilities, remove all debris caused by it and in all respects restore the Easement Lands to their former state so far as is practical to rectify any damages to the Easement Lands resulting from or arising out of or relating to the exercise of its rights hereunder to the reasonable satisfaction of the Transferee and shall as far as is practicable restore the surface to the condition existing prior to any entry thereon to exercise the rights hereby granted.

THE benefit of the easement, license or right-of-way hereinbefore described shall be annexed to and run with the Easement Lands and shall extend to and be binding on and enure to the benefit of the parties hereto and their respective successors and assigns. The word "successor" shall include without limitation, successors and assigns of the corporations including amalgamated and continuing corporations.

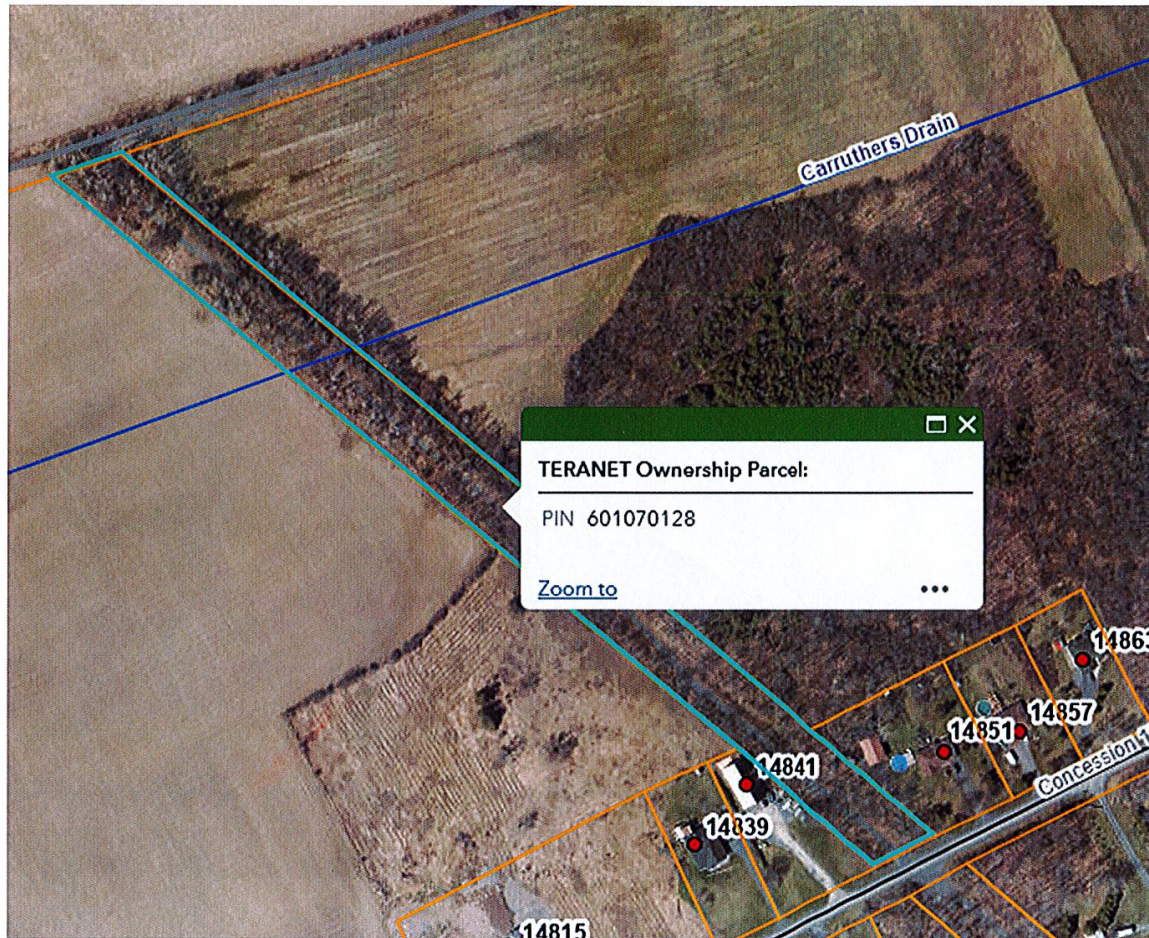
NOTWITHSTANDING any rule of law or equity and even though any of the Facilities may become annexed or affixed to the Easement Lands, title to the Facilities shall nevertheless remain in the Transferor.

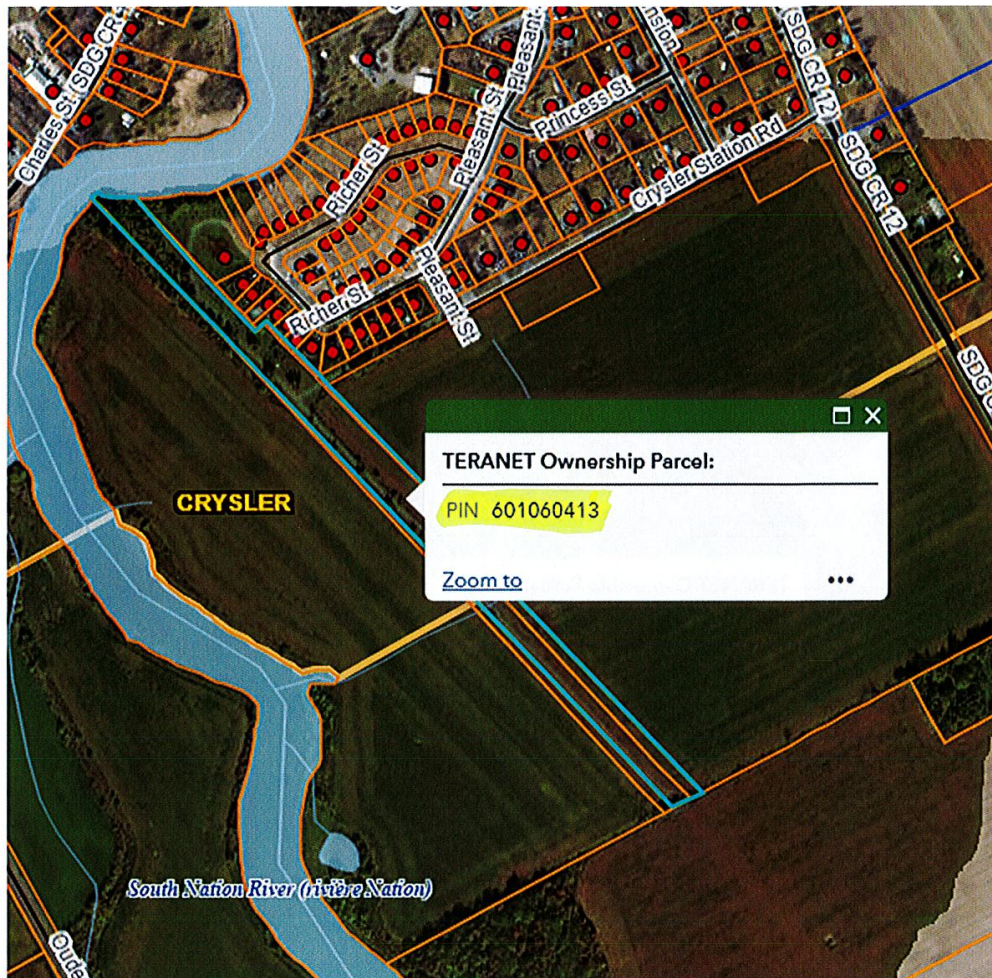
THE TRANSFEROR, in the event it grants a release of Easement, may abandon the Facilities annexed/affixed to the Easement Lands at its option.

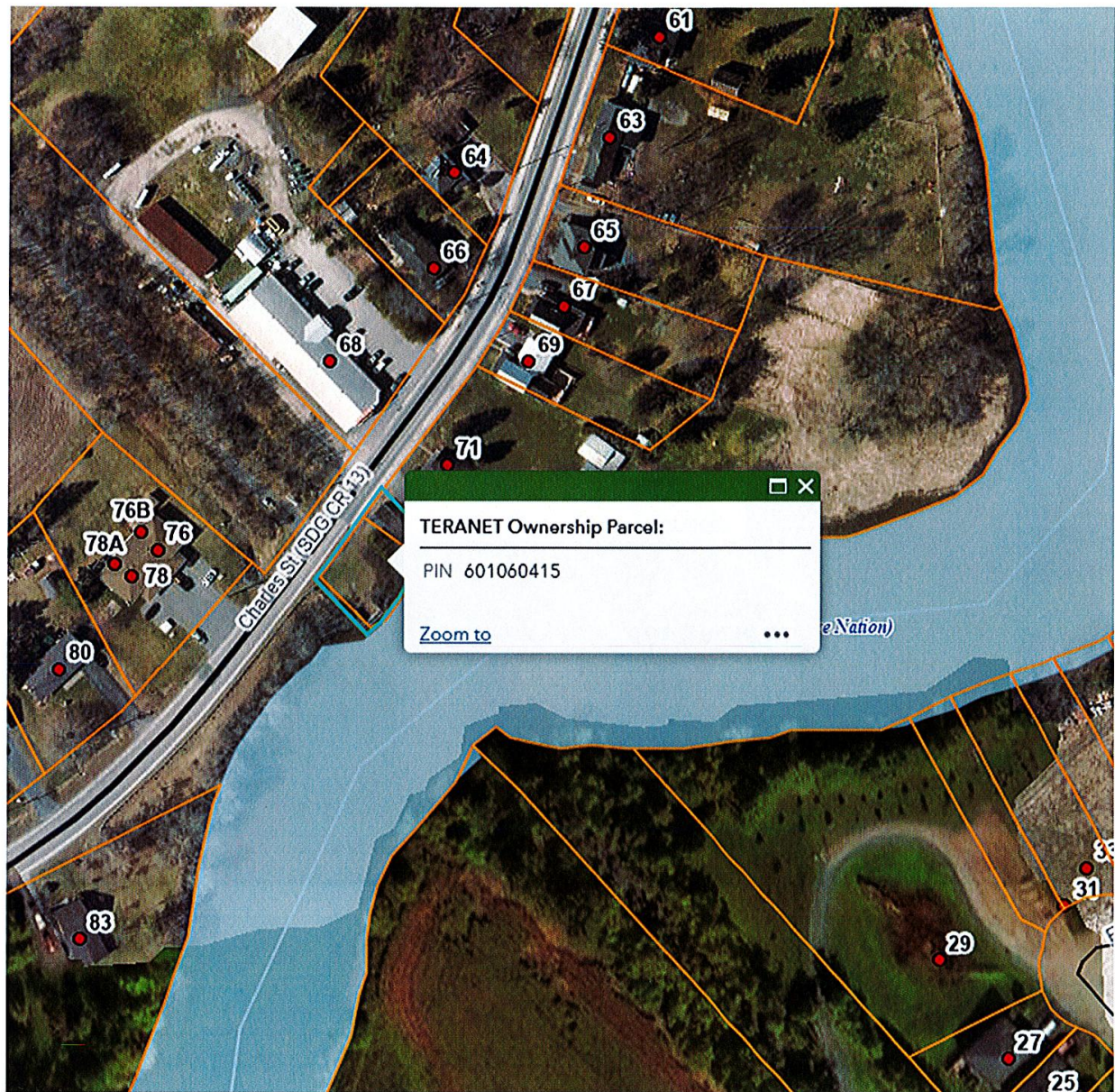
THIS AGREEMENT including all rights, privileges, and benefits herein contained shall extend to, be binding upon, and enure to the benefit of, the parties hereto and their respective successors and assigns.



PIN 60107-0128







**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
Toronto (Ontario) M7A 2J3
Tél. : 416 585-7000



234-2025-2204

May 13, 2025

Dear Head of Council,

On May 12, 2025 I introduced the *Protect Ontario by Building Faster and Smarter Act, 2025* ([Bill 17](#)). Through this legislation, and other changes, we are responding to recommendations and requests from municipal leaders to make it easier and faster to build new homes and infrastructure Ontario needs like transit, roads, water, and wastewater systems.

The bill contains bold actions to protect Ontario from the Ministry of Municipal Affairs and Housing, the Ministry of Infrastructure and the Ministry of Transportation. Details about the range of measures can be found in the [news release](#).

Building Code Act – Ministry of Municipal Affairs and Housing

Schedule 1 of the Bill proposes changes to the *Building Code Act* which include:

- Adding a provision to clarify that municipalities do not have the authority to create or enforce their own construction standards.
- Eliminating the requirement for a secondary provincial approval of innovative construction products for products that have already undergone a “Canadian Code Compliance Evaluation” by the federal Canadian Construction Materials Centre ([25-MMAH0042](#)). Comments can be made through the Regulatory Registry of Ontario (RR) from May 12, 2025, to June 11, 2025.

Development Charges Act – Ministry of Municipal Affairs and Housing

Schedule 4 of the Bill proposes changes to the *Development Charges Act, 1997*, to standardize the development charge (DC) methodology and framework and improve predictability of costs, include:

- Creating a regulation-making authority to merge service categories for DC credits.
- Creating a regulation-making authority to specify what constitutes a “local service.”
- Expanding the DC deferral to non-rental residential developments. Related changes include:

.../2

- Providing municipalities authority, in circumstances set out in regulation, to require financial security for payment of deferred DCs for non-rental residential developments; and
- Removing authority for municipalities to charge interest on any legislated DC deferral amounts.
- Enabling municipalities to make any changes to their DC by-laws for the sole purpose of reducing DCs or removing indexing without undertaking certain procedural requirements.
- Creating a regulation-making authority to prescribe exceptions, including conditional exceptions, to capital costs that are eligible to be recovered from DCs.
- Providing that the frozen DC rates on a development would not be applicable if the current DC rates in effect would result in a lower payment.
- Exempting long-term care homes within the meaning of subsection 2 (1) of the *Fixing Long-Term Care Act, 2021* from municipal DCs.

We are interested in receiving your comments on these proposed measures. Comments can be made through the Regulatory Registry of Ontario (RR) from May 12, 2025, to June 11, 2025:

- [RR 25-MMAH003](#): Changes to the *Development Charges Act, 1997*, to Simplify and Standardize the Development Charge (DC) Framework.

Planning Act – Ministry of Municipal Affairs and Housing

Schedules 3 and 7 of the Bill propose changes to the *Planning Act* and the *City of Toronto Act, 2006* that would help streamline and standardize municipal development processes. If passed, the proposed changes would:

- Provide authority for regulations to limit municipal complete application studies and provide greater recognition of planning reports prepared by prescribed certified professionals,
- Remove the need for certain minor variances,
- Give the Minister of Municipal Affairs and Housing the authority to impose conditions on a use permitted by a Minister's zoning order, and
- Streamline planning approvals for publicly funded kindergarten to grade 12 schools.

We are interested in receiving your comments on these proposed measures. Comments can be made through the Environmental Registry of Ontario from May 12, 2025, to June 11, 2025:

- [ERO 025-0461](#): Proposed Planning Act and City of Toronto Act, 2006 Changes (Schedules 3 and 7 of Bill 17- Protect Ontario by Building Faster and Smarter Act, 2025).

We are also interested in receiving any comments you may have on associated regulatory changes. The government is undertaking 45-day consultations on the following proposals from May 12, 2025, to June 26, 2025:

- [ERO 025-0462](#): Proposed Regulations – Complete Application (seeking feedback on proposed regulations to address complete application requirements (study/report requirements) and submissions from certified professionals)
- [ERO 025-0463](#): Proposed Regulation – As-of-right Variations from Setback Requirements (seeking feedback on a proposed regulation that would allow variations to be permitted “as-of-right” if a proposal is within 10% of requirements for setbacks from property lines applicable to specified lands)

The Environmental Registry postings provide additional details regarding the proposed changes.

Ministry of Infrastructure Act – Ministry of Infrastructure

Schedule 6 of the Bill proposes changes to the *Ministry of Infrastructure Act, 2011* (MOIA), to provide the Minister of Infrastructure with the authority to request information and data from municipalities and municipal agencies, where needed to support provincially funded infrastructure projects. This would help speed up the delivery of critical infrastructure that our growing communities need, while also supporting jobs and economic growth. Comments can be made through the Regulatory Registry of Ontario ([RR-25MOI003](#)) from May 12, 2025, to June 11, 2025.

Transit-Oriented Communities Act – Ministry of Infrastructure

Proposed changes to the *Transit-Oriented Communities (TOC) Act, 2020*, would reduce barriers to implementing the Transit Oriented Communities (TOC) by:

- Amending the definition of a “Transit Oriented Communities project” to include projects along the GO and LRT network more efficiently,
- Removing OIC approval requirements for any agreements between the Minister (or an entity with delegated powers) and a municipality, and
- Enabling the Minister to delegate certain responsibilities to Infrastructure Ontario for the purpose of developing TOCs.

We are interested in receiving your comments on these proposed changes. Comments can be made through the Environmental Registry of Ontario from May 12, 2025, to June 11, 2025:

- [ERO 025-0504](#): Proposed *Transit-Oriented Communities Act, 2020*, changes to reduce barriers to implementing municipal agreements.

Ministry of Transportation

Schedule 2 of the bill proposes a change to the *Building Transit Faster Act, 2020* (BTFA) that, if passed, would extend the use of the BTFA measures to all provincial transit projects. This change would remove barriers to building transit faster and get shovels in the ground quicker to build major provincial transit projects that connect communities.

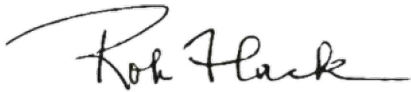
A proposed amendment to the *Metrolinx Act, 2006*, permits the Minister of Transportation to request certain information and data from municipalities or municipal agencies necessary to support the development of provincial transit projects or Transit-Oriented Communities projects.

You may provide your comments on the proposed change to the BTFA through the Environmental Registry of Ontario (ERO) notice [ERO 025-0450](#) and the Ontario Regulatory Registry notice ([RR 25-MTO005](#)) and the Metrolinx Act ([RR 25-MTO006](#)) from May 12, 2025 to June 11, 2025.

The government invites you to review the [Environmental Registry of Ontario](#) and [Regulatory Registry of Ontario](#) posting links provided above and share any feedback you may have. If you have any questions, please reach out to my Director of Stakeholder and Caucus Relations, Tanner Zelenko, at Tanner.Zelenko@ontario.ca.

In the face of economic uncertainty, we must protect Ontario by speeding up construction so we can lower housing costs and keep workers on the job. I look forward to continued collaboration with you, our municipal partners, to create the homes that Ontario need today, tomorrow, and in the decades to come.

Sincerely,



Hon. Robert J. Flack
Minister of Municipal Affairs and Housing

- c. The Honourable Kinga Surma, Minister of Infrastructure
 The Honourable Prabmeet Sarkaria, Minister of Transportation
 The Honourable Graydon Smith, Associate Minister of Municipal Affairs and Housing
 Robert Dodd, Chief of Staff, Minister's Office
 Matthew Rae, Parliamentary Assistant, Municipal Affairs and Housing
 Laura Smith, Parliamentary Assistant, Municipal Affairs and Housing
 Brian Saunderson, Parliamentary Assistant, Municipal Affairs and Housing
 Martha Greenberg, Deputy Minister, Municipal Affairs and Housing
 David McLean, Assistant Deputy Minister, Municipal Affairs and Housing
 Caspar Hall, Assistant Deputy Minister, Municipal Affairs and Housing
 Municipal Chief Administrative Officers

**Ministry of
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Office of the Minister

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234-2025-2204

13 mai 2025

Président du conseil,

Le 12 mai 2025, j'ai présenté la *Loi de 2025 visant à protéger l'Ontario en construisant plus rapidement et plus efficacement* ([projet de loi 17](#)). Grâce à cette législation et à d'autres changements, nous donnons suite aux recommandations et aux demandes des dirigeants municipaux visant à faciliter et à accélérer la construction de nouvelles maisons et des infrastructures dont l'Ontario a besoin, comme les transports en commun, les routes, les réseaux d'approvisionnement en eau et de traitement des eaux usées.

Le projet de loi contient des mesures concrètes pour protéger l'Ontario prises par le ministère des Affaires municipales et du Logement, le ministère de l'Infrastructure et le ministère des Transports. Les détails sur l'éventail des mesures se trouvent dans le communiqué de presse ici.

Loi sur le code du bâtiment – Ministère des Affaires municipales et du Logement

L'annexe 1 du projet de loi propose des modifications à la *Loi sur le code du bâtiment*, notamment :

- Ajouter une disposition pour préciser que les municipalités n'ont pas le pouvoir de créer ou d'appliquer leurs propres normes de construction.
- Éliminer l'exigence d'une approbation provinciale secondaire des produits de construction novateurs pour les produits qui ont déjà fait l'objet d'une « évaluation de la conformité au Code canadien » par le Centre canadien de matériaux de construction ([25-MMAH004](#)). Les commentaires peuvent être formulés par l'intermédiaire du Registre de la réglementation de l'Ontario (RR) du 12 mai 2025 au 11 juin 2025.

Loi sur les redevances d'aménagement – Ministère des Affaires municipales et du Logement

L'annexe 4 du projet de loi propose des modifications à la *Loi de 1997 sur les redevances d'aménagement* afin d'uniformiser la méthodologie et le cadre relatifs aux redevances d'aménagement et d'améliorer la prévisibilité des coûts, notamment :

- Créer un pouvoir de réglementation pour fusionner les catégories de services pour les crédits de redevances d'aménagement.
- Créer un pouvoir de réglementation pour préciser ce qui constitue un « service local ».

... /2

- Étendre l'exclusion des redevances d'aménagement aux aménagements non locatifs à usage d'habitation. Voici les changements connexes :
 - Donner aux municipalités le pouvoir, dans les circonstances énoncées dans la réglementation, d'exiger une garantie financière pour le paiement reporté des redevances d'aménagement dans le cas d'aménagements non locatifs à usage d'habitation;
 - Retirer aux municipalités le pouvoir d'exiger des intérêts sur les montants de report des redevances d'aménagement prévues par la loi.
- Permettre aux municipalités d'apporter des changements à leurs règlements sur les redevances d'aménagement dans le seul but de les réduire ou de supprimer l'indexation sans se conformer à certaines exigences procédurales.
- La création d'un pouvoir de réglementation pour prescrire des exceptions, y compris des exceptions conditionnelles, aux dépenses en immobilisations qui peuvent être recouvrées par les redevances d'aménagement.
- Pourvu que les tarifs gelés de redevances d'aménagement sur un aménagement ne s'appliquent pas si les tarifs actuels en vigueur de redevances d'aménagement entraînent un paiement moins élevé.
- Exempter les foyers de soins de longue durée au sens du paragraphe 2 (1) de la *Loi de 2021 sur le redressement des soins de longue durée* des redevances d'aménagement des municipalités.

Nous souhaitons recevoir vos commentaires sur ces mesures proposées. Les commentaires peuvent être formulés par l'intermédiaire du Registre de la réglementation de l'Ontario (RR) du 12 mai 2025 au 11 juin 2025 :

- [RR 25-MMAH003](#) : Modifications à la *Loi de 1997 sur les redevances d'aménagement* pour simplifier et normaliser le cadre des redevances d'aménagement.

Loi sur l'aménagement du territoire – Ministère des Affaires municipales et du Logement

Les annexes 3 et 7 du projet de loi proposent des modifications à la *Loi sur l'aménagement du territoire* et à la *Loi de 2006 sur la cité de Toronto* qui aideraient à simplifier et à normaliser les processus d'aménagement municipal. S'ils sont adoptés, les changements proposés vont :

- Donner le pouvoir d'adopter des règlements pour limiter les études municipales complètes sur les demandes et mieux reconnaître les rapports de planification préparés par des professionnels agréés prescrits;
- Supprimer la nécessité de certaines variances mineures;
- Donner au ministre des Affaires municipales et du Logement le pouvoir d'imposer des conditions à une utilisation autorisée par un arrêté de zonage ministériel;
- Simplifier les approbations de planification pour les écoles publiques de la maternelle à la 12e année.

Nous souhaitons recevoir vos commentaires sur ces mesures proposées. Les commentaires peuvent être transmis par l'entremise du Registre environnemental de l'Ontario du 12 mai 2025 au 11 juin 2025 :

- [REO 025-0461](#) : Modifications proposées à la *Loi sur l'aménagement du territoire* et à la *Loi de 2006 sur la cité de Toronto* (annexes 3 et 7 du projet de loi n° 17 – *Loi de 2025 visant à protéger l'Ontario en construisant plus rapidement et plus efficacement*).

Nous aimerions également recevoir vos commentaires sur les modifications réglementaires connexes. Le gouvernement entreprend des consultations de 45 jours sur les propositions suivantes, du 12 mai 2025 au 26 juin 2025 :

- [REO 025-0462](#) : Projet de règlement – Remplir la demande (en sollicitant des commentaires sur le projet de règlement pour répondre aux exigences relatives à la demande complète, soit les exigences relatives à l'étude et au rapport, et les présentations des professionnels agréés).
- [REO 025-0463](#) : Projet de règlement – Variations de plein droit par rapport aux exigences relatives à la marge de reculement (demande de rétroaction sur un projet de règlement qui permettrait des variations « de plein droit » si une proposition se situe dans les 10 % des exigences en matière de marges de recul par rapport aux limites de propriétés applicables aux terrains spécifiés).

Les affichages du Registre environnemental fournissent des détails supplémentaires sur les changements proposés.

Loi sur le ministère de l'Infrastructure – Ministère de l'Infrastructure

L'annexe 6 du projet de loi propose des modifications à la *Loi de 2011 sur le ministère de l'Infrastructure* afin de donner au ministre de l'Infrastructure le pouvoir de demander des renseignements et des données aux municipalités et aux organismes municipaux, au besoin, pour appuyer les projets d'infrastructure financés par la province. Cela permettrait d'accélérer la mise en place des infrastructures essentielles dont nos collectivités en croissance ont besoin, tout en favorisant l'emploi et la croissance économique. Les commentaires peuvent être formulés par l'intermédiaire du Registre de la réglementation de l'Ontario ([RR 25-MOI003](#)) du 12 mai 2025 au 11 juin 2025.

Loi de 2020 sur les collectivités axées sur le transport en commun – Ministère de l'Infrastructure

Les changements proposés à la *Loi de 2020 sur les collectivités axées sur le transport en commun* réduiraient les obstacles à la mise en œuvre des collectivités axées sur le transport en commun :

- Modifier la définition d'un « projet de collectivités axées sur le transport en commun (CATC) » pour y inclure des projets le long du réseau GO et du train léger sur rail plus efficacement;
- Supprimer les exigences d'approbation par décret pour toute entente entre le ministre (ou une entité détenant des pouvoirs délégués) et une municipalité;
- Permettre au ministre de déléguer certaines responsabilités à Infrastructure Ontario aux fins de développement des CATC.

Nous aimerions recevoir vos commentaires sur ces changements proposés. Les commentaires peuvent être transmis par l'entremise du Registre environnemental de l'Ontario du 12 mai 2025 au 11 juin 2025 :

- [REO 025-0504](#): Changements proposés à la *Loi de 2020 sur les collectivités axées sur le transport en commun*, visant à réduire les obstacles à la mise en œuvre des ententes municipales.

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Ministère des Transports

L'annexe 2 du projet de loi propose une modification à la *Loi de 2020 sur la construction plus rapide de transport en commun* qui, si elle est adoptée, étendrait le recours aux mesures de la *Loi* à tous les projets provinciaux de transport en commun. Ce changement éliminerait les obstacles à la construction plus rapide de réseaux de transport en commun et accélérerait le début des travaux pour la réalisation d'importants projets provinciaux de transport en commun qui relient les collectivités.

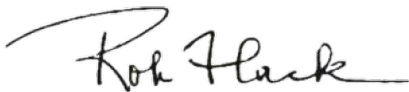
Une modification proposée à la *Loi de 2006 sur Metrolinx* permet au ministre des Transports de demander certains renseignements et données aux municipalités ou aux organismes municipaux nécessaires pour appuyer l'élaboration de projets provinciaux de transport en commun ou de projets de collectivités axées sur le transport en commun.

Vous pouvez fournir vos commentaires sur le changement proposé à la *Loi* par l'entremise de l'avis [025-0450](#) du Registre environnemental de l'Ontario (REO) et de l'avis [25-MTO005](#) du Registre réglementaire de l'Ontario, et sur la *Loi de 2006 sur Metrolinx* ([RR 25-MTO006](#)), du 12 mai 2025 au 11 juin 2025.

Le gouvernement vous invite à consulter les liens ci-dessus du [Registre environnemental de l'Ontario](#) et du [Registre réglementaire de l'Ontario](#) et à lui faire part de vos commentaires. Si vous avez des questions, veuillez communiquer avec mon directeur des relations avec les intervenants et relations avec le groupe parlementaire, Tanner Zelenko, au tanner.zelenko@ontario.ca.

Dans un contexte d'incertitude économique, nous devons protéger l'Ontario en accélérant la construction afin de réduire les coûts du logement et de maintenir les emplois. Je me réjouis à l'idée de poursuivre notre collaboration avec vous et nos partenaires municipaux pour créer les logements dont l'Ontario a besoin aujourd'hui, demain et au cours des décennies à venir.

Cordialement,



L'honorable Robert J. Flack
Ministre des Affaires municipales et du Logement

- c. L'honorable Kinga Surma, ministre de l'Infrastructure
L'honorable Prabmeet Sarkaria, ministre des Transports
L'honorable Graydon Smith, ministre associé du Logement
Robert Dodd, chef de cabinet, Bureau du ministre
Matthew Rae, adjoint parlementaire, Affaires municipales et Logement
Brian Saunderson, adjoint parlementaire, Affaires municipales et Logement
Laura Smith, adjointe parlementaire, Affaires municipales et Logement (Logement)
Martha Greenberg, sous-ministre, Affaires municipales et Logement
Caspar Hall, sous-ministre adjoint, Division des administrations locales, Affaires municipales et Logement
David McLean, sous-ministre adjoint, Division des politiques de logement et de la planification, Affaires municipales et Logement
Directeurs généraux de l'administration municipale

The Town of Goderich
57 West Street
Goderich, Ontario
N7A 2K5
519-524-8344
townhall@goderich.ca
www.goderich.ca



Friday, May 9, 2025

RE: Notice of Motion – Town of Goderich Rejection of President Trump’s Rhetoric Regarding the Annexation of Canada and Trade Tariffs

To Whom It May Concern;

Please be advised of the following motion passed at the Monday, March 17, 2025, Goderich Town Council Meeting:

Moved By: Councillor Petrie

Seconded By: Councillor Kelly

WHEREAS President Trump's rhetoric about the annexation of Canada is both offensive and unacceptable, undermining Canada's sovereignty and the respectful relationship between our two nations;

WHEREAS the Government of the United States, under President Trump, intends to impose unjustified trade tariffs on Canada that will cause harm to both nations' economies, local businesses, and workers;

WHEREAS the above noted actions contradict the principles of diplomatic dialogue and fair trade that Canada has long championed in our international relations;

AND WHEREAS the Town of Goderich has a responsibility to defend the values of peace, cooperation, and mutual respect, and safeguard the interests of our community;

NOW THEREFORE BE IT RESOLVED that the Town of Goderich condemns divisive and harmful rhetoric regarding the potential annexation of Canada, and categorically rejects trade tariffs imposed by President Trump;

BE IT FURTHER RESOLVED that the Town of Goderich send the attached letter to American municipal and business leaders that the town has had longstanding friendly relationships with expressing our concerns and

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advocating for the return of a constructive and positive relationship between our countries:

AND BE IT FURTHER RESOLVED that the Town of Goderich encourages other Ontario municipalities to adopt similar resolutions, advocate to their municipal and business partners in the United States and join us in a collective voice to preserve the dignity and sovereignty of our nation.

CARRIED

If you have any questions, please do not hesitate to contact me at 519-524-8344 ext. 210 or afisher@goderich.ca.

Yours truly,

A handwritten signature in cursive script that reads "Andrea Fisher".

Andrea Fisher
Director of Legislative Services/Clerk
/mp

Friday, May 9, 2025

We are writing today to advise of the Town of Goderich's deep concern regarding recent rhetoric from the American federal government including threats to annex Canada, and American tariffs on Canadian goods. As a community that values the long-standing cooperation between our nations, we appeal to you as leaders in your community to advocate for the end of such damaging rhetoric and policies.

Canada is a proud nation with our own democratic system, values, and identity. As Canadians, we hold a deep commitment to our sovereignty and independence, and we are overwhelmingly opposed to President Trump's annexation rhetoric. American threats to annex Canada disregard the liberty, democracy, and self-determination that both of our nations hold in high esteem. They undermine the peace and respect that have long defined the relationship between our two countries, they are an affront to Canadian values and destabilize our cooperative future.

American tariffs on Canadian goods present significant economic problems for both our countries. Canada is the United States' largest trading partner with over \$700 billion in goods and services exchanged annually (*Government of Canada*, 2024). American and Canadian businesses rely on our integrated supply chains to thrive. Tariffs will disrupt this flow of goods, raise prices for consumers, and hurt local businesses on both sides of the border. In fact, the U.S. Chamber of Commerce has estimated that American tariffs on Canadian goods could result in up to \$40 billion in losses for American businesses and consumers (*U.S. Chamber of Commerce*, 2023).

Like many other municipalities in Canada, the Town of Goderich shares strong ties with the United States through trade, tourism, and business. These connections have fostered economic development, supported jobs, and created a robust relationship that benefits communities on both sides of the border. We ask that you, as local leaders, urge your federal government to end the rhetoric of annexation and any other threats or economic actions that disrupt our strong, peaceful, and mutually beneficial relationship. The economic and social consequences of continued tensions are felt in all communities that depend on cross-border trade, tourism, and cooperation.

We urge you to advocate for policies that foster collaboration and mutual respect. As community leaders, we have a unique role to play in building bridges between our nations. We are at our best when we work together, and it is crucial that we continue to nurture the strong, cooperative relationship we have built to foster peace and prosperity between our countries.

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Yours truly,

A handwritten signature in black ink, appearing to read "T. Bazinet", is placed above the printed name.

Trevor Bazinet, Mayor
Town of Goderich
tbazinet@goderich.ca
/mp



Resolution

Meeting Date: May 12, 2025
Resolution No. 2025-093

Moved: Councillor Prendergast
Seconded: Councillor Andrews

Responsible Growth and Opposition to Elements of Bill 5

Whereas the Government of Ontario has introduced Bill 5: Protecting Ontario by Unleashing Our Economy Act, 2025, which proposes substantial changes to environmental planning legislation, including the repeal of the Endangered Species Act and the creation of “Special Economic Zones” that may override local planning authority; and

Whereas the Town of Orangeville supports increasing housing supply and economic growth, but believes this must be achieved without undermining environmental protections or compromising the integrity of municipal planning processes; and

Whereas Bill 5, as proposed, risks weakening safeguards for Ontario’s natural heritage and reducing the role of municipalities in managing growth in a responsible and locally informed manner;

Now therefore be it resolved that Council for the Town of Orangeville:

- Opposes the provisions in Bill 5 that would reduce environmental protections or override municipal planning authority;
- Urges the Province of Ontario to advance housing and infrastructure growth through policies that respect sound environmental planning principles and uphold the planning tools available to local governments;
- Directs that this resolution be forwarded to:
 - The Honourable Doug Ford, Premier of Ontario
 - The Honourable Rob Flack, Minister of Municipal Affairs and Housing
 - The Honourable Todd McCarthy, Minister of the Environment, Conservation and Parks
 - The Honourable Sylvia Jones, Deputy Premier, Minister of Health and MPP for Dufferin–Caledon
 - The Association of Municipalities of Ontario (AMO)
 - All Ontario municipalities for their awareness and consideration.

Result: Carried Unanimously

May 13, 2025

To all Ontario Municipalities, AMO, ROMA and FCM:

Re: Bill 5 - Risks to your communities and support requested

As Mayor of the Municipality of Chatham-Kent, I am sharing this motion to bring to your attention the potential risks to your communities and ask for your support to oppose this approach. The following motion was approved yesterday, May 12, 2025:

“Whereas 29831 Irish School Road in the Municipality of Chatham-Kent is a property approximately 800 metres from the Town of Dresden;

And Whereas the property contain small fill areas used for historic local landfill purposes, and the property has never been properly studied or zoned for any significant landfilling use;

And Whereas the current property owners are attempting to create a new recycling and landfill facility for millions of tonnes of waste, which would result in hundreds of trucks travelling through towns and communities in the area;

And Whereas this approach has been strongly opposed by Council, the Community, neighbouring Indigenous Nations and many other voices, due to impacts to the environment, our homes, the safety of our families and children, and the fabric of our communities;

And Whereas the Provincial government has proposed Bill 5, which includes a section removing the obligation for a full Environmental Assessment for this new landfill and recycling facility;

And Whereas if this limited, historic local landfill use on the edge of Dresden can be expanded into a massive landfill and recycling facility, then this can happen anywhere;

And Whereas there are likely hundreds of properties across the Province that may have had limited, historic waste uses, which could also face this threat;

And Whereas Bill 197 established a veto for Municipalities within 3.5 kms of a new landfill, which reflected the need for local government and community approval of landfill sites;

And Whereas the approach being taken for this property disregards the importance of our rural communities, and local voices, in determining appropriate landfill sites within their communities:

Cont'd...

Now Therefore to ensure that other Municipal Councils and communities know about what is happening in Dresden, and the potential risk to their community if this approach is taken by the Province, Council requests that the Mayor's Office write a letter to all other Ontario Municipalities, AMO, ROMA and FCM:

1. Advising them of this issue and the risks to their community if a similar approach is taken for other historic landfill properties; the possibility of the Ontario government setting a precedence and
2. Requesting their support in opposing this approach and ensuring that full Environmental Assessments are required for all landfills and that municipalities have a strong voice in determining appropriate locations for landfills in their communities."

Thank you for your time and attention to this important matter.

Sincerely,



Darrin Canniff, Mayor/CEO
Municipality of Chatham-Kent

Council Meeting

Motion # 05/14/2025 - 14
Title: Bill 5, Protect Ontario by Unleashing our Economy Act
Date: Wednesday, May 14, 2025

Moved by: Jennifer Prenger
Seconded by: Beth Blackwell

Whereas the Ontario government has fast-tracked Bill 5, Protect Ontario by Unleashing our Economy Act, 2025 (Bill 5), such that it was referred to the Standing Committee on the Interior on May 6, 2025, after being first read on April 17, 2025, and

Whereas the written submission deadline for participation on Bill 5 is May 26, 2025, at 6:00 PM (EDT), and

Whereas Bill 5 would enact the Special Economic Zones Act, 2025; amend/repeal the Endangered Species Act, 2007 and replace it by enacting the Species Conservation Act, 2025; and amend various Acts including the Ontario Heritage Act, the Mining Act, the Ontario Energy Board Act, 1998, and the Electricity Act, 1998 and to revoke various regulations in relation to development and procurement, and

Whereas Bill 5 will allow the Lieutenant Governor in Council to create zones anywhere in Ontario where municipal and provincial laws will not apply, and where projects or proponents can be exempted from requirements under provisions of an Act or of a regulation, including environmental and heritage laws, and

Whereas the provisions of Bill 5 as written include anti-democratic principles and risks undermining civil liberties, Indigenous rights, the environment and local government oversight, and

Whereas the Municipality of Kincardine believes that the provincial priorities of housing, resource development and economic development can be achieved without subverting existing laws, undermining municipal authority, threatening the environment, restricting industry growth, or undermining informed consent with Indigenous communities; now therefore be it

Resolved that the Council of the Municipality of Kincardine hereby opposes Bill 5; and

That Council formally express its opposition to Bill 5 in favour of preserving democracy, transparency, accountability, the environment, civil liberties, and Indigenous rights; and

That Council encourage the province to prioritize democratic principles and governance systems that support responsible development, environmental preservation, and acknowledge our responsibility to future generations; and

That Council formally request that the Ontario government reject Bill 5; and

That a copy of this motion be forwarded to the Honourable Doug Ford, Premier of Ontario, ; the Honourable Stephen Lecce, Minister of Energy and Mines; MPP Lisa Thompson; all Ontario municipalities; the Association of Municipalities of Ontario; and the Standing Committee on the Interior.

Carried.

Jennifer Lawrie

Clerk



TOWNSHIP OF
**NORTH
STORMONT**
A good place to grow

COMING EVENTS

May-June

Avonmore Recreation NSP Place

Committee Meeting

June 26th

For all other events see:

Facebook:

Avonmore Community Athletic Association

Crysler Community Centre

Bingo

Sports Registration

Touch a truck

Every Wednesday Night – 7:00 pm

See Chrysler Facebook Page

May 31st 10:30 am - 1:30 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 Center

Cork & Keg Tour	May 24 th
Monthly Meeting	June 4 th – 7:00 pm
Golf Tournament	June 7 th
Father's Day BBQ & Activities	June 14 th
Yoga	May 5 th - June 25 th (Mondays) 7:00 pm
Yoga	May 5 th - June 25 th (Wednesdays) 9:00 am
Summer sports Registration	Open

For all other events see:

Facebook:

Moose Creek Recreation Association

THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT

BY-LAW NO. 39-2025

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 May 27, 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 27th day of May 2025.

François Landry, Mayor

Craig Calder, CAO/Clerk

SEAL