



Township of North Stormont

Agenda

Regular Meeting

Tuesday, August 12, 2025 6:00 PM

Council Chambers

Page

1. CALL TO ORDER

- 1.1. <https://www.youtube.com/@TownshipofNorthStormont>

BE it resolved that this regular meeting now open at ____ p.m.

2. OPENING REMARKS

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

- 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

7. ADOPTION OF MINUTES OF PREVIOUS MEETING

- 7.1. BE it resolved that the following minutes be approved as presented:

Regular Meeting - July 22 - Minutes

[Regular Meeting - 22 Jul 2025 - Minutes](#)

6 - 13

8. ADOPTION OF MINUTES OF COMMITTEES AND LOCAL BOARDS

- 8.1. THAT the Council of the Township of North Stormont accept the following committee minutes as presented for information purposes:

Township of North Stormont Committee of Adjustment Minutes of April 23, 2025

Township of North Stormont Committee of Adjustment Minutes of May 29, 2025

[Township of North Stormont COA - 23 Apr 2025](#)

[Township of North Stormont - 29 May 2025](#)

14 - 21

9. RECEIVING OF MONTHLY STAFF REPORTS AND RECOMMENDATIONS

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

By-Law Enforcement

Building

22 - 31

Fire
Recreation & Facilities
Public Works
CAO

[REPORT - MLEO](#)
[REPORT - BUILDING](#)
[REPORT - FIRE](#)
[REPORT - RECREATION & FACILITIES](#)
[REPORT - PW](#)
[REPORT - CAO](#)

- 9.2. Community Improvement Plan (CIP) - Approval 32 - 42
THAT the Council of the Township of North Stormont approves report ADMIN-14-2025 from the CAO/Clerk to accept the endorsement of the Community Improvement Plan (CIP) Committee and approve the CIP disbursement of \$1,100 to Countryside Adventures as part of the 1st intake for the 2025 CIP.
[ADMIN14-2025Community Improvement Plan \(CIP\) - Approval - Pdf](#)
- 9.3. Automatic Aid Agreement - Hazardous Material 43 - 46
THAT the Council of the Township of North Stormont receives and accepts Report No. Fire 05-2025 from the Fire Chief regarding the proposed Hazardous Materials Contract with GFL for Automatic Aid services, which will enable the Fire Services to provide a higher level of response consistent with the increased traffic volumes and associated risk within the Township.
[FIRE05-2025Automatic Aid Agreement - Hazardous Material - Pdf](#)
- 9.4. Tree removal and planting of new trees In Monkland 47 - 49
THAT the Council of the Township of North Stormont approves report REC-13-2025 from the Director of Parks, Recreation and facilities to endorse, and approve, a grant partnership with the Raisin River Conservation Association (RRCA) to allow the planting of new trees in the Monkland Community Center Park.
[REC13-2025Tree removal and planting of new trees In Monkland - Pdf](#)
- 9.5. Road Allowance Closure & Purchase Request 50 - 57
THAT the Council of the Township of North Stormont declare that the lands described as the unopened road allowance for Moose Creek Railway Street, as well as a portion of the opened but unused road allowance, to be surplus to the Township's needs. AND THAT Council direct staff to proceed with the closure and sale of these lands, subject to the recommended conditions.
[PW12-2025Road Allowance Closure & Purchase Request - Pdf](#)
- 9.6. Long Term Debt Financing for 2025 58 - 60
THAT the Council of the Township of North Stormont approves long term debt funding through a loan from BMO Canada in the amounts of

\$1,400,000 (Township Building) and \$375,000 (Snow Plow) as approved in the 2025 capital budget; and

FURTHERMORE directs Administration to enter into a \$1.5 million facility to borrow for present and future vehicles ; and

FURTHERMORE directs Administration to finalize all the appropriate paperwork to complete the transactions.

[FIN17-2025Long Term Debt Financing for 2025 - Pdf](#)

10. MUNICIPAL BY-LAWS

- 10.1. By-Law No. 52-2025 - Repeal & Replace By-Laws 53-2018 & 62-2019 - Open-Air Fires 61 - 75
BE it resolved that By-Law No. 52-2025, being a By-law to repeal and replace By-Law No.'s 53-2018 and 62-2019 for regulating the setting of Open-Air fires and to institute precautions to be taken with Open-Air fires, including the times during which Open-Air fires may be set be read a first, second and third time, passed, signed and sealed in Open Council this 12th day of August, 2025.
[52-2025 Repeal & Replace By-Laws 53-2018 & 62-2019 -Open Air Fires](#)

11. CORRESPONDENCE

- 11.1. **Township of Otonabee-South Monaghan** 76 - 77
[Resolution - Bill C-2, Section 77.5\(1\)](#)
- 11.2. **Norfolk County** 78 - 79
[Letter of Support of Township of Otonabee-South Monaghan - Bill C-2, Section 77.5\(1\)](#)
- 11.3. **The Town of Goderich** 80 - 81
[Letter to Premier Doug Ford - Opposition to Bill 17](#)
- 11.4. **Corporation of the Municipality of South Huron** 82 - 87
[Letter of Support of Township of Black River-Matheson - Firefighters Certification Requirements](#)
- 11.5. **Township of Nairn and Hyman** 88 - 92
[Letter to Premier Ford Formally Opposing the Transportation and Disposition of Niobium Tailings at ALTMA](#)
- 11.6. **The Municipality of the Village of Burk's Falls** 93 - 94
[Resolution - Battery Energy Storage Systems](#)
- 11.7. **The Corporation of the City of St. Catharines** 95 - 97
BE it resolved that the correspondence as listed as Items 11.1 to 11.7 on the agenda be received.

12. MOTIONS AND NOTICES OF MOTIONS

12.1. Whereas, the Township of North Stormont, has the following interest:

Support the Townships Asset Management Plan
Support tree maintenance & preservation policies
Support climate risk mitigation
Support natural environment preservation

Whereas, the Township of North Stormont is undertaking a partnership with the Raisin River Conservation Authority under the Growing Canada's Communities Canopy (GCCC) Grant.

Be it resolved that the Council of the Township of North Stormont acknowledges that Raisin River Conservation Authority is applying for a funding opportunity from the Federation of Canadian Municipalities' Growing Canada's Community Canopies initiative for Monkland Recreation tree replacement, in partnership with the Township of North Stormont.

The Council of the Township of North Stormont also recognizes that the lifetime contribution from the Growing Canada's Community Canopies initiative will not exceed \$10 million for tree planting within our municipality, inclusive of a maximum contribution of \$1 million for infrastructure activity costs, and that if approved this project will be counted towards that limit.

13. PETITIONS

14. UNFINISHED BUSINESS

15. NEW BUSINESS

16. SCHEDULING OF MEETINGS

17. COMING EVENTS

17.1. Recreation Coming Events Listing
[Coming Events](#)

98 - 99

18. CLOSING REMARKS OR COUNCIL COMMENTS

19. CLOSED SESSION

19.1. BE it resolved that this meeting adjourn to a closed session for the following reasons:
As per Section 239, a meeting or part of a meeting may be closed to the public if the subject matter being considered is,

- (b) personal matters about an identifiable individual, including municipal or local board employees; and
- (d) labour relations or employee negotiations

19.2. BE it resolved that the public session reopens at ____ p.m.

19.3. THAT the Council of the Township of North Stormont directs the CAO to adopt the direction provided in the closed session.

20. RATIFICATION/CONFIRMING BY-LAW

20.1. BE it resolved that By-Law No. xx-2025, being a By-law to adopt, confirm and ratify Council's actions at its regular meeting of xxxxxxxx, 2025, be read a first, second and third time, passed, signed and sealed in Open Council this 12h day of August, 2025.

100

[63-2025 - Ratify August 12](#)

21. ADJOURNMENT

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



**Township of North Stormont
MINUTES
Regular Meeting
Tuesday, July 22, 2025
Council Chambers
6:00 PM**

- COUNCIL PRESENT:** François Landry, Mayor
Steve Densham, Deputy Mayor (ZOOM)
Alison McDonald, Councillor
Charles Shane, Councillor
- COUNCIL ABSENT:** Adrian Bugelli, Councillor
- STAFF PRESENT:** Craig Calder, CAO/Clerk
Nancy-Ann Gauthier, Fire Chief/Municipal Law Enforcement Officer
Kimberley Goyette, Treasurer
Blake Henderson, Public Works Superintendent
Pierre Thibault, Director of Parks, Recreation and Facilities
Ryan O'Donnell, Planning Technician
- OTHERS PRESENT:** Peter Young, Director of Planning & Economic Development Services,
SDG Counties

1. CALL TO ORDER

<https://www.youtube.com/@TownshipofNorthStormont>

*RES-216-2025 Moved by Councillor McDonald, Seconded by Councillor Shane
BE it resolved that this regular meeting now open at 6:05 p.m.
CARRIED*

2. OPENING REMARKS

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

*RES-217-2025 Moved by Councillor Shane, Seconded by Councillor McDonald
BE it resolved that the agenda be approved as presented.
CARRIED*

4. DISCLOSURE OF PECUNIARY INTEREST AND NATURE THEREOF

Deputy Mayor Densham declared a conflict of interest regarding item 9.12

5. PUBLIC MEETING

Zoning Application Z-2025-07 (28 St Polycarp)

Council and Public Questions/Comments

1. Mike Szilagyi – Planner – Republic Urbanism – Presentation done virtually - Presented an overview of the project and zoning amendments requested to Council and general public.

2. Councillor McDonald did comment that the property is zoned to permit the proposed units and additional units – Councillor McDonald did comment that the parking spaces are clustered towards the roadway.
3. Deputy Mayor Densham did indicate he had similar parking questions to Councilor McDonald.
4. Mike Szilagyi did provide input into the parking location, and the parking area is influenced by the property slope and does constrain development.
5. Mayor Landry did comment that the suggested zoning amendment will actually reduce density on the property and commented entitlement of parking to accommodate dwellings.

There were no public comments.

*RES-218-2025 Moved by Councillor McDonald, Seconded by Councillor Shane
BE it resolved that the Council of the Township of North Stormont accept the report for the Zoning Amendment file No. Z-2025-07 (28 St Polycarp) as presented by the Planning Department of the Township of North Stormont.*
CARRIED

6. DELEGATIONS/PRESENTATIONS

Connor Gallagher - Tripine Developments Inc

7. ADOPTION OF MINUTES OF PREVIOUS MEETING

*RES-219-2025 Moved by Councillor Shane, Seconded by Councillor McDonald
BE it resolved that the following minutes be approved as presented:
Regular Meeting - June 24 - Minutes*
CARRIED

8. ADOPTION OF MINUTES OF COMMITTEES AND LOCAL BOARDS

*RES-220-2025 Moved by Councillor McDonald, Seconded by Councillor Shane
THAT the Council of the Township of North Stormont accept the following committee minutes as presented for information purposes:
Fire Services Committee Minutes of November 14, 2024
Township of North Stormont Committee of Adjustment Minutes of March 7, 2025
Township of North Stormont Committee of Adjustment Minutes of April 23, 2025
Township of North Stormont Committee of Adjustment Minutes of May 29, 2025
South Nation Conservation Board Minutes of May 15, 2025*
CARRIED

9. RECEIVING OF MONTHLY STAFF REPORTS AND RECOMMENDATIONS

Zoning Application Z-2025-05 (Heritage Trail Subdivision)

RES-221-2025 Moved by Councillor Shane, Seconded by Councillor McDonald
THAT the Council of the Township of North Stormont receives report No. PD 06-2025 from the Planning Department to endorse Draft Plan of Subdivision and change the zoning of 15034 Concession 3-4 Road, Finch, in the Township of North Stormont and approves the recommended changes therein.

CARRIED

Parkland layout - Plan of Subdivision SDG File No.01-NS-S-2024 (Blanchard)

RES-222-2025 Moved by Councillor McDonald, Seconded by Councillor Shane
THAT the Council of the Township of North Stormont receives report PD 07-2025 from the Planning Department to support the revised plan of Subdivision layout SDG File No.01-NS-S-2024 as shown in Schedule "A" of the Action Request dated July 2025 from the Planning Department

CARRIED

RES-223-2025 Moved by Councillor Shane, Seconded by Councillor McDonald
BE it resolved that the following monthly reports be received:

By-Law Enforcement

Building

Fire

Public Works

CAO

CARRIED

Establishing and Regulating Fire & Emergency Services

RES-224-2025 Moved by Councillor Shane, Seconded by Councillor McDonald
THAT the Council of the Township of North Stormont receive for information Report No. FSC 01-2025 from the Fire Chief that was presented to the Fire Services Committee at their meeting of June 26, 2025 to approve a service level that includes interior and defensive structural fire attack, requiring all participating firefighters to be certified to NFPA 1001 Level I and II and NFPA 1072 in accordance with Ontario Regulation 343/22;

AND FURTHER THAT upon the recommendation from the Fires Services Committee that the attached draft By-law, based on the approved service level, with the understanding that firefighters who do not meet the certification requirements by the mandated deadline will no longer be eligible to serve in structural firefighting roles.

CARRIED

Fireworks By-Law

RES-225-2025 Moved by Councillor McDonald, Seconded by Councillor Shane
THAT the Council of the Township of North Stormont receives and accepts report No. Fire 04-2025 from the Fire Chief regarding the proposed Fireworks By-law, which introduces updated regulations and safety standards to both consumer and display fireworks within the municipality, which introduces

updated regulations and safety standards within the municipality and formally adopt by By-law.

CARRIED

Open Air By-Law

RES-226-2025 *Moved by Councillor Shane, Seconded by Councillor McDonald
THAT the Council of the Township of North Stormont receives and accepts report No. Fire 03-2025 from the Fire Chief regarding the proposed Open Air Burning By-law, which introduces updated regulations and safety standards for open air fires within the municipality to be formally adopted by By-law.*

DEFERRED

Health and Safety Water Stream Grant

RES-227-2025 *Moved by Councillor McDonald, Seconded by Councillor Shane
THAT the Council of the Township of North Stormont accepts the report from the Treasurer and Public Works Superintendent to support and approve the application to the Municipal Housing Infrastructure Program - Health and Safety Water Stream (MHIP-HSWS) grant for the Payne River Crossing 200mm Watermain Refurbishment project and approves the Township's portion of the grant, if approved, as part of 2026 budget process.*

CARRIED

2025 Auditor Appointment

RES-228-2025 *Moved by Councillor Shane, Seconded by Councillor McDonald
THAT the Council of the Township of North Stormont accepts and approves Report FIN 13-2025 from the Treasurer to appoint Welch, LLP as the external auditor for the fiscal year ending December 31, 2025.*

CARRIED

2025 Asset Management Plan

RES-229-2025 *Moved by Councillor Shane, Seconded by Councillor McDonald
THAT the Council of the Township of North Stormont approves and accepts Report FIN 14-2025 from the Treasurer with regards to the 2025 Asset Management Plan.*

CARRIED

Q2 2025 Variance Report

RES-230-2025 *Moved by Councillor McDonald, Seconded by Councillor Shane
THAT the Council of the Township of North Stormont accepts report FIN 16-2025 from the Treasurer, regarding the second quarter variance report for the period ending June 30th, 2025, for information purposes only.*

CARRIED

Delegated Authority By-law

RES-231-2025 *Moved by Councillor McDonald, Seconded by Councillor Shane
THAT the Council of the Township of North Stormont receives this key information report, report number ADMIN 12-2025, from the Deputy Clerk on delegated authority By-laws for information purposes.*

CARRIED

Sale - 15 Union Street

RES-232-2025 Moved by Councillor Shane, Seconded by Councillor McDonald
THAT the Council of the Township of North Stormont receive report ADMIN 13-2025 from the CAO and approves the sale of 15 Union Street.
CARRIED

10. MUNICIPAL BY-LAWS

By-Law No. 48-2025 - Repeal By-Law 42-2025 - Part Lot Control

RES-233-2025 Moved by Councillor Shane, Seconded by Councillor McDonald
BE it resolved that By-Law No. 48-2025, being a By-law to repeal in its entirety, By-Law No. 42-2025 to exempt certain lands from Part Lot Control, in Registered Plan of Subdivision Plan 52M-70, on a Street legally named Helen Street, in the Township of North Stormont and in the County of Stormont be read a first, second and third time, passed, signed and sealed in Open Council this 22nd day of July, 2025.
CARRIED

By-Law No. 49-2025 - Amend Zoning By-Law 08-2014 - Z-2025-07

RES-234-2025 Moved by Councillor McDonald, Seconded by Councillor Shane
BE it resolved that By-Law 49-2025, being a By-Law to change the zoning of certain lands in the Township of North Stormont and amend comprehensive zoning By-law 08-2014 from the "Residential First Density (R1) Zone" and "Residential Second Density - Exception 26 (R2-26) Zone" to "Residential Second Density - Exception 31 (R2-31) Zone" and "Residential Second Density - Exception 32 (R2-32) Zone", be read a first, second, and third time, passed, signed and sealed in Open Council this 22nd day of July, 2025.
CARRIED

By-Law No. 50-2025 - Amend Zoning By-Law 08-2014 - Z-2025-05

RES-235-2025 Moved by Councillor McDonald, Seconded by Councillor Shane
BE it resolved that By-Law 50-2025, being a By-Law to change the zoning of certain lands in the Township of North Stormont and amend comprehensive zoning By-law 08-2014 from "Residential First Density (R1) Zone" and "Agriculture (AG) Zone" to "Residential First Density – Special Exception 21 - Holding (R1-21-h)", "Residential Second Density – Special Exception 33 – Holding (R2-33-h)", "Residential Third Density – Special Exception 3 – Holding (R3-3-h)", and "Open Space (OS)", be read a first, second, and third time, passed, signed and sealed in Open Council this 22nd day of July, 2025.
CARRIED

By-Law No. 51-2025 - Establishing & Regulating Emergency Services

RES-236-2025 Moved by Councillor Shane, Seconded by Councillor McDonald
BE it resolved that By-Law No. 51-2025, being a By-law to repeal and replace By-Law No.'s 65-2016 and 81-2020 to establish and regulate the operation, training, conduct and safety of Emergency Services within the Township of North Stormont be read a first, second and third time, passed, signed and sealed in Open Council this 22nd day of July 2025.

CARRIED

By-Law No. 52-2025 - Repeal & Replace By-Laws 53-2018 & 62-2019 - Open-Air Fires

*RES-237-2025 Moved by Councillor Shane, Seconded by Councillor McDonald
BE it resolved that By-Law No. 52-2025, being a By-law to repeal and replace By-Law No.'s 53-2018 and 62-2019 for regulating the setting of Open-Air fires and to institute precautions to be taken with Open-Air fires, including the times during which Open-Air fires may be set be read a first, second and third time, passed, signed and sealed in Open Council this 22nd day of July, 2025.*

DEFERRED

By-Law No. 53-2025 - Fireworks By-Law

*RES-238-2025 Moved by Councillor McDonald, Seconded by Councillor Shane
BE it resolved that By-Law No. 53-2025, being a By-law to prohibit or regulate fireworks within the Township of North Stormont be read a first, second and third time, passed, signed and sealed in Open Council this 22nd day of July 2025.*

CARRIED

By-Law No. 54-2025 - Parking By-Law

*RES-239-2025 Moved by Councillor McDonald, Seconded by Councillor Shane
BE it resolved that By-Law No. 54-2025, being a By-law to repeal and replace By-Law No.'s 64-2020 and 06-2021 to regulate parking within the limits of the Township of North Stormont be read a first, second and third time, passed, signed and sealed in Open Council this 22nd day of July 2025.*

CARRIED

By-Law No. 55-2025 - Repeal & Replace By-law 41-2017 - Municipal Alcohol Policy

*RES-240-2025 Moved by Councillor McDonald, Seconded by Councillor Shane
BE it resolved that By-Law No. 55-2025, being a By-law to repeal and replace By-Law No. 41-2017 and to adopt Policy Number REC 02-2025, the Municipal Alcohol Policy, for the Township of North Stormont be read a first, second and third time, passed, signed and sealed in Open Council this 22nd day of July 2025.*

CARRIED

By-Law No. 56-2025 - Corporate Vehicle Policy

*RES-241-2025 Moved by Councillor McDonald, Seconded by Councillor Shane
BE it resolved that By-Law No. 56-2025, being a By-law to adopt Policy Number FIN 03-2025, the Corporate Vehicle Policy, for the Township of North Stormont be read a first, second and third time, passed, signed and sealed in Open Council this 22nd day of July 2025.*

CARRIED

By-Law No. 57-2025 - Repeal & Replace By-Laws 66-2015 & 17-2018 - Staff Code of Conduct Policy

RES-242-2025 Moved by Councillor Shane, Seconded by Councillor McDonald

BE it resolved that By-Law No. 57-2025, being a By-law to repeal and replace By-Law No.'s 66-2015 and 17-2018 and to adopt Policy Number ADMIN 03-2025, the Staff Code of Conduct Policy, for the Township of North Stormont be read a first, second and third time, passed, signed and sealed in Open Council this 22nd day of July 2025.

CARRIED

By-Law No. 58-2025 - Repeal & Replace By-Law 07-2024 - Human Resource Policy

*RES-243-2025 Moved by Councillor Shane, Seconded by Councillor McDonald
BE it resolved that By-Law No. 58-2025, being a By-law to repeal and replace By-Law No. 07-2024 and to adopt Policy Number ADMIN 04-2025, the Human Resource Policy, for the Township of North Stormont be read a first, second and third time, passed, signed and sealed in Open Council this 22nd day of July 2025.*

CARRIED

By-Law No. 59-2025 - Amend By-Law 06-2025 - Fees & Charges

*RES-244-2025 Moved by Councillor Shane, Seconded by Councillor McDonald
BE it resolved that By-Law No. 59-2025, being a By-law to amend, Schedule C - Fire Department, By-Law No. 06-2025 to establish fees and charges for licences, permits, certificates and various municipal services be read a first, second and third time, passed, signed and sealed in Open Council this 22nd day of July 2025.*

CARRIED

By-Law No. 60-2025 - Repeal Deputy Clerk Appointment

*RES-245-2025 Moved by Councillor McDonald, Seconded by Councillor Shane
BE it resolved that By-Law No. 60-2025, being a By-law to repeal By-Law No. 92-2022 to appoint a Deputy Clerk be read a first, second and third time, passed, signed and sealed in Open Council this 22nd day of July 2025.*

CARRIED

By-Law No. 61-2025 - Appoint Deputy Clerk

*RES-246-2025 Moved by Councillor McDonald, Seconded by Councillor Shane
BE it resolved that By-Law No. 61-2025, being a By-law to appoint a Deputy Clerk be read a first, second and third time, passed, signed and sealed in Open Council this 22nd day of July 2025.*

CARRIED

11. CORRESPONDENCE

*RES-247-2025 Moved by Councillor Shane, Seconded by Councillor McDonald
BE it resolved that the correspondence as listed as Items 11.1 to 11.6 on the agenda be received.*

CARRIED

12. MOTIONS AND NOTICES OF MOTIONS

13. PETITIONS

14. UNFINISHED BUSINESS

Backyard Hens Draft By-Law

*RES-248-2025 Moved by Councillor Shane, Seconded by Councillor McDonald
THAT the Council of the Township of North Stormont receive the updated
Backyard Hen By-Law for information purposes and direct staff to incorporate
changes as directed by Council.*

DEFERRED

15. NEW BUSINESS

16. SCHEDULING OF MEETINGS

August 12, 2025 - Regular Meeting 6:00pm

September 9, 2025 - Regular Meeting 6:00pm

17. COMING EVENTS

18. CLOSING REMARKS OR COUNCIL COMMENTS

19. CLOSED SESSION

20. RATIFICATION/CONFIRMING BY-LAW

*RES-249-2025 Moved by Councillor McDonald, Seconded by Councillor Shane
BE it resolved that By-Law No. 62-2025, being a By-law to adopt, confirm and
ratify Council's actions at its regular meeting of July 22, 2025, be read a first,
second and third time, passed, signed and sealed in Open Council this 22nd
day of July 2025.*

CARRIED

21. ADJOURNMENT

*RES-250-2025 Moved by Councillor McDonald, Seconded by Councillor Shane
BE it resolved that this regular meeting adjourn at 8:40 p.m.*

CARRIED

Mayor

CAO/CLERK



**Township of North Stormont
MINUTES
Committee of Adjustment
Wednesday, April 23, 2025
Council Chambers
8:30 AM**

COMMITTEE PRESENT: François Landry, Chairperson
Alison McDonald, Member
Luc Genereux, Member
Michael Houston, Member

COMMITTEE ABSENT: Adrian Bugelli, Member
Randy Douglas, Member

STAFF PRESENT: Lea Anne Munro, Secretary-Treasurer

OTHERS PRESENT: Peter Young, Director of Planning and Economic Development, SDG
Counties

APPLICANT(S) PRESENT: Nicolas Seguin (A-2025-04)

1. CALL TO ORDER

COA-17-2025 *Moved by Michael Houston, Seconded by Luc Genereux
BE it resolved that this Public Hearing for Minor Variance Applications/File
No.'s A-2025-04 (Seguin) and A-2025-05 (Casselman) be opened at 8:30 a.m.
CARRIED*

2. ADOPTION OF AGENDA (amendments, additions or deletions)

COA-18-2025 *Moved by Councillor McDonald, Seconded by Michael Houston
BE it resolved that the agenda be approved as presented.
CARRIED*

3. DISCLOSURE OF PECUNIARY INTEREST

4. ADOPTION OF MINUTES OF PREVIOUS MEETING

COA-19-2025 *Moved by Michael Houston, Seconded by Luc Genereux
BE it resolved that the following minutes be approved as presented:
March 7, 2025
CARRIED*

5. PRESENTATIONS

Planning Report - File No. A-2025-04 (Seguin)

COA-20-2025 Moved by Councillor McDonald, Seconded by Michael Houston
BE it resolved that the Committee of Adjustment receives the planning report for File No. A-2025-04 (Seguin) as presented.

CARRIED

Planning Report - File No. A-2025-05 (Casselman)

COA-21-2025 Moved by Councillor McDonald, Seconded by Michael Houston
BE it resolved that the Committee of Adjustment receives the planning report for File No. A-2025-05 (Casselman) as presented.

CARRIED

6. QUESTION PERIOD RESERVED FOR MEMBERS OF COUNCIL AND THE PUBLIC

A-2025-04 (Seguin)

Member McDonald

Q: Alison McDonald made a statement that this use is clearly a commercial use and wanted to confirm that any further uses would still have to have a minor variance application and approval from the committee. Member McDonald also wondered if this is confirmed if in the future the applicant could look at having the zoning changed to commercial? Miss McDonlad had no objections or concerns with the application.

A: Peter Young confirmed that yes the use is commercial and that if the applicant was seeking further uses that they would have to be apply for a new minor variance. Mr. Young explained that past Councils have chosen to leave the property as is, RU-25, Rural Special Exception 25.

Chair Landry explained to the Committee that in the past neighbours were afraid of change, thus Councils of the day decided to leave the zoning as is. Mr. Landry stated that this is a gem in the township and as it is rural and not in a hamlet area that he has no problem allowing the shipping containers to be used as part of the shed.

Chair Landry

Q: François Landry did ask about the screening from view by existing natural vegetation, did this mean hidden behind other buildings or trees?

A: Peter Young explained that the exterior would have some cladding added to blend with the rural aesthetic appearance and that this was listed in the zoning by-law as conditions under commercial and industrial zones.

Member Genereux

Q: Luc Genereux asked Mr. Young about the use of decommissioned semi-trailers if they are considered the same as shipping containers and if they required a building permit.

A: Peter Young explained that they would fall under the same as shipping containers in the zoning by-law and went over the definition of them. Building permits would be required just the same as constructed buildings if over the required size, in this case that a building permit is required due to the entire size of the containers plus the structure added on top.

Mr. Young also mentioned that Council had directed the planning department to update the zoning to reflect the use of shipping containers in agriculture and rural zones that will be coming up in the next housekeeping updates to the zoning by-law.

A-2025-05 (Casselman)

Member McDonald

Q: In reviewing the application and report, Ms. McDonald wondered if there could have been an error in the property being zoned incorrectly that maybe instead of Industrial that it should have been zoned Institutional and if the Township could correct this?

A: Peter Young explained that yes, there could have possibly been an error made or a typo but that in their search as far back as they could go it had always been zoned as Industrial. This change could also be made and corrected in a housekeeping update of the zoning by-law.

Chair Landry

François Landry made a statement that this looks like any ordinary residential property with no neighbors close by to have any objections and considering that there is a dwelling on the property as a legal non-conforming use and that the old schoolhouse would be demolished once the detached garage is built, he has no concerns with this request.

7. DECISION

File No. A-2025-04 (Seguin)

COA-22-2025 Moved by Luc Genereux, Seconded by Councillor McDonald
THAT the Committee of Adjustment approves the Minor Variance Application/File No. A-2025-04 (Seguin) to permit relief from Section 3.32 of Zoning By-law 08-2014 which states that except as otherwise provided, shipping containers shall not be permitted in any zone, save and except Industrial and Commercial Zones.

AND THAT shipping containers shall be screened to the satisfaction of the Township in all Commercial Zones;

AND THAT the applicant is constructing an accessory structure made partially of shipping containers;

AND THAT the building will be completed with engineered roof trusses and a professionally designed roof system to meet Ontario Building Code standards.

CARRIED

File No. A-2025-05 (Casselman)

COA-23-2025 Moved by Michael Houston, Seconded by Councillor McDonald THAT the Committee of Adjustment approves the Minor Variance Application/File No. A-2025-05 (Casselman) and grants permission under Section 45(2) (i) of the Planning Act to expand a legal non-conforming residential use within an industrial zone by permitting the construction of an accessory detached garage;

AND THAT the Committee permits relief from the interior side yard setback in an Industrial zone from 7.5m to 1.88m for the construction of a detached garage.

CARRIED

8. ADJOURNMENT

COA-24-2025 Moved by Michael Houston, Seconded by Councillor McDonald BE it resolved that this Public Hearing be adjourned at 8:43 a.m.

CARRIED



François Landry, CHAIR



Lea Anne Munro, Secretary-Treasurer



**Township of North Stormont
MINUTES
Committee of Adjustment
Thursday, May 29, 2025
Council Chambers
8:30 AM**

COMMITTEE PRESENT: François Landry, Chairperson
Adrian Bugelli, Member
Michael Houston, Member
Luc Genereux

COMMITTEE ABSENT: Alison McDonald, Member
Randy Douglas, Member

STAFF PRESENT: Lea Anne Munro, Secretary-Treasurer

OTHERS PRESENT: Megan Benoit, Development Planner, SDG Counties

APPLICANT(S) PRESENT: Daniel Denis, Denisco Inc.

1. CALL TO ORDER

COA-25-2025 *Moved by Michael Houston, Seconded by Luc Genereux
BE it resolved that this Public Hearing for Minor Variance Application File No.
A-2025-06 (Denisco Inc.) be opened at 8:32 a.m.*
CARRIED

2. ADOPTION OF AGENDA (amendments, additions or deletions)

COA-26-2025 *Moved by Councillor Bugelli, Seconded by Michael Houston
BE it resolved that the agenda be approved as presented.*
CARRIED

3. DISCLOSURE OF PECUNIARY INTEREST

4. ADOPTION OF MINUTES OF PREVIOUS MEETING

COA-27-2025 *Moved by Michael Houston, Seconded by Luc Genereux
BE it resolved that the following minutes be approved as presented:
April 23, 2025*
CARRIED

5. PRESENTATIONS

Megan Benoit, Development Planner from SDG Counties presented the application and file to the Committee. She explained that permissions if different than a minor variance and this request was for 12 Queen Street only and that 14 Queen Street would remain strictly residential. As of the report date, there had been no comments from public bodies or agencies; however, a letter was handed in by South Nation Conservation Authority after with an opposition to the passing of the minor variance. Their opposition was that this property is within a mapped 1:100-year floodplain hazard. Ms. Benoit went on to explain from a planning perspective this property already had a business and residential unit with and had been there for many years. There are no structural changes proposed, and nothing will change to the exterior and they feel this request is a suitable request for the area. The Township is looking to update the zoning by-law and part of this process could be that the downtown are be rezoned to commercial to match the official plan, until then this permission request makes sense.

Planning Report - File No. A-2025-06 (Denisco Inc.)

COA-28-2025 *Moved by Councillor Bugelli, Seconded by Michael Houston
BE it resolved that the Committee of Adjustment receives the planning report
for File No. A-2025-06 (Densico Inc.) as presented.
CARRIED*

6. QUESTION PERIOD RESERVED FOR MEMBERS OF COMMITTEE AND THE PUBLIC

A-2025-06 (Denisco Inc.)

Member Bugelli

Q: Adrian Bugelli was wondering from a liability standpoint if the Committee or Township could be held liable for anything, should there be a flood and damages occur and that this was passed knowing that South Nation Conservation had not supported the application.

A: Megan Benoit explained that the owner bears the burden of liability and that they take on full responsibility and understanding of what they are applying for.

Member Houston

Q: Michael Houston was wondering the difference from an office to a convenience or variety store with regards to zoning.

A: Ms. Benoit explained that the insurance was a commercial use that was permitted in the past and that a Convenience Store is a definition in the Zoning By-law 08-2014 and went on to explain the definition. Also, that this is not a zoning by-law amendment request, it was a permission to add another new legal non-conforming use to an existing building.

Chair Landry

Q: Francois Landry made a comment that the risk is there for all of the buildings in the downtown core, they are all within the floodplain hazard and that South Nation would have to give this type of concern to anything that may change within that area. His concern would be that perhaps some types of retail may change the character of what is there now.

A: Megan explained that when the township is working on the zoning by-law updates, a condition could be added to the types of retail permitted within a certain area.

Chair Landry also went on to say that he supports the request as there was already a legal non-conforming use in the building and that the owner could live in the one side that is not changing and rent out the other unit to a business.

Member Genereux

Q: Luc Genereux asked about the exterior of the property, were there going to be any renovations done or changes to parking?

A: Owner, Daniel Denis explained that there would be no changes to the exterior or parking but that he had already obtained a couple of permits for the inside that he was working on the last of the deficiencies. There were two permits issued, one was for a firewall in between the two units to make things legal and the other one was for upgrades to the residential unit. There will be no increase at this time to the number of occupants for the residential unit as that would have created some objections. Mr. Denis confirmed that there were no changes proposed for the exterior.

Q: Mr. Genereux asked a final question about the current use of office space, would that remain with the property or does that change because this new one is being added?

A: Ms. Benoit explained that this would be an added use that the office space would remain with the property as well, it doesn't leave the property when something new gets added.

At this point Chair Landry opened the floor to any public comments, questions or concerns.

Q: Ms. Kayla Pick from 16 Queen Street, Crysler addressed the committee with regards to the property being for sale and the potential of someone else coming in and what that would mean for the property and was also wondering what was type of retail business was being proposed.

A: Owner, Mr. Denis explained that unit 14 was completely renovated and will remain as a residential unit and unit 12 is where the new permission was requested for and if this passes, he has a lease ready to go and the renter was in attendance as well for the hearing. Mr. Denis went on to explain that the retail use would be more than a convenience store, that there would be some groceries available as well.

Q: Ms. Pick was also worried about a possible Cannabis Store as this type of retail could be open later, could bring in a lot of different types of residents to the area and with living next door there was a concern of who might be wandering through her yard.

A: Ms. Benoit went on to explain that now these types of stores are permitted in Ontario as are liquor stores but that they have to get a licence from the province to be able to sell these items.

7. DECISION

COA-29-2025 *Moved by Michael Houston, Seconded by Councillor Bugelli
THAT the Committee of Adjustment approves Minor Variance Application/File
No. A-2025-06 (Denisco Inc.) and grants permission under Section 45(2)(a)(ii)
of the Planning Act to permit a commercial use to be established on the subject
lands that is similar in purpose to the pre-existing legal non-conforming
commercial use on the subject lands.*
CARRIED

8. ADJOURNMENT

COA-30-2025 *Moved by Michael Houston, Seconded by Luc Genereux
BE it resolved that this Public Hearing be adjourned at 8:55 a.m.*
CARRIED



François Landry, CHAIR



Lea Anne Munro, Secretary-Treasurer



Monthly Activity Summary

Municipal Law Enforcement Department

July 2025

Work completed:

- Following up on existing complaints and their resolution.
- Respond to multiple inquiries regarding various by-laws and write response to complainants.
- Attended Webinars various Zoom Meetings.
- Attendance at Council Meetings.
- Preparation of Various reports for Management and council.
- Open Air permits issued 125 to July 31, 2025.
- Accessibility Review and update. On going.
- Review and amend existing by-laws.

Work in Progress:

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

Nancy-Ann Gauthier,
Municipal Law Enforcement Officer

Monthly Activity Summary
July 2025

Department Occurrence Count Summary

Department	Occurrence Type	Occ Opened	Permit	Court	POT	Impounded	Licence	Warning	Tag	Ticket	Complaint	Occ Closed
By-Law Department	Animal Control	1	0	0	0	0	0	0	0	0	0	0
By-Law Department	Clean Yard	5	0	0	0	0	0	0	0	0	0	1
By-Law Department	Dogs Off Leash/Loose	4	0	0	0	0	0	0	0	0	0	3
By-Law Department	Fence	1	0	0	0	0	0	0	0	0	0	1
By-Law Department	Inquiry	0	0	0	0	0	0	0	0	0	0	1
By-Law Department	Investigation Follow-up	1	0	0	0	0	0	0	0	0	0	0
By-Law Department	Noise	0	0	0	0	0	0	0	0	0	0	2
By-Law Department	Open Air Fire	1	0	0	0	0	0	0	0	0	0	3
By-Law Department	Other	1	0	0	0	0	0	0	0	0	0	1
By-Law Department	Other - Animal Control	1	0	0	0	0	0	0	0	0	0	0
By-Law Department	Trespassing	1	0	0	0	0	0	0	0	0	0	0
Total Counts		16	0	0	0	0	0	0	0	0	16	12
Department	Occurrence Type	Occ Opened	Permit	Court	POT	Impounded	Licence	Warning	Tag	Ticket	Complaint	Occ Closed
Public Works	Damage Mailbox	0	0	0	0	0	0	0	0	0	0	1
Public Works	Damaged Sign	1	0	0	0	0	0	0	0	0	1	0
Public Works	Dead animal on road	0	0	0	0	0	0	0	0	0	0	2
Public Works	Dust	0	0	0	0	0	0	0	0	0	0	2
Public Works	Emterra Recycling	1	0	0	0	0	0	0	0	0	1	0
Public Works	Hazardous Trees	1	0	0	0	0	0	0	0	0	1	0
Public Works	Landscaping	0	0	0	0	0	0	0	0	0	0	1
Public Works	Littering	3	0	0	0	0	0	0	0	0	3	5
Public Works	Parks, Recreation and Facilities	1	0	0	0	0	0	0	0	0	1	0
Public Works	Road Safety Concern	5	0	0	0	0	0	0	0	0	5	0
Public Works	Sinkhole/pothole in road	3	0	0	0	0	0	0	0	0	3	0
Public Works	Speed	1	0	0	0	0	0	0	0	0	1	0
Public Works	Water Quality	0	0	0	0	0	0	0	0	0	0	1
Total Counts		16	0	0	0	0	0	0	0	0	0	12
Department	Occurrence Type	Occ Opened	Permit	Court	POT	Impounded	Licence	Warning	Tag	Ticket	Complaint	Occ Closed
Total Counts		0	0	0	0	0	0	0	0	0	0	0

Department Occurrence Count Summary

Department	Occurrence Type	Occ Opened	Permit	Court	POT	Impounded	Licence	Warning	Tag	Ticket	Complaint	Occ Closed
By-Law Department	Animal Control	1	0	0	0	0	0	0	0	0	0	1
By-Law Department	Animal Control - Poop & Scoop	5	0	0	0	0	0	0	0	0	0	6
By-Law Department	Barking	4	0	0	0	0	0	0	0	0	0	4
By-Law Department	C-Container	0	0	0	0	0	0	0	0	0	0	1
By-Law Department	Clean Yard	15	0	0	0	0	0	0	0	0	1	9
By-Law Department	Compensation	0	0	0	0	0	0	0	0	0	0	1
By-Law Department	Dogs Off Leash/Loose	20	0	0	0	0	0	0	0	0	0	16
By-Law Department	Farm Animal Loose	1	0	0	0	0	0	0	0	0	0	0
By-Law Department	Fence	6	0	0	0	0	0	0	0	0	0	5
By-Law Department	Fire Hydrant	2	0	0	0	0	0	0	0	0	0	2
By-Law Department	Garbage	4	0	0	0	0	0	0	0	0	0	4
By-Law Department	Illegal Dumping	1	0	0	0	0	0	0	0	0	0	1
By-Law Department	Information	2	0	0	0	0	0	0	0	1	0	0
By-Law Department	Inquiry	26	0	0	0	0	0	0	0	0	0	26
By-Law Department	Investigation Follow-up	1	0	0	0	0	0	0	0	0	0	0
By-Law Department	Noise	5	0	0	0	0	0	0	0	0	0	4
By-Law Department	Noise before 7AM	0	0	0	0	0	0	0	0	0	0	1
By-Law Department	Open Air Fire	19	0	0	0	0	0	0	0	0	0	22
By-Law Department	Other	2	0	0	0	0	0	0	0	0	0	2
By-Law Department	Other - Animal Control	1	0	0	0	0	0	0	0	0	0	0
By-Law Department	Other - By Law Issues	0	0	0	0	0	0	0	0	0	0	1
By-Law Department	Property Standard	1	0	0	0	0	0	0	0	0	0	0
By-Law Department	Property Standards Unkempt Property Report	0	0	0	0	0	0	0	0	0	0	2
By-Law Department	Rodents	0	0	0	0	0	0	0	0	0	0	1
By-Law Department	Shrubs	1	0	0	0	0	0	0	0	0	0	1
By-Law Department	Smoking	0	0	0	0	0	0	0	0	0	0	1
By-Law Department	Snow Deposit	2	0	0	0	0	0	0	0	0	0	2
By-Law Department	Trailers, Tractor or vehicles park along the road	1	0	0	0	0	0	0	0	0	0	2
By-Law Department	Trespassing	4	0	0	0	0	0	0	0	2	0	2
By-Law Department	Watering	1	0	0	0	0	0	0	0	0	0	1
By-Law Department	Wild Animal	1	0	0	0	0	0	0	0	0	0	1
By-Law Department	Zoning	8	0	0	0	0	0	0	0	0	0	5
Total Counts		134	0	0	0	0	0	0	0	3	1	124
Department	Occurrence Type	Occ Opened	Permit	Court	POT	Impounded	Licence	Warning	Tag	Ticket	Complaint	Occ Closed
Public Works	Damage Mailbox	0	1	2	3	4	5	6	7	0	0	1
Public Works	Damaged Sign	1	0	0	0	0	0	0	0	0	1	0
Public Works	Dead animal on road	0	0	0	0	0	0	0	0	0	0	2
Public Works	Dust	0	0	0	0	0	0	0	0	0	0	2
Public Works	Emterra Recycling	1	0	0	0	0	0	0	0	0	1	0
Public Works	Hazardous Trees	1	0	0	0	0	0	0	0	0	1	0
Public Works	Landscaping	0	0	0	0	0	0	0	0	0	0	1
Public Works	Littering	3	0	0	0	0	0	0	0	0	3	5
Public Works	Parks, Recreation and Facilities	1	0	0	0	0	0	0	0	0	1	0
Public Works	Road Safety Concern	5	0	0	0	0	0	0	0	0	5	0
Public Works	Sinkhole/pothole in road	3	0	0	0	0	0	0	0	0	3	0
Public Works	Speed	1	0	0	0	0	0	0	0	0	1	0
Public Works	Water Quality	0	0	0	0	0	0	0	0	0	0	1
Total Counts		314	0	0	0	0	0	0	0	0	274	286
Department	Occurrence Type	Occ Opened	Permit	Court	POT	Impounded	Licence	Warning	Tag	Ticket	Complaint	Occ Closed
Building	Total Counts	33	0	0	0	0	0	0	0	0	5	19



BUILDING PERMIT REPORT 2025

BUILDING PERMIT REPORT FOR THE MONTH OF JULY 2025					BUILDING PERMIT YEAR				
TYPE OF BUILDING	TOTAL PERMIT	TOTAL UNITS	CONSTRUCTION VALUE	PERMIT VALUE	TOTAL PERMITS	TOTAL UNITS	CONSTRUCTION VALUE	PERMIT VALUE	PERMIT REVENUE RECEIVED
2024 BUILDING PERMIT REVENUE RECEIVED IN 2025									5,579.61
2025 BUILDING PERMIT REVENUE RECEIVED TO DATE									177,696.01
Single Family Dwelling	1	1	600,000.00	2,955.45	19	20	8,250,000.00	64,605.66	
Semi-Detached Dwelling					9	20	5,175,000.00	53,498.00	
Duplex, Triplex, Quadruplex					1	4	900,000.00	11,194.30	
Addition to Single Family Dwelling					5		761,350.00	5,944.80	
Addition to Accessory Storage									
Addition to Commercial									
Accessory Storage Building					13		813,500.00	9,488.66	
Alteration/Renovation SFD	1		70,000.00	178.00	2		100,000.00	353.00	
Alteration/Renovation ASB									
Alteration/Renovation COM					2		70,000.00	471.00	
Farm Accessory Storage Building	2		170,000.00	2,762.09	13		5,206,736.00	41,584.67	
Commercial	1		700,000.00	3,493.55	3		1,135,000.00	10,257.45	
Industrial									
Institutional					2		260,000.00	1,448.44	
Telecommunication Tower									
Demolition Permit	1		-	178.00	7		-	1,006.00	
Swimming Pool & Deck					11		216,500.00	2,073.00	
North Stormont Township					1		14,000.00	-	
Temporary Permit					1		-	178.00	
Change of Use									
Wood Stove									
Transfer of Permit					9		-	540.00	
TOTAL	6	1	1,540,000.00	9,567.09	98	44	22,902,086.00	202,642.98	183,275.62

10 Inspections were conducted by the CBO

71 Inspections were conducted by the appointed CBO

Andre Brisson
Chief Building Official



Monthly Activity Summary

Fire Department

July 2025

WORK COMPLETED - Fire Chief

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

IN PROGRESS - Fire Chief

- Maintain monthly budget.
- Review annual SIR report from OFM.
- Complete Investigation reports, as needed.
- Attending various township meetings, including Council.
- Continuous work on Legislated Community Risk Assessment.
- Organizing Graduation and Award Ceremony for October 4, 2025, at the Moose Creek Recreation Center.
- Ontario Municipal Fire Prevention Officer's Association (OMFPOA) Team member for the committee
- First Due Training and implementing software.
- Resource One (IFSTA) Introduction training.
- Working with Joint training with other departments Training.
- Canadian Pacific (CPCK) training on October 25, 2025, Chrysler.
- August 25 Start of Firefighter Level 1 (FF1) and Firefighter Level 2 (FF2) course.
- Attend Camp Molly - Training

Nancy-Ann Gauthier,
Fire Chief

Monthly Activity Report
July 2025



Monthly Activity Summary

Fire Department

January 1 to July 31, 2025, NSFS total calls 66.

July saw a total of 7 calls.

INCIDENTS 2025	Current Month	Year to Date Calls	Total Dollars Loss if applicable
Ambulance Assist (medical)	4	13	
Ditch Fire			
False Alarm		2	
Fireworks			
Non-Structure Fire			
Chimney Fire		2	
Open Air			
Open Air Control		4	
Other	1	3	
Smoke & CO alarm activation		4	
Structure Fires	1	3	\$800,000
Comm./Industrial			
Vehicle Fire	1	4	
Vehicle Accident		17	
Gas Leak			
Testing System calls			
Mutual Aid		1	
False Calls (passerby)			
Power Lines – Hydro		2	
I-Phone Crash			
TOTAL CALLS & LOSS	7	66	

Nancy-Ann Gauthier,
Fire Chief

Monthly Activity Report
July 2025



Monthly Activity Report Recreation Department June-July

Amalgamated Recreation

1. Weekly park inspection reports have still not been submitted. Only Crysler has been completing them on a weekly basis
2. The Moose Creek playground structure that was previously closed has been repaired. A defective part of the Avonmore playground structure was replaced under warranty. A review was submitted to the manufacturer to investigate why the plastic elements of the structures, such as slides, are fading so quickly. Photos were sent, and we are currently awaiting a response.

Univerus

1. All recreation facilities volunteers have received their training, and they are online.

HVAC Maintenance Contracts:

1. Crysler, Moose Creek, Berwick and Finch will receive the services of McDerven Mechanical, a final service contract needs to be signed.
2. Avonmore will receive the HVAC service of Chenier Mechanical.
3. Monkland had a sign service contract with Fernand Denis Inc.

Arena Advertisement Update

1. A final review will be conducted with the Arena Manager in fall to establish procedures for soliciting new sponsorships.

Grant Applications Update

1. New Horizons: The grant application for an outdoor gym in Finch was declined. However, we will reapply under the EASE grant program in September. An additional accessible structure will be included in the new playground as part of that application.
2. Trillium Grant – Capital: Crysler Playground
Unfortunately, the application was denied due to missing information. However, after a discussion with Trillium staff, the missing elements

were identified, and Crysler has been encouraged to reapply with the suggested revisions. The Trillium Foundation places strong emphasis on supporting playground infrastructure, so the next capital application will focus on the Crysler playground structure — with the hope that it will be successful this time.

3. The new EASE grant has been assigned to Finch Recreation, as mentioned above. While there is a significant amount of work required to meet the application deadline, Finch Recreation has informed me that all necessary documents will be submitted on time to our grant writer at GrantMatch. They have also been made aware of the responsibility to cover the 10% grant writing fee if the application is successful.

Arena Update

1. Issues with boards have been rectified
2. Puck board cleaning is completed
3. The Director of Parks, Recreation, and Facilities will be sharing the Manager's office at the arena. This arrangement will help facilitate rink operations and allow the Director to oversee and implement operational changes more effectively. It will also provide opportunities to explore sponsorships and other initiatives. Being on-site during times of improvement supports the overall vision for the facility. The Director will continue to use the Berwick office for all other recreation-related matters.



Pierre Thibault

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



Monthly Activity Report Public Works Department July 2025

WORK COMPLETED

- Yard maintenance at lagoons and water plants
- Repaired catch basin in Crysler

WORK IN PROGRESS

- MMS first priority
- Equipment servicing and repairs
- Installation of new road signs
- Allaire Road surface treatment preparations (overlay scheduled for the week of Aug 18)
- Concession 10-11 Rd overlay preparations
- Rombough Road overlay preparations
- Asphaltting Finch-Roxborough Boundary Road
- Roadside cutting
- Working with Rogers, XplorNet, Bell, and Ledcor on ensuring proper reinstatement of right-of-ways after fibre optic installation

OCWA JULY REPORT

- All treated and distribution samples collected in Finch, Crysler and Moose Creek's Drinking Water Systems tested negative for total coliform and E. Coli.
- Summer monthly dead end flushing was completed in the water distribution systems.
- Installed new pump and float in sump pit at Moose Creek Lagoon.
- Annual inspection of all lifting equipment was completed in July.
- Annual inspections of the generators at Crysler, Finch and Moose Creek SPS's were completed in July.
- Leaking pipe repaired in wet well at Finch SPS #1.



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


CAO – ACTIVITY SUMMARY **JULY 2025**

WORK COMPLETED

- Meeting – TCIP Grant & Greenhouse Project (**Economic Development**)
- Meeting – Raisin River Conservation Authority – Tree Planting Grant
- SDG Meeting – Hwy 138 Safety Improvements (**Public Safety**)
- Attended – Grant Funders Forum (Ontario Ministry of Rural Affairs)
- Participated – SDG - 2026 Emergency Management Exercise (**Public Safety**)
- Participated – Crysler Subdivision Meeting (Tripine) (**Economic Development**)
- Meeting - Moose Creek EA
- Meeting – Pre-Construction meeting – Esso/Tim Horton's (**Economic Development**)

STRATEGIC PLAN

- Deputy Clerk – Interviews/Hired (**Key Threats/People and Culture**)

 The Corporation of the Township of NORTH STORMONT		Report No. ADMIN-14- 2025
Agenda Date:	August 12, 2025	
Subject:	Community Improvement Plan (CIP) - Approval	
Attachments:	<input type="checkbox"/> Countryside Adventures_CIP Application	

1.0 **RECOMMENDATION**

THAT the Council of the Township of North Stormont approves report ADMIN-14-2025 from the CAO/Clerk to accept the endorsement of the Community Improvement Plan (CIP) Committee and approve the CIP disbursement of \$1,100 to Countryside Adventures as part of the 1st intake for the 2025 CIP.

2.0 **LEGAL DESCRIPTION**

N/A

3.0 **BACKGROUND**

The CIP program had been established in North Stormont in early 2019. Council approved \$35,000 dedicated to the CIP (Community Improvement Program) as part of the 2025 budget. The first intake for the CIP closed June 30, 2025. Administration received one (1) application submission. The grant programs within the CIP are designed to offset the costs for local businesses to undertake improvement projects.

4.0 **POLICY CONSIDERATION**

Planning Act/Municipal Act - established the authority for lower-tier municipalities to pass a bylaw to adopt a CIP.

5.0 **ANALYSIS**

Administration published the CIP application, for the 1st intake of 2025, which closed on June 30th, 2025. Administration is in receipt of one (1) application from Countryside Adventures. Countryside Adventures applied under program 3 "Commercial Signage and Awnings". The business proposes to install a commercial 4x8 ft reflective sign mounted on 4 ft bollard bases.

The application has met all CIP thresholds and the Building Department and Finance Department have confirmed there are no construction obstacles, and the property is in good standing for property taxes.

Total for the signage quotations is \$2,200. The CIP program provides for a maximum of 50% of the total cost not to exceed \$1500. The application total is below the \$1500 threshold and equals \$1,100. The CIP Committee did review, and endorse, the application at its July 28th, 2025 meeting.

6.0 ENVIRONMENTAL CONSIDERATIONS

N/A

7.0 RECOMMENDED CONDITIONS

THAT the Council of the Township of North Stormont approves report ADMIN-14-2025 from the CAO/Clerk to accept the endorsement of the CIP Committee and approve the CIP disbursement of \$1,100 to Countryside Adventures as part of the 1st intake for the 2025 CIP.

8.0 ALTERNATIVES

THAT the Council of the Township of North Stormont rejects the report ADMIN-14-2025 from the CAO/Clerk and not approve the disbursement of \$1,100 to Countryside Adventures under the CIP program.

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:**



Craig Calder
CAO/Clerk



Craig Calder
CAO/Clerk



Craig Calder
CAO/Clerk

Part Two: Application Type

Please indicate the Financial Incentive Program for which you are applying. Please Check all that apply.

Program 1: Planning and Design ☐

Application for a matching grant of up to 50% of eligible costs to a maximum grant of \$1,000 per commercial property, whichever is less.

The Planning and Design Program provides financial assistance for the creation of plans, models and renderings prepared by a qualified professional that are required as part of the requirements of other Financial Incentive Programs within the Community Improvement Plan.

Program 2: Façade Improvements ☐

Application for a matching grant of up to 50% of eligible costs to a maximum grant of \$4,000 for the primary façade and \$1,500 for the secondary façade per commercial property, whichever is less.

The Façade Improvement Program provides financial assistance for commercial property owners to upgrade their existing façade, including, but not limited to restoring of architectural elements, painting of original woodwork and repairs and maintenance costs.

The primary façade is the façade that is visible to the public from the street. The secondary façade is more than one façade that is visible to the public from the street or parking lot.

Program 3: Commercial Signage and Awnings ☒

Application for a matching grant of up to 50% of eligible costs to a maximum grant of \$1,500 per commercial property, whichever is less for signage.

Applications for a matching grant of up to 50% of eligible costs to a maximum grant of \$1,000 per commercial property, whichever is less for awnings.

A minimum eligible amount of \$500 must be established in order to qualify for the matching grant for signage. Eligible costs for signage could include removal of inappropriate or obsolete signs, installation of new commercial signs and lighting improvements related to signage. For ground mounted signs landscaping around the sign may also be considered as part of the grant application. Awnings are limited to retractable canopies and cannot consume the entire length of the façade.

Part Three: Applicant Information

1. Registered Owner

Name of Applicant: Nicolas Séguin
Mailing Address: 16495 sixth rd Mass Centre, ON K0C 1W0
Phone Number: 613-978-2717
Email: Countrysideadventuresart@gmail.com

2. Applicant/Agent (if different from the Registered Property Owner)

Name of Applicant: _____
Mailing Address: _____
Phone Number: _____
Email: _____

Please Note:

If the applicant is not the property owner, please ensure that the required authorization is completed and signed by the property owner as provided in this application form. In absence of the authorization of owner form, no further consideration of the application will be made.

3. Please specify to whom all communication will be sent.

Property Owner ☒ Applicant/Agent ☐

4. Provide the names and addresses of any holders of any mortgages, charges or other encumbrances on the subject property.

<u>Scotiabank</u>
<u>4 Mechanic st w. Markville, ON K0C 1T0</u>

Part Four: Location/Legal Description of Subject Property

1. Property Address: 16495 518th rd Moose Creek, ON K0C 1W0

2. Legal Description of Property: con 6 pt. lot 28

3. Roll Number: 041101600896000.0000

4. Are there any easements or restrictive covenants affecting the subject property?

Yes ☐

No ☒

If yes, describe the easement or covenants and its effects:

5. Describe the present use(s) of the subject property:

Property is being use as a tourism attraction
with a 3km skate trail in the forest, tubing
hill and Maple syrup operation.

Part 5: Describe Your Improvement Project

1. Please provide a detailed description of your proposed improvement project as it relates to the incentive programs that are offered through the Township.

Please attach any additional pages that relate to the description of your project.

Please attach photos of the existing building.

Looking to install a new reflective sign at the road to make sign visible at night since hydro is not available at this location. will also be installing new ledgestone polebase to hold up the sign.

2. Has an application for planning approval and/or building permit, and any additional required permits related to the community improvement works, as described above, been submitted to the Township to date?

Yes ☐

No ☒

3. Have the necessary planning approval and/or building permit and any additional require permits related to the community improvements works been received or authorized to date?

Yes ☐

No ☒

4. Describe the total anticipated costs associated with the proposed community improvement works.

These costs must be supported by at least two cost estimates (quotes) for eligible work provided by licensed contractors and attached to this application. Two cost estimates (quotes) for materials are required if the applicant is undertaking the proposed work with their own labour. Please attach additional pages if required.

Proposed Property Improvement:		
Supplier	Cost	Lowest
Moose Creek Precast	870\$	870\$
Crowd control Warehouse	970\$	
(can't find any thing similar)		
TOTAL		870\$

Proposed Property Improvement:		
Supplier	Cost	Lowest
Drafton Creations	1330\$	1330\$
KB media corp	1457\$	
TOTAL		1330\$

Part 6: Supporting Material

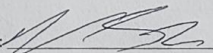
In order for this application to be considered complete the application must be accompanied by all of the supporting material required by the Community Improvement Advisory Committee, which includes, but is not limited to:

- Photographs of the existing building condition;
- A site plan and/or professional design study/architectural drawings;
- Specification of the proposed works, including a work plan for the improvements and construction drawings; and
- Two cost estimates for eligible work provided by a licensed contractor or material costs.

Submission requirements will be confirmed with the applicant by staff at the time of the pre-submission consultation meeting. If additional supporting material or documentation is required or becomes necessary during the processing of this application, the applicant will be contacted and informed prior to this application proceeding.

Part 7: Freedom of Information

For the purposes of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use of or the disclosure to any person or public body any information that is collected under the authority of the Planning Act for the purpose of processing this application.

Owner Signature:  Date: June 27th 2025



MOOSE CREEK PRECAST
16525 SIXTH RD, MOOSE CREEK ON K0C 1W0
Phone: 613-538-2381 E-mail: info@moosecreekprecast.ca

QUOTATION

QUOTE NUMBER	
7918	
SALESPERSON	FRANKIE WHEELER

ATTENTION: Purchasing Department

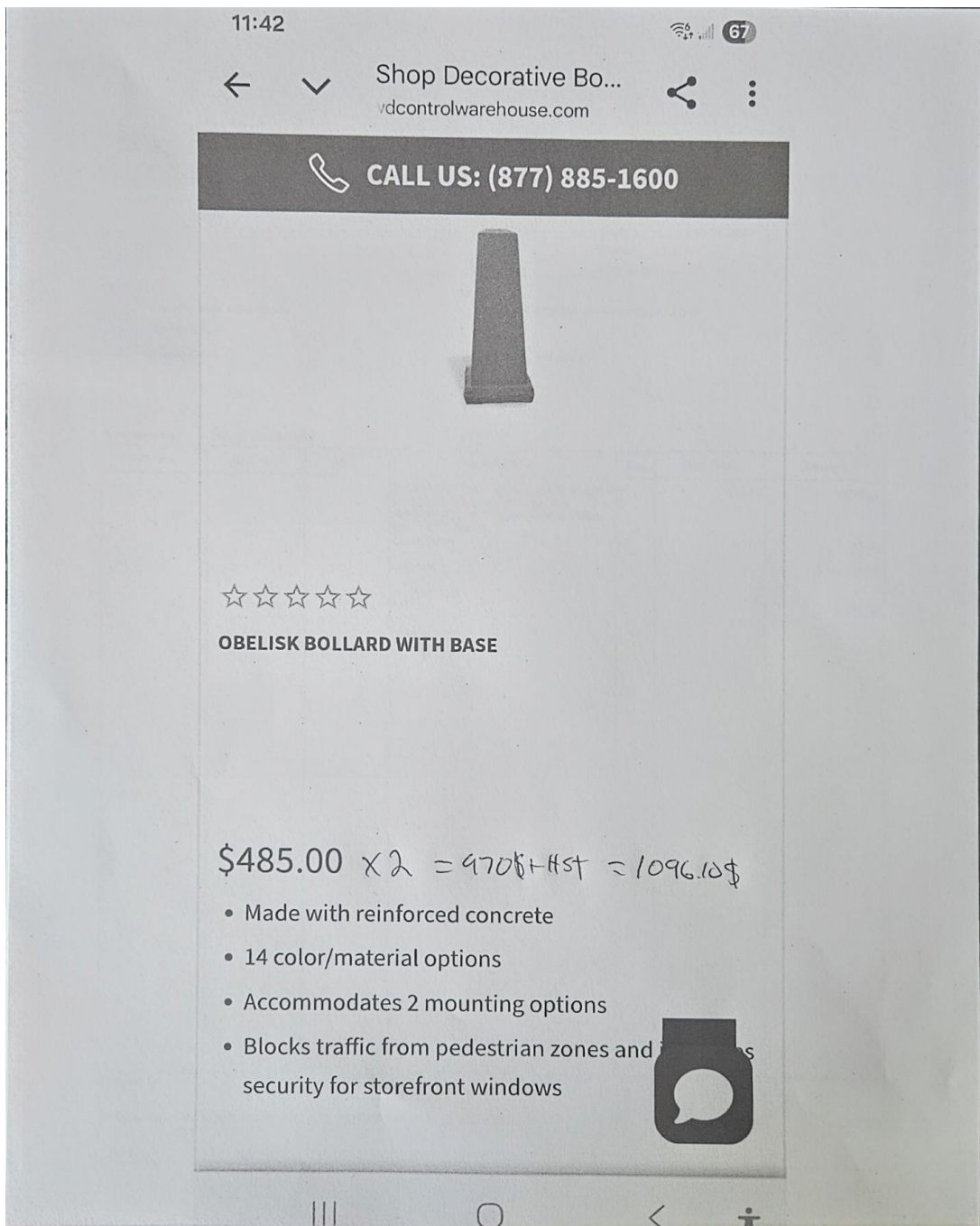
Q Customer: COUNTRY
U COUNTRYSIDE ADVENTURES
O 16495 SIXTH RD
T MOOSE CREEK ON K0C 1W0
E Tel. 613-978-2717
F
O
R

QUOTE DATE		SHIP VIA					PAGE
6/24/2025							1 of 1
PRICES QUOTED ARE NET. — ESTIMATED SHIPPING DATE TO BE DETERMINED AT TIME OF ORDER.							
LINE	STOCK CODE	QTY.	U/M	DESCRIPTION	UNIT PRICE	U/M	EXTENSION
1	PBL-4FTSIGN	2	EA	4'0" LEDGSTONE POLEBASE CAST INTO 4'0" X 4'0" BASE SLAB	435.00 / EA		870.00

ALL PRICES WILL BE HONORED FOR 14 DAYS. ALL ITEMS REMAIN THE PROPERTY OF MOOSE CREEK PRECAST UNTIL PAYMENT IS RECEIVED IN FULL. PAYMENT CAN BE MADE BY CHEQUE, CREDIT CARD OR BY E-TRANSFER TO frankie@moosecreekprecast.ca. CARRYING CHARGES OF 2%/MTH ON ALL OVERDUE ACCOUNTS.

FREIGHT	0.00
SUB-TOTAL	870.00
TAX	0.00
GST/HST	113.10
TOTAL CAD	983.10

Moose Creek Precast Inc.



DROUIN CREATIONS868-B, chemin Limoges Road
Limoges, ONTARIO K0A 2M0**QUOTE**Quote No.: 13892
Date: Jun 06, 2025
Page: 1
Ship Date:**Sold To:**
Country Side Adventures
Nicolas Séguin
Moose Creek**Ship To:**
countrysideadventuresont@gmail.com

(613) 987-2717**Business No.:** 134617588RT0001

Item No.	Quantity	Unit	Description	Tax	Unit Price	Amount
	2		2 Sided 8'x4' 3mm Alupanel cut to shape. Printed full colour on 3M white flex reflective vinyl and laminated with Drytac interlamPro matte	H	625.00	1,250.00
	1		Design time	H	80.00	80.00
			Subtotal:			1,330.00
			H - HST 13% HST			172.90
Shipped by						
Comments Quote valid for 14 days/Verify products & amounts are correct/50% deposit to confirm order					Total Amount	1,502.90
Sold By:						



KB MEDIA CORP
1073 Montee Benoit
Casselman ON K0A 1M0
+16137647446
admin@kbmedia.ca
www.kbmedia.ca
GST/HST Registration No.: 833443658RT0001

ADDRESS
Nicolas Séguin
Countryside Adventures
16495 Sixth Road
Moose Creek ON K0C 1W0

SHIP TO
Nicolas Séguin
Countryside Adventures
16495 Sixth Road
Moose Creek ON K0C 1W0

Estimate 21705

DATE 06/05/2025

P.O. NUMBER/ CLIENT CONTACT
Nicolas Seguin

SALES CONSULTANT
Marc Rice

DATE	ACTIVITY	QTY	RATE	TAX	AMOUNT
	Reflective Road Signs	2	728.50	H	1,457.00
	Dimensions: 8' x 4' Material: 3mm Alumaboard, High-Intensity Reflective Vinyl.				
	*Price based on client coming to pick up order from our office in Casselman				
	Includes design changes, proofs & production.				

A 50% deposit of the project total is required before project launch. Balance due upon completion. Cash, cheque, and credit card payments are accepted at our office or by phone or by Paypal at: kbmediacorp.ca/invoice-payment/


SUBTOTAL	1,457.00
GST/HST @ 13%	189.41

This quote is valid for 30 days. Active project cancellation may incur fees. By accepting this quote, you agree to our policies. For more details on our cancellation and payment terms, please visit: <https://kbmediacorp.ca/policies/>

TOTAL	\$1,646.41
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Accepted By

Accepted Date

 The Corporation of the Township of NORTH STORMONT		Report No. FIRE-05- 2025
Agenda Date:	August 12, 2025	
Subject:	Automatic Aid Agreement - Hazardous Material	
Attachments:		

1.0 RECOMMENDATION

That the Council of the Township of North Stormont receives and accepts Report No. Fire 05-2025 from the Fire Chief regarding the proposed Hazardous Materials Contract with GFL for Automatic Aid services, which will enable the Fire Services to provide a higher level of response consistent with the increased traffic volumes and associated risk within the Township.

2.0 LEGAL DESCRIPTION

Boundaries of the Township of North Stormont

3.0 BACKGROUND

The Township currently participates in Automatic Aid Agreements with surrounding jurisdictions to ensure rapid and effective emergency response across jurisdictional boundaries. These agreements cover various levels of service, including fire suppression, rescue operations, and hazardous materials incidents, in accordance with the service standards outlined in the newly established By-law No. 51-2025, which builds upon service levels previously established through earlier regulating by-laws.

4.0 POLICY CONSIDERATION

The proposed Hazardous Materials Contract with GFL represents a strategic enhancement to the Township's emergency response capabilities under existing Automatic Aid arrangements. This contract follows a pay-per-use model, ensuring the Township only incurs costs when specialized hazardous materials services are requested

and provided. This approach offers a fiscally responsible solution to meet growing service demands without the financial burden of maintaining a full in-house HazMat response unit.

As traffic volumes and industrial activity within the Township continue to increase, so does the risk of hazardous materials incidents. Partnering with GFL ensures timely access to specialized personnel and equipment, thereby improving safety for both the public and first responders.

This agreement is consistent with the service expectations set out in By-law No. 51-2025 and reflects the Township's ongoing efforts to maintain and enhance public safety through effective and efficient resource management.

5.0 **ANALYSIS**

The Township of North Stormont currently lacks the specialized personnel, training, and equipment necessary to respond independently to hazardous materials (HazMat) incidents. While the Fire Department is capable of performing initial scene assessment and securing the area, effective mitigation of medium to high-risk HazMat situations requires a certified team with advanced resources.

With traffic volumes increasing due to local growth and the Township's location along key transportation routes, the likelihood of incidents involving the transport or use of hazardous substances has also grown.

The proposed agreement with GFL offers a practical solution. Under a **pay-per-use model**, the Township will only be invoiced when HazMat services are requested and deployed. This structure avoids the fixed operational costs of maintaining a dedicated HazMat team, while still providing access to timely, professional response. Most costs to the township under the HazMat agreement would be minimal, since the majority of those transporting hazardous materials are commercial operators—and those costs would typically be charged back to them.

Key benefits of the agreement include:

- **Improved Response Time:** GFL has the capacity to respond rapidly to incidents within the Township's boundaries.
- **Specialized Capabilities:** Access to trained technicians and

specialized equipment that meet industry standards for hazardous materials handling.

- **Cost Control:** The pay-per-use model ensures costs are incurred only as needed, with no standby or retainer fees.
- **Alignment with Service Levels:** This agreement supports the service expectations set in By-law No. 51-2025, reinforcing the Township's commitment to safe and effective emergency response.

In summary, this agreement represents a balanced approach to enhancing public safety while maintaining fiscal responsibility. It fills a critical gap in the Township's emergency response framework without requiring major capital or staffing investments.

6.0 ENVIRONMENTAL CONSIDERATIONS

Hazardous materials incidents can have serious impacts on our local environment—threatening our soil, water, and air quality. Quick and effective response is essential to protect the natural spaces we all enjoy and rely on.

By partnering with GFL through this pay-per-use Automatic Aid agreement, our Fire Services will have access to the specialized skills and equipment needed to handle these emergencies promptly and safely. This means spills and leaks can be contained faster, helping to prevent lasting damage to our community's environment.

Additionally, GFL's expertise ensures that any hazardous waste is cleaned up and disposed of responsibly, supporting our shared commitment to caring for North Stormont's natural surroundings. This partnership strengthens our ability to protect both people and the environment we all call home.

7.0 RECOMMENDED CONDITIONS

That the Council of the Township of North Stormont receives and accepts Report No. Fire 05-2025 regarding the proposed Hazardous Materials Contract with GFL for Automatic Aid services, and authorizes the CAO/Clerk Calder to execute the agreement on behalf of the Township.

8.0 ALTERNATIVES

As deemed appropriate by Council

FINANCIAL/STAFFING IMPLICATIONS

This item has been approved in the current budget:

Yes ☐ No **X** N/A ☐

This item is within the approved budgeted amount:

Yes ☐ No ☐ N/A **X**

This item is mandated by the Provincial/Federal Government:

Yes ☐ No ☐ N/A **X**

Prepared By:


**Reviewed and
submitted by:**

**Submitted for Council
consideration by:**



Nancy Ann Gauthier
Fire Chief

Nancy Ann Gauthier
Fire Chief

 <div> The Corporation of the Township of NORTH STORMONT </div>		Report No. REC-13- 2025
Agenda Date:	August 12, 2025	
Subject:	Tree removal and planting of new trees In Monkland	
Attachments:		

1.0 **RECOMMENDATION**

THAT the Council of the Township of North Stormont approves report REC-013-2025 from the Director of Parks, Recreation and facilities to endorse, and approve, a grant partnership with the Raisin River Conservation Association (RRCA) to allow the planting of new trees in the Monkland Community Center Park.

2.0 **LEGAL DESCRIPTION**

N/A

3.0 **BACKGROUND**

The Director of Recreation and the CAO participated in a virtual meeting with the Raisin Region Conservation Authority (RRCA) regarding the *Growing Canada's Community Canopies (GCCC)* grant, similar to the SNCA partnership. The Monkland Recreation property falls within RRCA's jurisdiction, the site qualifies for matching support.

Four (4) trees were identified as dead and dangerous, and posed a hazard to the public and nearby utilities. The GCCC grant allows the Township to apply the value of in-kind works - including tree removal, stump grinding, and the use of Township equipment (backhoe and truck) - toward the cost of replacement trees.

One (1) tree, located in close proximity to live hydro and Bell lines, will require a professional, third party arborist to complete this removal safely. The remaining three (3) trees will be removed by Township staff. By using internal resources, we increase our in-kind contribution, which may result in more trees provide through the grant - effectively compensating the Township for its efforts.

4.0 POLICY CONSIDERATION

N/A

5.0 ANALYSIS

A total of four (4) hazardous trees have been identified at Monkland Recreation site. One (1) tree is located near hydro and Bell lines and requires a professional third-party to remove it safely. Three (3) trees will be removed by Township staff using internal resources. The value of internal tree removal, stump grinding, and use of Township equipment (e.g., backhoe, truck) will count as an in-kind contribution to the project. This contribution will be matched through the GCCC grant to fund new tree purchases. A RRCA tree specialist will select planting locations, considering septic beds, buildings, and soil type. The Township must cover the third-party tree removal cost for one (1) tree — not currently budgeted, but necessary for public safety. Please reference the following milestone dates of the project:

- Grant application deadline: September 2025
- Approval timeline: 6-8 months (expected Spring 2026)
- Tree planting scheduled for late fall 2026

6.0 ENVIRONMENTAL CONSIDERATIONS

- Supports the Township's Asset Management Plan goals for sustainable and environmentally responsible infrastructure planning.
- Aligns with tree maintenance and preservation policies outlined in TOMRMS documentation.
- Contributes to climate risk mitigation, especially near utilities, as emphasized in recent council discussions
- Fulfills procurement guidelines that encourage natural environment preservation through responsible project planning and execution

This project not only addresses public safety but also reinforces the Township's commitment to environmental stewardship and long-term asset sustainability.

7.0 RECOMMENDED CONDITIONS

Ensure native species are selected and planting sites are assessed for soil, drainage, and infrastructure.

Maintain proof of insurance for contractors and document all in-kind contributions for grant compliance

8.0 **ALTERNATIVES**

The Council may choose to decline the RRCA partnership and fund the tree removals and stump grinding directly.

However, since the trees are confirmed safety hazards, removal is required regardless.

Refusing the grant would forfeit the opportunity to receive new trees at no additional cost through in-kind matching.

FINANCIAL/STAFFING IMPLICATIONS

This item has been approved in the current budget:

Yes ☐ No **X** N/A ☐

This item is within the approved budgeted amount:

Yes ☐ No **X** N/A ☐

This item is mandated by the Provincial/Federal Government:

Yes ☐ No **X** N/A ☐

Prepared By:

**Reviewed and submitted
by:**


**Submitted for Council
consideration by:**



**Pierre Thibault
Director of Parks
Recreation & Facilities**



**Craig Calder
CAO/Clerk**

 <div> The Corporation of the Township of NORTH STORMONT </div>		Report No. PW-12-2025
Agenda Date:	August 12, 2025	
Subject:	Road Allowance Closure & Purchase Request	
Attachments:	<input type="checkbox"/> Schedule A - Moose Creek Railway St	

1.0 **RECOMMENDATION**

THAT the Council of the Township of North Stormont declare that the lands described as the unopened road allowance for Moose Creek Railway Street, as well as a portion of the opened but unused road allowance, to be surplus to the Township's needs. AND THAT Council direct staff to proceed with the closure and sale of these lands, subject to the recommended conditions.

2.0 **LEGAL DESCRIPTION**

Unopened road allowance north of Moose Creek Railway Street PIN 601180419, and a portion of opened but unused road allowance PIN 601180300, Plan 66, former Township of Roxborough.

3.0 **BACKGROUND**

The Township has received an application from Bretzler Farms Ltd. requesting the closure and purchase of unopened road allowance located in Moose Creek, which extends north from the existing Moose Creek Railway Street and runs through farm property currently owned by the applicant. The applicant is also requesting the closure and purchase of the opened but unused road allowance located on the west side of Moose Creek Railway Street. Agricultural buildings have been constructed on both of these parcels, and the applicant wishes to formally incorporate the lands into their property through the closure and purchase process.

The size of the unopened road allowance that is being requested totals an area of approximately 0.486 acres.

The subject lands, including both the unopened and the opened but unused portions of road allowance, are shown on **Schedule A** (attached).

Schedule A also outlines the applicant's proposed severance, which includes the farm buildings and a portion of the unopened road allowance. As part of the severance plan, the Township would retain a small section at the north end of Railway Street to provide vehicle turnaround space for waste collection and snowplow operations.

4.0 POLICY CONSIDERATION

Section 4.3.6.3 of the Official Plan for the United Counties of Stormont, Dundas, and Glengarry states that local Municipalities may permit the use of an unopened road allowance by agreement and may open or close a road allowance in compliance with the requirements of the Municipal Act.

Section 270(1) of the Municipal Act states that a Municipality must adopt and maintain policies with respect to the sale and disposition of land and public notification. Section 34 of the Municipal Act authorizes a Municipality to pass a By-law to stop up and close a highway.

The Township of North Stormont had passed By-law No. 38-2016, which adopted Policy No. PW 02-2016 to regulate the closure and sale of unopened road allowances. The policy provides that the Township of North Stormont will consider applications for the closure and conveyance of all types of unused highways, including road allowances, within the Township to abutting property owners. All closures are at the sole discretion of Council. The primary reason for closing a portion of a highway is that there is no present or anticipated future public use for the highway, and it does not serve as the sole vehicular access to any property.

The Township of North Stormont had passed By-law No. 19-2017 being a by-law to regulate the disposition of Municipal real property and assets. Section 5.0 of By-law No. 19-2017 lists the exemptions to which the by-law does not apply, including 5.0 (h) *Real Property formerly used for a railway branch line or road if sold to an owner of land abutting the Real Property*.

The requested closure and sale is permissible under the Municipal Act, the SDG Official Plan, and the Township of North Stormont By-law No. 38-2016 and By-law No. 19-2017.

5.0 ANALYSIS

The Township's Policy No. PW-02-2016 outlines the procedures, requirements, and criteria for the closure and sale of unopened road allowances. The criteria listed in Section 18 of the policy are used to assess the merit of stopping up and closing the road allowance.

1. Does the proposed closure and sale constitute good land use planning?

Yes

2. Are there any future utility or Public Works initiatives that would utilize the road allowance?

No

3. Does the closure and sale deprive a person of access to their lands?

No

4. Are there opportunities to relocate the road allowance to another portion of the Applicant's property?

N/A

5. Does the closure of the road allowance create undue economic hardship?

The Applicant will cover all costs related to the closure and sale of the road allowance.

6. Will the proposed closure conflict with the Township's Official Plan policies, by-law regulations, or other procedures of the Township?

The proposed closure and sale are consistent with and permissible under the Official Plan of SDG, the Township's By-law No. 38-2016, and the Township's By-law No. 19-2017, as outlined in the Policy Considerations section of this report.

Staff are of the opinion that the application meets the necessary criteria to stop up and close both the unopened road allowance and the portion of the opened but unused road allowance.

6.0 ENVIRONMENTAL CONSIDERATIONS

The closure and sale of the road allowance parcels does not prevent the enforcement of the Drainage Act, nor the Development, Interference and Alteration Regulations for all Conservation Authorities (Ontario Regulations 42/06 and 146/06 to 182/06) where applicable.

7.0 RECOMMENDED CONDITIONS

1. The Applicant will be responsible for all costs associated with the legal and survey work required in connection with the closure and sale.
2. The Applicant will be responsible for all appraisal costs associated with the closure and sale.
3. The Applicant will be responsible for all advertising costs associated with the closure and sale.
4. The Township retains the areas depicted in Schedule A Image 4 (attached) at the north end of Moose Creek Railway Street to allow space for vehicles to

turn around.

8.0 ALTERNATIVES

1. Support the closure and sale of both the unopened road allowance and a portion of the opened road allowance
2. Refuse to support the request

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
Public Works
Administrative
Assistant



Blake Henderson
Public Works
Superintendent



Craig Calder
CAO/Clerk

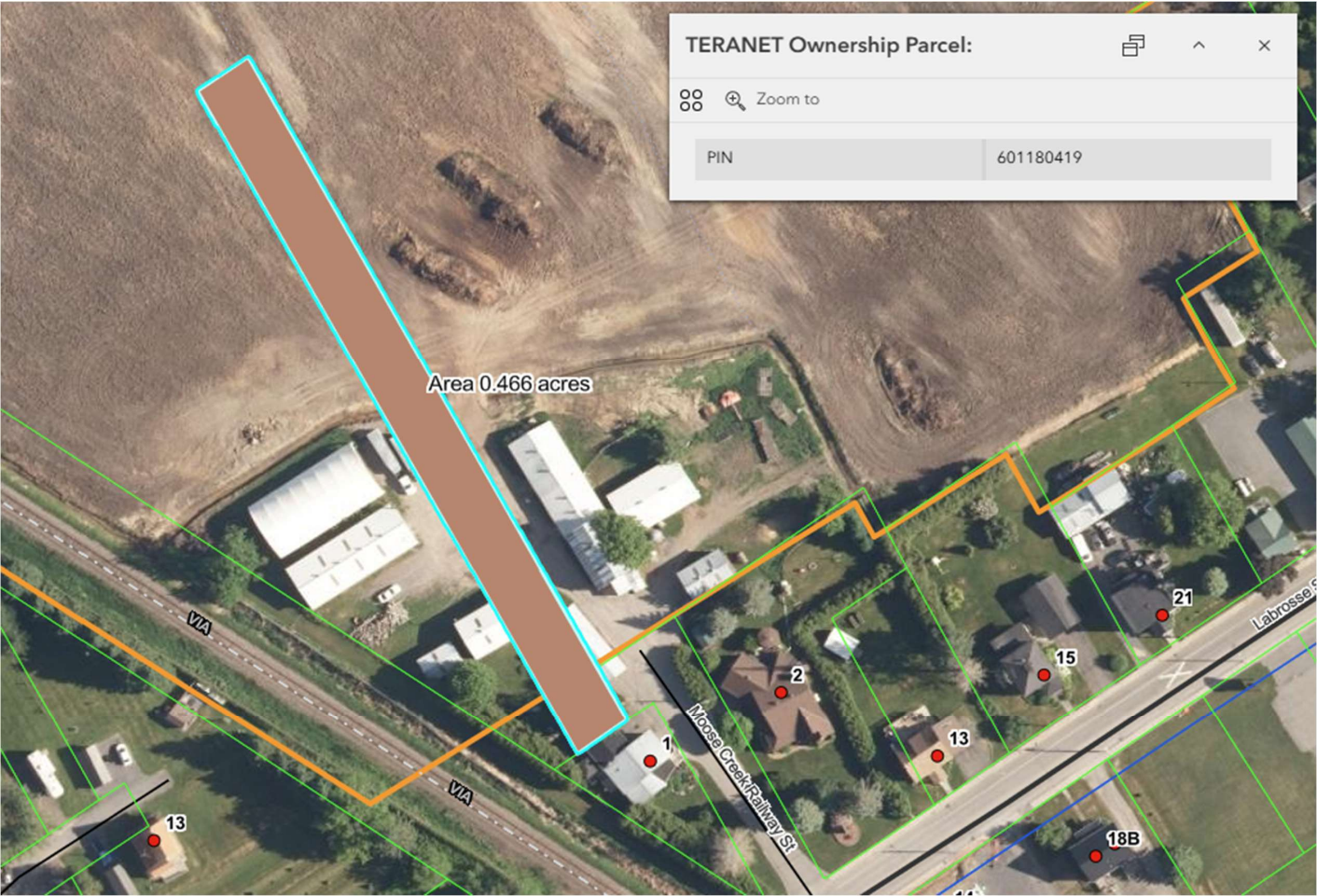
SCHEDULE A

IMAGE 1: Total area to close and purchase



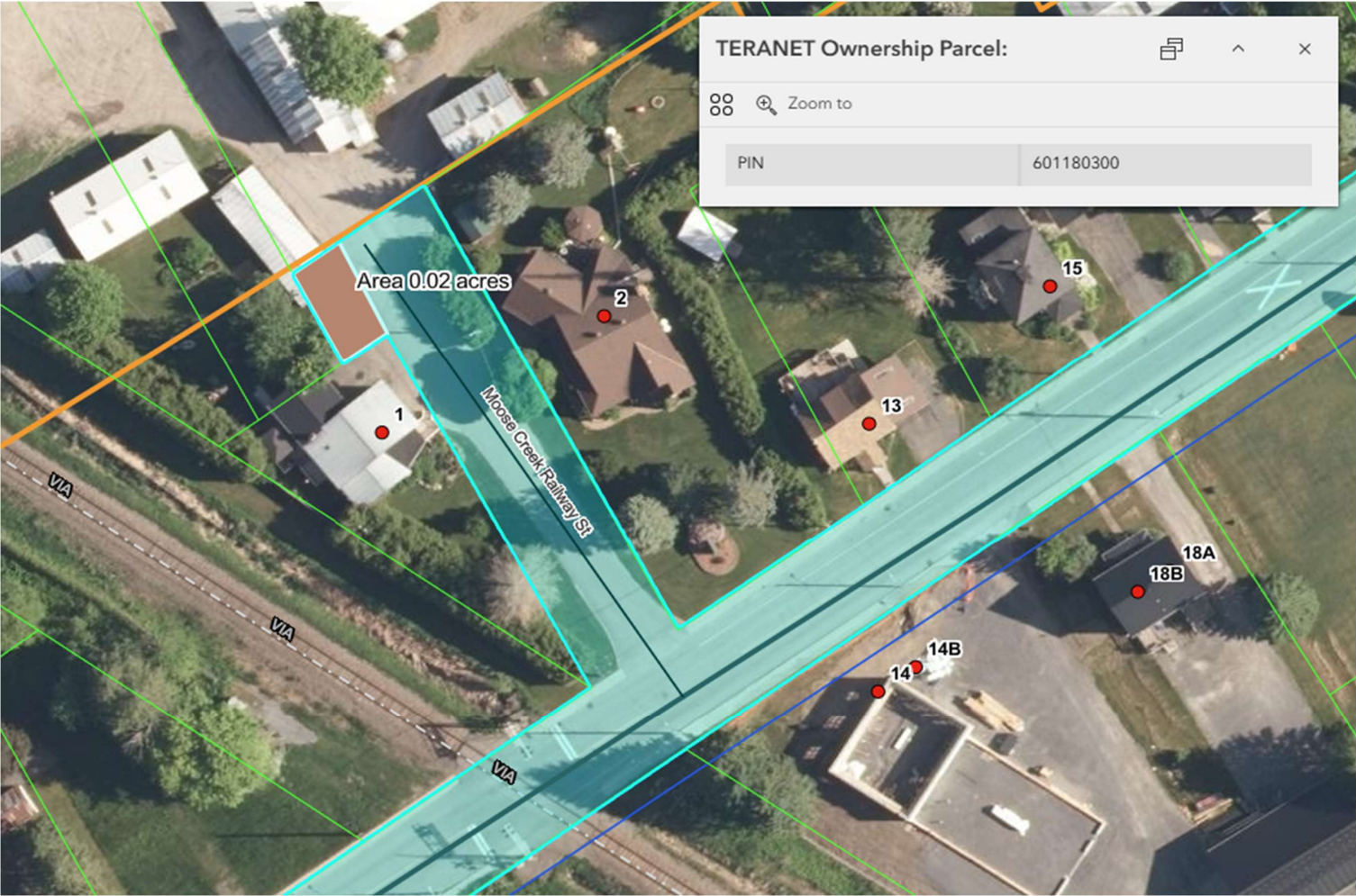
SCHEDULE A

IMAGE 2: PIN 601180419 area to close and purchase of unopened road allowance (orange)



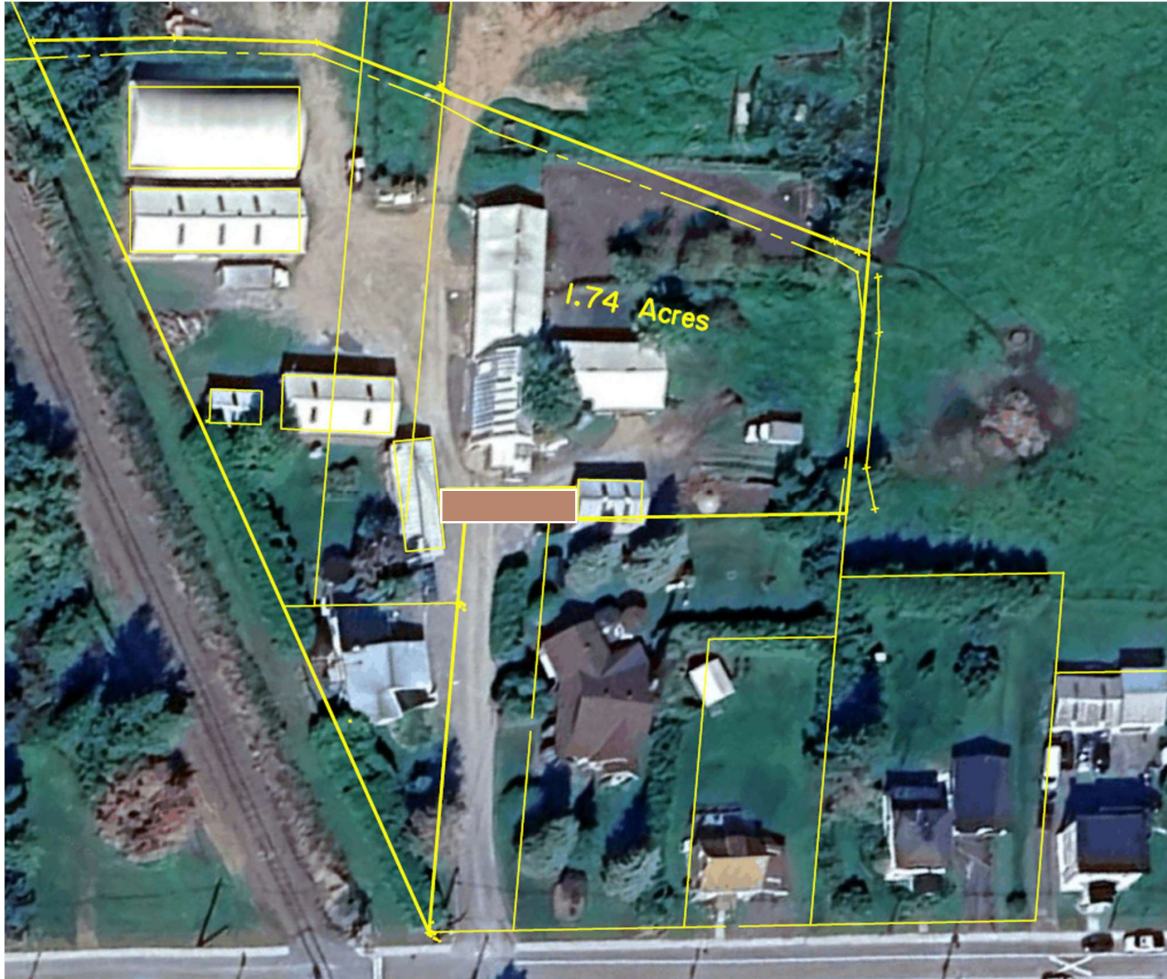
SCHEDULE A


IMAGE 3: PIN 601180300 area to close and purchase of open but unused road allowance (orange)



SCHEDULE A

IMAGE 4: Future severance plan in which the Township would retain a portion at the end of Railway St (orange)



 <div> The Corporation of the Township of NORTH STORMONT </div>		Report No. FIN-17-2025
Agenda Date:	August 12, 2025	
Subject:	Long Term Debt Financing for 2025	
Attachments:		

1.0 **RECOMMENDATION**

THAT the Council of the Township of North Stormont approves long term debt funding through a loan from BMO Canada in the amounts of \$1,400,000 (Township Building) and \$375,000 (Snow Plow) as approved in the 2025 capital budget; and

FURTHERMORE directs Administration to enter into a \$1.5 million facility to borrow for present and future vehicles ; and

FURTHERMORE directs Administration to finalize all the appropriate paperwork to complete the transactions.

2.0 **LEGAL DESCRIPTION**

N/A

3.0 **BACKGROUND**

During 2025 budget discussions, long term debt financing was approved for the renovations to the new Township office building and the purchase of a snow plow. With the renovations complete, and the new snow plow arriving in the early fall, administration is bringing forward financing options for these two items.

4.0 **POLICY CONSIDERATION**

N/A

5.0 **ANALYSIS**

In the interim, Council approved on August 20, 2024, a draw from the

Township's line of credit in to provide cash flow to provide financing to cover the renovation costs on the new Township office and then formalize a loan. The delay in formalizing this loan was to take into consideration any funds received with selling the old Township office. With this event coming close, it is now time to formalize the loan on the new Township building.

Total renovations equate to approximately \$1.6 million. Contracted renovations costs came in at \$1.47 million with the original contract at almost \$1.42 million and another \$55,000 in change orders. The other \$200,000 were for other costs associated with the move including engineering costs, furniture, moving costs, etc. Although originally budgeted at \$1 million, the contract for the building came in overbudget and there were other necessary costs associated with the move. With the sale of the old municipal building it is anticipated that the total loan required for the newly renovated Township building will be \$1.4 million amortized over 20 years.

The snow plow, budgeted at \$375,000 came in slightly overbudget at \$381,000 and was approved by Council. The loan for this piece of equipment will be \$375,000 as per budget, amortized over 10 years, with the remaining amount being absorbed in the public works budget.

Infrastructure Ontario and our local lending authority (BMO Canada) have been consulted on estimated interest rates for these items. Infrastructure Ontario rates are 4.78% for the 20 year term and 4.06% for the 10 year term. These rates and terms are locked in for the period of the loan and do not offer flexibility in paying down the loan early. Furthermore, the approval process takes 6 weeks and then an additional 4 weeks for documentation preparation. Legal assistance is also required. Loan payments are made on a biannual basis.

BMO has indicated an interest rate of 4.98% for both 10 and 20 year amortization calculations. However, the loans would be renegotiated after a 5 year term allowing for pay down of the loan at that time if possible, and hopefully better lending rates. No legal assistance is required and as soon as the approval is obtained and paperwork signed, the funds can be released to the Township. Payments are monthly which is easier for cash flow purposes.

Based on the need for future lending for fleet items (fire and public works), our lending authority has indicated that a facility (or loan) of \$1.5 million could be approved where we could draw on the amount and have funds released within a day or so for future needs. Any amounts paid down on the facility, would provide more funds available to be lent, but the total loan would remain at \$1.5 million. Interest rates would be determined at the time of the draw of funds. This method is easy, effective, saves time and would meet future borrowing needs.

Both funding scenarios (Infrastructure Ontario and BMO) meet legislated annual debt repayment limits.

Difference in annual payments are noted below:

Item	BMO	Infrastructure Ontario	Annual Difference
Snow Plow	47,685.48	45,978.28	\$1,707.20
Township Office	110,687.04	109,485.04	\$1,202.00

6.0 ENVIRONMENTAL CONSIDERATIONS

N/A

7.0 RECOMMENDED CONDITIONS

Council of the Township of North Stormont approve the long term debt funding through a loan from BMO Canada in the amounts of \$1,400,000 (Township Building) and \$375,000 (Snow Plow) as approved in the 2025 capital budget.

8.0 ALTERNATIVES

As Council determines appropriate.

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:



Kimberley Goyette
Treasurer



Kimberley Goyette
Treasurer



Craig Calder
CAO/Clerk

THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT

BY-LAW NO. 52-2025

BEING a By-Law to repeal and replace By-Law No.'s 53-2018 and 62-2019 for regulating the setting of Open-Air fires and to institute precautions to be taken with Open-Air fires, including the times during which Open-Air fires may be set.

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 the *Municipal Act, 2001, c. 25, s. 11* allows the municipality to regulate matters related to the health, safety and well being of the inhabitants of the municipality;

AND WHEREAS the *Municipal Act, 2001, c. 25, s. 128* provides that a municipality may prohibit and regulate with respect to public nuisances, including matters that, in the opinion of Council, are or could become or cause public nuisances;

AND WHEREAS Section 7.1(1)(b) of the *Fire Protection and Prevention Act, 1997, S.O. 1997, c.4*, as amended, provides that a Council of a municipality may pass By-Laws regulating the setting of open-air fires, including establishing the times during which Open-Air fires may be set;

AND WHEREAS Council deems it necessary to regulate open-air fires as it is important for the health, safety and well-being of persons and property.

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

PART 1 - DEFINITIONS

In this By-Law:

" Adverse Effect" means an effect which does, or is likely to, impair the safety of any person and/or which does, or is likely to cause damage to property.

"Barbecue" means a portable or fixed device designed and intended solely for the cooking of food in the open-air supplied b propane, natural gas or electricity with a fuel shut off, but does not include recreational fire or outdoor fireplaces.

" Burn Barrel" means an open-air fire set and maintained in an open top steel barrel that does not exceed 1.5 meters in diameter and 1.5 meters in height and where the open-air fire is set and maintained for the purposes of burning.

" Brush " means chopped-off tree branches.

"Campground" means an area of land owned and operated by a person and/or organisation that contains campsites for the purpose of overnight accommodations for tents, trailers and motorhomes in exchange for monetary payment.

"Cooking Fire" means an Open-Air fire used for the purpose of cooking food on a grill but does not include a manufactured barbeque.

"Corporation" means the Corporation of the Township of North Stormont.

"Eligible Farmers" means farmers who are members in good standing of the Ontario Federation of Agriculture, the National Farmers Union, the Christian Farmers Association.

"Farm Buildings" means all or part of a building, in accordance with the *2012 Ontario Building Code* definitions:

- a. That does not contain any area used for *residential occupancy*,
- b. That is associated with and located on land devoted to the practice of farming, and
- c. That is used essentially for the housing of equipment of livestock or the production and storage of agricultural and horticultural produce or feeds.

"Fire Chief" means the Person appointed by Council of the Corporation of the Township of North Stormont as defined in the Fire Protection Act, 1997 or designate.

"Fully Extinguished" means the fire has no more visible flame, smoke or other signs of combustion.

"Firefighter" means the Fire Chief, and any other Person employed in, or appointed to the North Stormont's Fire Service Division of the Corporation of the Township of North Stormont and assigned to undertake fire protection services.

"Grass Cuttings" means the lawn waste resulting from mowing.

"Ground Cover" includes but is not limited to leaves, grasses, weeds, tree needles or wood chips on the ground.

"Municipal Law Enforcement Officer" means the Municipal Law Enforcement Officer appointed by the Council of the Corporation of the Township of North Stormont.

"Normal Farm Practices" means and is defined under the *Farming and Food Protection Act, 1998, Chapter 1*, and operates with a Farm Business Number:

- a. makes use of innovative technology in a manner consistent with proper advanced farm management practices.

"Noxious Materials" includes tires, plastics, rubber products, petroleum products, drywall, demolition waste, construction waste, paint, animal organic waste, vegetable waste, food waste, biomedical waste, tar, asphalt products, battery boxes, pressure-treated wood, creosote-treated wood, painted wood and other similar materials.

"Nuisance" means excessive smoke, smell, airborne sparks or embers that is likely to disturb others, or that is likely to reduce visibility on roads in the vicinity of the Open-Air Burning.

"Officer" means a Municipal Law Enforcement Officer or a Fire Chief.

"Open-Air" means any open place, yard, field or construction area which is not enclosed by a building or structure.

"Open-Air Burning" means a fire set in the Open-Air.

"Outdoor Fireplace" means a manufactured non-combustible enclosed container designed to hold a small fire for decorative purposes and the size of which is not larger than 1 meter in any direction, and may include, but is not limited to, chimneys, metal tubs, fire pits, and outdoor brick fireplaces.

"Owner" means the registered owner or any Person, firm or corporation having control over, or possession, of any portion of the building or property under consideration and includes the Persons in the building or property.

"Permit" means a permit issued by the Township of North Stormont to set a fire in the Open-Air for a specified time period.

"Person" means an individual, business, a partnership, or a corporation.

"Receptacle" means anything used to contain or hold something else which is made of non-combustible materials and is not greater than 1 square meter.

"Recreational Fire" means a small, controlled and contained fire solely for the purposes of cooking food, providing warmth and recreational enjoyment. Burning must be contained within a non-combustible container of fire pit.

"Residential occupancy" means an occupancy in which sleeping accommodation is provided to residents who are not harboured for the purpose of receiving special care or treatment and are not involuntary detained.

"Settlement areas" means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are:

- a. built up areas where development is concentrated, and which have a mix of land uses;
- b. lands which have been designated in an official plan for development over the long-term planning;
- c. land designated as settlement area in the municipal official plan.

"Smog Alert" means an alert issued by the Ministry of Environment with respect to air quality.

"Township" means the Township of North Stormont.

"Woodwaste" means waste, as per the Regulations of the *Environmental Act*:

- a. that is wood or a wood product, including tree trunks, tree branches, leaves and Brush,
- b. that is not contaminated with chromated copper arsenate, ammoniacal copper arsenate, pentachlorophenol or creosote, and
- c. from which easily removable hardware, fittings and attachments, unless they are predominantly wood or cellulose, have been removed.

PART 2 - GENERAL REQUIREMENTS

- 2.1 Except for a Recreational Fire, no Person shall set or permit a fire in the Open-Air to be set, within the Settlement Area boundaries as indicated in the Township of North Stormont Zoning By-Law No. 08-2014.
- a. Exemption – The Fire Chief, Municipal Law Enforcement Officer, or designate, is delegated the authority to grant an exemption, and issue a permit for an application for an open-air fire in any location currently located within the prohibited settlement areas subject to the following conditions:
 - i. A permit granted under exemption under this Section is subject to review and revocation by the Fire Chief, Municipal Law Enforcement Officer, or designate for any action that may pose a risk to public health and safety and to the public interest.
 - ii. The Fire Chief, Municipal Law Enforcement Officer, or designate may impose such additional conditions with respect to the issuance of an open-air fire permit, as he or she deems necessary to ensure public safety.
 - iii. A Burn Plan will have to be filed by the applicant with the exemption request.
 - iv. All permits issued under the authority of this exemption Section will be restricted to November 1 to March 31 inclusive
- 2.2 No Person shall set or permit fire in the Open-Air to be set, when the wind velocity is greater than 15 kilometers an hour.
- 2.3 No Person shall burn during a burn ban period, as designated by the Fire Chief or the Ministry of Natural Resources.
- 2.4 No Person shall burn Noxious Materials that will cause excessive smoke or noxious fumes.
- 2.5 No Person shall burn machinery.
- 2.6 This By-Law does not apply to barbeques used for the purpose of cooking food.
- 2.7 No Person shall burn on any road allowance, unopened road allowance or in a location that would interfere with traffic.

- 2.8 No Person shall leave the site of a fire set outdoors without fully extinguishing the said fire.
- 2.9 No Person shall permit a fire to have an Adverse Effect.
- 2.10 No Person shall burn household garbage.
- 2.11 No Person shall set an Open-Air fire in a commercial, industrial or wrecking yard zoned property.
- a. Exemption – The Fire Chief, Municipal Law Enforcement Officer, or designate, is delegated the authority to grant an exemption, and issue a permit for an application for an open-air fire in any location currently located within a commercial or industrial zones subject to the following conditions:
- i. A permit granted under exemption under this Section is subject to review and revocation by the Fire Chief, Municipal Law Enforcement Officer, or designate for any action that may pose a risk to public health and safety and to the public interest.
- ii. The Fire Chief, Municipal Law Enforcement Officer, or designate may impose such additional conditions with respect to the issuance of an open-air fire permit, as he or she deems necessary to ensure public safety.
- iii. A Burn Plan will have to be filed by the applicant with the exemption request.
- iv. All permits issued under the authority of this exemption Section will be restricted to November 1 to March 31 inclusive.

PART 3 - OPEN-AIR FIRE PERMITS

- 3.1 The Permit holder (Owner) is responsible to ensure that the conditions outlined in this By-Law are always adhered to.
- 3.2 Except for Recreational Fires, fires in Receptacles and fires in a Burn Barrel, no Person shall set or permit a fire in the open to be set without first obtaining a fire Permit as provided in this By-Law.
- 3.3 No Person shall be deemed to have been issued a Permit until the Municipal Law Enforcement Officer, Fire Chief or designate has issued the Permit. An application for a Permit does not constitute a Permit.
- 3.4 Every Person shall meet all conditions of the Permit.
- 3.5 An application for a Permit shall be completed on the form provided in Schedule "A" attached hereto, or online which may be amended from time to time by the Corporation.
- 3.6 Any Permit in effect during a dry period such as a burn ban as designated by the Fire Chief, the Ministry of Natural Resources, or a Smog Alert issued by the Ministry of Environment, that Permit will be voided for the remainder of the dry period or burn ban. No refunds will be issued for permits.

- a. Open-air burning is prohibited when the Air Quality Health Index (AQHI) exceeds 4 (Moderate Risk or higher).
- b. Burning is not permitted during wildfire smoke advisories, smog alerts, or when PM2.5 levels exceed 25 ug/m³ (micrometer).

3.7 No Permit holder shall:

- a. fail or refuse to produce the Permit upon demand;
- b. fail to supervise the fire continuously;
- c. fail to comply with any conditions on the fire Permit; and/or
- d. burn any material other than those for which a Permit was issued.

PART 4 - LAND CLEARING AGRICULTURAL

- 4.1 No Person shall set or permit to be set a fire in the Open-Air without first obtaining a fire Permit as provided in this By-Law. No more than five (5) properties can be registered on one permit.
- 4.2 Where the Municipal Law Enforcement Officer, the Fire Chief or designate considers it safe to do so, a Permit may be issued for burning in the Open-Air for cut and piled brush, grass and other organic materials resulting from the clearing of land and for the destruction of agricultural waste material originating on that property and no Person shall set such a fire without proper authorization.
 - a. Every Person who starts a fire under the provision of this subsection shall cause a watch to be kept on such fire until it is fully extinguished and shall provide sufficient personnel, appliances and equipment to prevent the fire from becoming dangerous to life or property.
 - b. The Owner must ensure that Normal Farm Practices are being followed.
- 4.3 No Owner shall burn within 75 meters of any buildings, structures, standing timber or any other flammable or combustible material.
- 4.4 No Person shall exceed the 10 meters in diameter or 10 meters in height for pile of burning material.
- 4.5 No Person shall burn more than the maximum number of 3 piles.
- 4.6 No Person shall set fire with less than 9 meters between burn piles.
- 4.7 No Person shall burn materials in windrows.
- 4.8 No Person shall start a fire within 200 meters adjacent to any residence not owned by the applicant.

- 4.9 No Person shall set or permit fire to be set between one half hour before sunset and one-half hour after sunrise.
- 4.10 No Person shall be issued a Permit or burn wood unless the wood being burned has been cut and dried for a period not less than 365 days. Eligible farmers may burn wood cut within 365 days from November 1st to March 31st.

PART 5 - DEMOLITION OF FARM BUILDINGS

- 5.1 No Person shall set fire or permit for fire to be set to a Farm Building in the Open-Air without first obtaining and complying with the following:
- a. A Municipal Law Enforcement Officer, the Fire Chief or Designate, must issue approval prior to the setting of the fire;
 - b. Prior to setting fire to the Farm Building, the Owner will disassemble or collapse the Farm Building;
 - c. The Owner shall place the Woodwaste in piles, as outlined in Part 4 of this By-Law;
 - d. The Owner must meet all other requirements outlined in this By-Law; and
 - e. The Owner must ensure that Normal Farm Practices are being followed.
- 5.2 For the purpose of clarity: If the Corporation is made aware, or finds out on its own endeavor, of incidents where waste other than clean non-contaminated wood is burned as a waste management practice, the Corporation reserves the right to contact the Ministry of Environment and Climate Change for further prosecution. For further clarity, this section applies to, but is not limited to, the practice of burning:
- a. Sheds;
 - b. Collapsed houses,
 - c. Any other waste or Woodwaste; and
 - d. Where the proper separation and handling as described in this By-Law, the *Environmental Act and Environmental Regulations* is not observed.

PART 6 - RURAL PROPERTY (Excluding Designated Settlement and Agricultural Areas)

- 6.1 No Person shall set or permit fire to be set without first obtaining a fire Permit as provided in this By-Law.
- 6.2 Every Person shall ensure that the fire is at a minimum distance of 50 meters from the nearest dwelling.
- 6.3 Every Person shall ensure that the fire is a minimum distance of 10 meters from the property line.
- 6.4 Every Person shall ensure that the fire is at a minimum distance of 25 meters from a forest, woodland or building.
- 6.5 No Person shall set or permit fire to be set between one half hour before sunset and one-half hour after sunrise.

- 6.6 No Person shall burn materials other than Brush.
- 6.7 No Person shall burn materials that exceed 2 meters square and 2 meters in height.
- 6.8 No Person shall burn piles without the minimum distance of 5 meters between piles.
- 6.9 No Person shall burn more than 3 piles.

PART 7 - BURN BARREL AND RECEPTACLE

- 7.1 No Person shall set or permit a fire in the Open-Air to be set, within the Settlement Area boundaries as indicated in the Zoning By-Law No. 08-2014.
- 7.2 Persons are strongly encouraged to obtain a fire permit, at no cost, prior to setting or permitting any fire, to ensure compliance with the Open-Air By-Law.
- 7.3 No Person shall burn in more than one Burn Barrel or one Receptacle at a time.
- 7.4 No Person shall set or permit fire to be set between one half hour before sunset and one-half hour after sunrise.
- 7.5 No Person shall burn materials other than Brush, leaves or grass cuttings.
- 7.6 Every Person shall ensure that the fire is at a minimum of 50 meters from the nearest dwelling and 5 meters from the property line, any structure, building, tree, hedge, fence, roadway, deck, overhead wire or any other combustible materials.

PART 8 - RECREATIONAL FIRES

- 8.1 Persons are strongly encouraged to obtain a fire permit, at no cost, prior to setting or permitting any fire, to ensure compliance with the Open-Air By-Law.
- 8.2 Every Person who has a Recreational Fire shall comply with all of the following requirements:
 - a. Recreational Fire must be for the purpose of cooking, warmth or personal enjoyment;
 - b. Recreational Fire must have a flame base of less than 1 square meter;
 - c. Recreational Fire must be located not less than 5 meters from any structure, building, property line, tree, hedge, fence, roadway, deck, overhead wire or any other combustible material;
 - d. Recreational Fire must not create a Nuisance to other properties;
 - e. Recreational Fire must be located on a non-combustible surface beyond the unit to a dimension equal to the height of the unit;

- f. Outdoor fireplaces must be completely covered by a spark guard with openings no larger than 12 millimeters in diameter; and
- g. Only dry clean wood or charcoal shall be burned in a Recreational Fire.

8.3 A campground owner is responsible for:

- a. No Person shall set or permit fire to be set without first obtaining a fire Permit as provided in this By-Law.
- b. All violations of the By-Law which occurs on property owner by the campground owner and is liable for recovery of any fees for the response to or extinguishment of any open-air burn or any fires cause by an open-air burn.
- c. All recreational fires within the campground must meet all requirements contained in Part 2, 3 and Section 8.1 and 8.2.
- d. An inspection will be conducted by the authority having jurisdiction upon completion of the permit application and prior to approval.

PART 9 - ADMINISTRATION AND ENFORCEMENT

9.1 The Municipal Law Enforcement Officer, Fire Chief or designate are authorized to:

- a. Issue Permits as provided in this By-Law;
- b. Sign all Permits on behalf of the Corporation;
- c. Limit the time for which a Permit is issued; and/or
- d. Undertake any technical investigation or inspection for the purpose of administering this By-Law.

9.2 The Municipal Law Enforcement Officer, Fire Chief or designate may:

- a. Demand the fire Permit for inspection from any Permit holder;
- b. Inspect any premises for which a fire Permit has been issued; and/or
- c. Enter at any time onto land to determine whether the provisions of this By-Law are obeyed and to enforce or carry into effect this By-Law.

9.3 The Municipal Law Enforcement Officer, Fire Chief or designate may:

- a. Exempt any persons serving as part of the North Stormont Fire Department and Emergency Services, or as their agent or employee from the provisions of this By-Law with respect to Open-Air fires provided any fire is set for the purposes of training, educating individuals in fire safety, or for research purposes.
- b. Exempt professional fire prevention and suppression trainers from the provisions of this By-Law with respect to Open-Air fires set for the purposes of fire safety training.

9.4 Approval of fire permits shall only be required for activities described in Part and/or Sections 2.11, 4.2 and 5 of this By-

Law. It remains the sole responsibility of the property owner to ensure full compliance with all provisions of this By-Law. Failure to obtain permit approval where not explicitly required shall not be accepted as a defense for any non-compliance.

PART 10 - ORDERS

- 10.1 Despite any other provisions of this By-Law, if upon inspection of a fire, the Municipal Law Enforcement Officer, the Fire Chief or designate is satisfied the fire poses a danger to the health or safety of any Person or property, the Municipal Law Enforcement Officer, Fire Chief or designate shall cancel or suspend the fire Permit and order the fire extinguished.
- 10.2 The area of burning must be restricted in order to enable the Permit holder to extinguish the fire immediately, if necessary, due to a change in weather or other conditions or, if so ordered by the Municipal Law Enforcement Officer, Fire Chief or designate.

PART 11 - ENFORCEMENT

11.1 Obstruction

No Person shall:

- a. Hinder or obstruct, or attempt to hinder or obstruct a Municipal Law Enforcement Officer or Fire Chief or designate in the lawful performance of his duties;
- b. Fail to comply with an order to extinguish;
- c. Fail to identify themselves to the Officer or designate upon request; and/or
- d. Give false or incorrect information for the purposes of obtaining a fire Permit.

PART 12 – OFFENCES AND PENALTIES

12.1 Penalties

- a. Every Person who contravenes any provision of this By-Law is guilty of an offence and upon conviction is liable to a fine as provided for by s. 61 of the *Provincial Offences Act*, R.S.O. 1990, Chapter P.33.
- b. Every Person who contravenes any provision of this By-Law including an order issued under this By-Law, is guilty of an offence.
- c. Every Person who is guilty of an offence under this By-Law may, if Permitted under the *Province Offences Act*, pay a set fine, and the Chief Judge of the Ontario Court, Provincial Division, shall be requested to establish set fine as set out in Schedule “B” attached hereto and forming part of this By-Law.
- d. Each day that such offence is committed, or permitted to continue, shall constitute a separate offence and may be punishable as such.

PART 13 - COST RECOVERY

- 13.1 Should a Person default in complying with an order, the fire may be extinguished at the Person's expense.
- 13.2 The Corporation may enter on land at any reasonable time for the purpose of extinguishing a fire under Part 9 of this By-Law.
- 13.3 The power of entry under this Part shall be exercised by the Fire Chief, Firefighter, or a Municipal Law Enforcement Officer. The Person exercising the power of entry must on request display or produce proper identification. The Person exercising the power of entry may be accompanied by a Person under his or her direction.
- 13.4 The Corporation may recover the costs of extinguishing the fire from the Person having started the fire by action or by adding the costs to the tax roll and collecting them in the same manner as property taxes. The costs include interest calculated at a rate of fifteen percent (15%), calculated for the period commencing on the day the municipality incurs the costs and ending on the day the costs, including interest are paid in full. The amount of the costs, including interest, constitutes a lien on the land upon the registration of a notice of lien in the Land Registry Office.
- 13.5 The costs recovered shall be in accordance with Schedule "D" attached hereto and forming part of this By-Law.

PART 14 - VALIDITY & SEVERABILITY

- 14.1 Notwithstanding any section, subsections, clause, paragraph or provision of this By-Law, this By-Law or parts thereof may be declared by a court of competent jurisdiction to be invalid, unenforceable, illegal or beyond the powers of Council to enact, such section or sections or parts thereof shall be deemed to be severable and that all other sections or parts of this By-Law are separate and independent therefrom and enacted as such as a whole. Same shall not affect the validity or enforceability of any other provisions of this By-Law or of the By-Law as a whole.
- 14.2 Any reference to a statute, regulation, By-Law or other legislation in this By-Law shall include such statute, regulation, By-Law or other legislation or provision thereof as amended, revised, re-enacted and/or consolidated from time to time and any successor legislation thereto.
- 14.3 Where there is any conflict between the provisions of this By-Law and any other By-Law or legislation, the provisions of this By-Law shall prevail to the extent of the conflict.

PART 15 - PERMIT FEES

- 15.1 Upon submitting an application for a Permit, the owner shall pay the fee as set out in the Township of North Stormont's Fees Schedule "C" attached hereto and forming part of this By-Law.

PART 16 - ADMINISTRATION

16.1 By-Law No.'s 53-2018 and 62-2019 and any other By-Law inconsistent with the provisions of this By-Law are hereby repealed.

READ A FIRST, SECOND AND THIRD TIME and passed in open Council, signed and sealed this 12th day of August 2025.

François Landry, Mayor

Craig Calder, CAO/Clerk

SEAL



Schedule "A"

to BY-LAW NO. 52-2025

TOWNSHIP OF NORTH STORMONT OPEN-AIR FIRES

Open-Air Fire Permit No. _____

Applicant (Owner) Name: _____

Mailing Address: _____

_____ Email: _____

Telephone Residence: _____ Cell: _____

Location of Proposed Outdoor Fire:

Civic Address: _____ Lot: _____ Concession: _____

Civic Address: _____ Lot: _____ Concession: _____

Civic Address: _____ Lot: _____ Concession: _____

Civic Address: _____ Lot: _____ Concession: _____

Civic Address: _____ Lot: _____ Concession: _____

Agricultural & Rural Fires: More than 365 days since wood was cut and dried (minimum 365 days)

Farmer's Initials: _____

Agricultural & Rural Fires: Less than 365 days wood was cut and dried, Burn between November 1 and March 31 **ONLY**

Farmer's Initials: _____

Agricultural Fires (only): Requiring approval for Part 4.2 & Part 5 of By-Law No. 52-2025

Site inspection by: _____ Approved By: _____

I, hereby certify that I have read and understood the requirements and regulations governing **OPEN-AIR FIRES** described in the Township By-Law No. 52-2025, and that I will comply with all such regulations. I understand that any Person setting a fire shall be liable for all costs and/or damages arising from as a result of a fire.

Applicant (Owner) Signature: _____

ISSUED BY: _____ For Part or Section 2.11, 4.2 and 5 of By-Law 52-2025

Dated at the Municipal Office this: _____

Please be advised that the current Open-Air Fires By-Law is posted on the municipal website at: www.northstormont.ca or contact the municipal office at 613-984-2821.

Schedule "B"
to BY-LAW NO. 52-2025
Fees

Permits	Fee
Fire Permit for fires to be set during the months of January, February and March	Free
Fire Permit for Eligible Farmers Section 4 Land Clearing	\$50
Fire Permit Section 5 Demolition of Farm Buildings	\$75
Fire Permit Section 6 Private Property (Rural)	\$30
Fire Permit Section 7 Burn Barel and Receptacle	n/a
Fire Permit Section 8 Recreational Fires - Excluding Campground	n/a
Fire Permit Section 8 Recreational Fires, Campground only	\$75

Please Note: Online transaction or service fees are not included in the above fee schedule. These additional charges are collected by a third-party service provider and are the responsibility of the applicant. The Township of North Stormont does not retain these fees.

Schedule “D”
to BY-LAW NO. 52-2025

Costs for Emergency Response

a.	Per hour or part thereof per piece of North Stormont Fire Department equipment or responding vehicle(s)	Current Ministry of Transportation (MTO) rate
b.	Specialized equipment and/or resources to control or minimize loss (not provided by North Stormont Fire Department)	Total cost recovery for specialized equipment/resources plus \$50.00 administration fee

From: Liz Ross <deputy-clerk@osmtownship.ca>
Sent: Wednesday, July 16, 2025 9:40 AM
To: info@fcm.ca; 'amo@amo.on.ca' <amo@amo.on.ca>; emma-lee.harrisonhill@parl.gc.ca;
Bethlenfalvy, Peter <peter.bethlenfalvy@pc.ola.org>; info@occ.ca; info@fnigc.ca
Subject: Resolution Re: Bill C-2, Section 77.5(1)

Good morning,

At their regular Council meeting held on July 14, 2025, the Council for the Township of Otonabee-South Monaghan passed the following resolution:

R191-2025

Moved by Councillor Terry Holmes
Seconded by Councillor Mark Allen

WHEREAS Bill C-2 proposes to amend the Proceeds of Crime (Money Laundering) and Terrorist Financing Act by adding section 77.5 (1), making it a criminal offense for any business, profession, or charitable entity to accept cash payments, donations, or deposits of \$10,000 or more in a single transaction or related transactions, regardless of their lawful nature;

WHEREAS this blanket ban criminalizes legitimate business transactions using legal tender, punishing businesses and law-abiding citizens solely for choosing to use cash, a fundamental right in Canada;

WHEREAS small businesses, charities, and individuals in Otonabee-South Monaghan and across Canada, including farmers, car dealers, and community organizations, rely on cash for lawful high-value transactions, and this restriction will impose unnecessary hardship, stifle economic activity, and deter charitable giving;

WHEREAS the \$10,000 threshold is arbitrarily low, capturing routine legal transactions while creating compliance burdens that disproportionately harm small businesses, rural communities, and those without digital banking access;

WHEREAS municipalities must stand up for the economic freedom and financial inclusion of their residents;

NOW, THEREFORE, BE IT RESOLVED that the Council of Otonabee-South Monaghan:

- Condemns Bill C-2, section 77.5, as an unacceptable overreach that criminalizes lawful cash transactions and undermines the use of Canadians' right to use legal tender;
- Demands the federal government to withdraw this amendment and engage in meaningful consultation with municipalities, businesses, and charities to develop targeted anti-crime policies that do not penalize legitimate cash transactions;
- Instructs the Municipal Clerk to send this resolution to all Canadian municipalities, the Federation of Canadian Municipalities (FCM), the Ontario Municipal Association, the Minister of Finance, Emma Harrison, our local MP, the Ontario Chamber of Commerce, and First Nations, calling for unified opposition;

- Urges other municipalities to pass similar resolutions to protect the rights of their residents and businesses

CARRIED.

Sincerely,

Liz Ross, Deputy Clerk

Township of Otonabee-South Monaghan

Tel: 705-295-6852 ext. 214 | Fax: 705-295-6405 | Email: deputy-clerk@osmtownship.ca

20 Third Street, PO Box 70, Keene, ON K0L 2G0





Norfolk County
Legislative Services
Office of the Chief Administrative Officer
50 Colborne Street, S., Simcoe Ontario N3Y 4H3
Telephone: 519-426-5870
E-mail: clerks@norfolkcounty.ca
Website: norfolkcounty.ca

July 31, 2025

SENT VIA EMAIL

Re: Norfolk County Council – Letter of support for the Township of Otonabee-South Monaghan

On behalf of the Council of the Corporation of Norfolk County, Council passed the following resolution on July 22, 2025, regular council meeting:

Resolution No. C-154

Moved By: Councillor Van Paassen

Seconded By: Councillor Masschaele

That Council directs staff to send a letter of support for the Township of Otonabee-South Monaghan regarding Bill C-2.

Carried.

In addition, Council endorsed the following resolution made by the Township of Otonabee-South Monaghan:

WHEREAS Bill C-2 proposes to amend the Proceeds of Crime (Money Laundering) and Terrorist Financing Act by adding section 77.5 (1), making it a criminal offense for any business, profession, or charitable entity to accept cash payments, donations, or deposits of \$10,000 or more in a single transaction or related transactions, regardless of their lawful nature;

WHEREAS this blanket ban criminalizes legitimate business transactions using legal tender, punishing businesses and law-abiding citizens solely for choosing to use cash, a fundamental right in Canada;

WHEREAS small businesses, charities, and individuals in Otonabee-South Monaghan and across Canada, including farmers, car dealers, and community organizations, rely on cash for lawful high-value transactions, and this restriction will impose unnecessary hardship, stifle economic activity, and deter charitable giving;

WHEREAS the \$10,000 threshold is arbitrarily low, capturing routine legal transactions while creating compliance burdens that disproportionately harm small businesses, rural communities, and those without digital banking access;

WHEREAS municipalities must stand up for the economic freedom and financial inclusion of their residents;

NOW, THEREFORE, BE IT RESOLVED that the Council of Otonabee-South Monaghan:

- Condemns Bill C-2, section 77.5, as an unacceptable overreach that criminalizes lawful cash transactions and undermines the use of Canadians' right to use legal tender;
- Demands the federal government to withdraw this amendment and engage in meaningful consultation with municipalities, businesses, and charities to develop targeted anti-crime policies that do not penalize legitimate cash transactions;
- Instructs the Municipal Clerk to send this resolution to all Canadian municipalities, the Federation of Canadian Municipalities (FCM), the Ontario Municipal Association, the Minister of Finance, Leslyn Lewis, our local MP, the Ontario Chamber of Commerce, and First Nations, calling for unified opposition;
- Urges other municipalities to pass similar resolutions to protect the rights of their residents and businesses

Should you have any questions regarding this matter or should you require additional information, please contact the Office of the County Clerk at 519-426-5870 x. 1261, or email: Clerks@norfolkcounty.ca.

Sincerely,

T. Rodrigues

Tracey Rodrigues
Deputy County Clerk
Tracey.Rodrigues@norfolkcounty.ca

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



Friday, August 1, 2025

The Honourable Doug Ford, Premier of Ontario
Premier's Office
Room 281
Main Legislative Building, Queen's Park
Toronto, ON M7A 1A5

The Honourable Rob Flack, Minister of Municipal Affairs and Housing
Ministry of Municipal Affairs and Housing
17th Floor
777 Bay St.
Toronto, ON M7A 2J3

SENT VIA EMAIL: premier@ontario.ca
rob.flack@ontario.ca

RE: Town of Goderich's Opposition to Bill 17, Protect Ontario by Building Faster Act, 2025

Dear Premier Ford and Minister Flack:

The Council of the Town of Goderich passed the following resolution at their July 28, 2025, Council meeting regarding the Opposition to Bill 17, Protect Ontario by Building Faster Act, 2025:

Moved By: Councilor Petrie

Seconded By: Councilor Thompson

Whereas on May 12, 2025, the Government of Ontario (hereafter, the "Province"), enacted Bill 17, also known as the Protect Ontario by Building Faster and Smarter Act, 2025 (hereafter, the "Act"), which will defer Development Charges (hereafter, "DCs") and their associated revenues, and increase collection efforts and costs;

And Whereas the DCs collected from developers are necessary to help municipalities fund the capital costs of infrastructure and services required to support new housing;

Now Therefore be it resolved that The Council of the Corporation of the Town of Goderich:

- Requests that the Province of Ontario provide municipalities with clarity on how they should fund the capital costs of infrastructure and services required to support new growth, given the impacts to overall DC revenue;
- Wishes it to be known that the constant change to the Province's planning and development framework is creating uncertainty and is ultimately reducing the construction of housing; and,

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



- Directs the Clerk to forward a copy of this resolution to the Honourable Doug Ford, Premier of Ontario, Honourable Rob Flack, Minister of Municipal Affairs and Housing, Huron-Bruce MPP, Huron-Bruce MP, AMCTO, AMO and all Ontario Municipalities.

CARRIED

Yours truly,

A handwritten signature in blue ink that reads "A Banting". The signature is stylized, with the first letter "A" being large and the last name "Banting" written in a cursive-like script.

Amanda Banting
Deputy Clerk
/js

Cc: The Honourable Lisa Thompson, Minister of Rural Affairs, Member of Provincial Parliament – Huron-Bruce, lisa.thompson@pc.ola.org
Ben Lobb, Member of Parliament – Huron-Bruce, ben.lobb@parl.gc.ca
Angela Toole, Acting Manager of Municipal Governance/Clerk, Town of Kingsville, atoole@kingsville.ca
Association of Municipal Managers, Clerks, and Treasurers of Ontario, amcto@amcto.com
Association of Municipalities Ontario, resolutions@amo.on.ca
All Municipalities in Ontario



CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

322 Main Street South P.O. Box 759

Exeter Ontario

N0M 1S6

Phone: 519-235-0310 Fax: 519-235-3304

Toll Free: 1-877-204-0747

June 17, 2025

Via email: doug.fordco@pc.ola.org

Premier's Office
Room 281
Legislative Building, Queen's Park
Toronto ON M7A 1A1

Dear Premier Ford,

Re: Exemption to O. Reg. 343/22 - Firefighter Certification Requirements

Please be advised that South Huron Council passed the following resolution at their June 16, 2025 Regular Council Meeting:

Motion: 265-2025

Moved: A. Neeb

Seconded: T. Oke

That South Huron Council supports the Township of Black-River Matheson's June 10, 2025 correspondence and resolution regarding Exemption to O. Reg. 343/22 - Firefighter Certification Requirements; and

That this supporting resolution and originating documentation be circulated to the Premier of Ontario, Solicitor General, MPP Thompson, Fire Marshal, AMO, FONOM, Township of Black River-Matheson and all Ontario municipalities.

Result: Carried

The originating correspondence is also attached for your reference.

Sincerely,

Sue Johnson
Administrative Assistant
Municipality of South Huron
sjohnson@southhuron.ca
519-235-0310 x225

Encls

cc: The Honourable Michael Kerzner, Solicitor General – michael.kerzner@ontario.ca
MPP Lisa Thompson - lisa.thompson@pc.ola.org;
Jon Pegg, Fire Marshal of Ontario – Jon.Pegg@Ontario.ca
Association of Municipalities of Ontario; resolutions@amo.on.ca
Federation of Northern Ontario Municipalities – admin@fonom.org
Township of Black River-Matheson - Hong Ji Lei hlei@twpbrm.ca
All Ontario municipalities



CORPORATION OF THE
TOWNSHIP OF BLACK RIVER – MATHESON
367 FOURTH AVE, P.O. Box 601, MATHESON, ON P0K 1N0
TELEPHONE (705) 273-2313 EMAIL : brm@twpbm.ca WEBSITE: www.twpbm.ca

Jon Pegg
Fire Marshal of Ontario
Office of the Fire Marshal
25 Morton Shulman Avenue
Toronto, ON M3M 0B1

June 10, 2025

Via Email: Jon.Pegg@ontario.ca

Dear Fire Marshal Pegg:

Subject: Request for Exemption to Proposed Mandatory Firefighter Certification Requirements (O. Reg. 343/22)

On behalf of the Council of the Township of Black River-Matheson, I am writing to express our concerns regarding the mandatory firefighter certification requirements under Ontario Regulation 343/22.

At its meeting held on June 10th, Council passed the attached resolution formally opposing the implementation of these requirements. While we recognize and support the importance of firefighter training and safety, the regulation as it stands does not adequately reflect the operational realities of small, rural, and northern municipalities.

Communities such as ours rely heavily on volunteer and composite fire departments that already face critical challenges in recruitment, training accessibility, and financial capacity.

Specifically, we are burdened by:

- Geographic barriers and long travel distances to accredited training centres,
- Inconsistent access to instructors and scheduling options,
- Limited budgets and competing capital demands,
- Difficulty in retaining and replacing volunteers due to increased regulatory pressures.

Without additional support, flexibility, or exemption mechanisms, the implementation of O. Reg. 343/22 will severely compromise our ability to provide consistent, timely, and effective fire protection to our residents.

Accordingly, the Council of the Township of Black River-Matheson respectfully requests that the Office of the Fire Marshal and the Ministry of the Solicitor General:

1. Defer full implementation of the certification regulation for rural and northern municipalities,
2. Provide exemptions or alternative compliance pathways tailored to the needs and limitations of small, remote fire services,
3. Increase funding and training supports for municipalities outside major urban centres.

We believe that a one-size-fits-all regulatory model will disproportionately and unfairly affect communities like ours. A more flexible, consultative approach is urgently needed. Thank you for your consideration of this request. We would welcome further discussion and are open to participating in any future consultations or working groups aimed at resolving these challenges collaboratively.

Sincerely,

Dave Dymment, Mayor

/hjl

On behalf of the Council of Black River-Matheson

Encl.: Resolution No.2025-214 – Council Opposition to O. Reg. 343/22

CC:

The Honourable Michael Kerzner, Solicitor General – michael.kerzner@ontario.ca

The Honourable Doug Ford, Premier of Ontario – premier@ontario.ca

John Vanthof, MPP, Timiskaming—Cochrane – jvanthof-co@ndp.on.ca

Association of Municipalities of Ontario (AMO) – amo@amo.on.ca

Federation of Northern Ontario Municipalities (FONOM) – admin@fonom.org

All Ontario Municipalities

TOWNSHIP OF BLACK RIVER – MATHESON

367 FOURTH AVE, P.O. BOX 601, MATHESON, ON P0K 1N0

COMMUNITIES OF: HOLTYRE – MATHESON – RAMORE – SHILLINGTON – VAL GAGNE



Corporation of the Township of Black River - Matheson

367 Fourth Avenue
P.O. Box 601
Matheson, Ontario
P0K 1N0

**ITEM # 2025-10.b)
RESOLUTION**

DATE: June 10, 2025

2025-214

Moved by Councillor Steve Campsall
Seconded by Councillor Alain Bouchard

WHEREAS the Ontario government has enacted O. Reg. 343/22, establishing mandatory certification requirements for firefighters under the Fire Protection and Prevention Act, 1997;

AND WHEREAS Council for the Township of Black River-Matheson acknowledges the importance of standardized firefighter training and safety;

AND WHEREAS these mandatory certification requirements pose significant challenges for small, rural, and northern municipalities due to limited financial and training resources, geographic barriers, and reliance on volunteer fire departments;

AND WHEREAS the implementation of these requirements without additional flexibility or support may negatively impact the Township's ability to recruit and retain volunteer firefighters and provide adequate fire protection to its residents;

NOW THEREFORE BE IT RESOLVED THAT Council for the Corporation of the Township of Black River-Matheson formally opposes the mandatory firefighter certification requirements as currently outlined in O. Reg. 343/22;

AND FURTHER THAT this resolution be forwarded to the Solicitor General, Premier of Ontario, MPP John Vanthof, the Fire Marshal, AMO, FONOM, and all Ontario municipalities

☒ CARRIED ☐ DEFEATED

CHAIR SIGNATURE

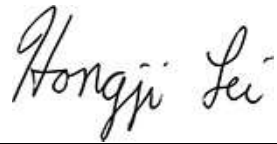
☐ Original ☐ Amendment ☐ Refer ☐ Defer ☐ Reconsider ☐ Withdrawn

Recorded Vote-TO BE COMPLETED BY CLERK ONLY

	YEAS	NAYS
Mayor Dave Dymont		
Councillor Allen		
Councillor Charbonneau		
Councillor Campsall		

Page 5 of 21

Councillor McCutcheon		
Councillor Gadoury		
Councillor Bouchard		



Hong Ji Lei
Town Manager/Clerk



64 McIntyre Street • Nairn Centre, Ontario • P0M 2L0 ☎ 705-869-4232 📠 705-869-5248
Established: March 7, 1896 Office of the Clerk Treasurer, CAO E-mail: belindaketchabaw@nairncentre.ca

July 17, 2025

The Honourable Doug Ford, Premier of Ontario
Premier's Office, Room 281
Legislative Building, Queen's Park
Toronto, ON M7A 1A1
Sent via email: premier@ontario.ca

The Honourable Stephen Lecce, Minister of Energy and Mines
College Park, 5th Floor, 777 Bay Street
Toronto, ON M7A 2J3
Sent via email : stephen.lecce@pc.ola.org and MinisterEnergy@ontario.ca

The Honourable Prabmeet Singh Sarkaria, Minister of Transportation
5th Floor, 777 Bay Street
Toronto, ON M7A 2J3
Sent via email: mtinfo@ontario.ca and prabmeetsarkaria@pc.ola.org

The Honourable Todd J. McCarthy, Minister of Environment, Conservation and Parks
5th Floor, 777 Bay Street
Toronto, ON M7A 2J3
Sent via email: todd.mccarthy@pc.ola.org and minister.mnrf@ontario.ca

Canadian Nuclear Safety Commission
280 Slater Street, P.O. Box 1046, Station B
Ottawa, ON K1P 5S9
Sent via email: cnsccinfo@ccsn.gc.ca and patrick.burton@cnsccsn.gc.ca

RE: Opposition to the Transportation and Disposal of Niobium Tailings at the Agnew Lake Tailings Management Area

Please be advised that the Council of the Township of Nairn and Hyman has passed a formal resolution opposing the proposed transport and disposal of approximately 18,600 cubic metres of niobium mine tailings from the Nova Beaucage Mine and associated MTO gravel pit to the Agnew Lake Tailings Management Area (ALTMA), located within our municipal boundaries.

This resolution follows the independent review by Hutchinson Environmental Sciences Ltd. conducted on behalf of the Township of the technical documents submitted by the Ministry of Energy and Mines and the Ministry of Transportation, including the Human Health and Ecological Risk Assessment (HHERA)

and the Conceptual Site Model (CSM). The findings of Hutchinson's review have raised significant concerns regarding the sufficiency of the risk assessment, groundwater and surface water monitoring, leachability modeling, baseline data gaps, and long-term containment and environmental management plans. These issues pose unacceptable risks to public health, the surrounding watershed, and the long-term environmental integrity of our region.

Further, it has come to the Township's attention that the Ministry of Transportation has transported a portion of the niobium tailings to Clean Harbors, a licensed hazardous waste treatment facility near Sarnia. This action raises a serious question as to why all the material is not being disposed of through the same secure and regulated channel, instead of being placed at an aging tailings management site adjacent to sensitive ecosystems and communities.

The Township of Nairn and Hyman also wishes to acknowledge and support the position of the United Chiefs and Councils of Mnidoo Mnising (UCCMM), who have issued a letter voicing their firm opposition to this project. Their concerns are rooted not only in environmental impact, but also in the Ministry's failure to conduct meaningful consultation with the impacted UCCMM First Nations, whose traditional territory includes the Agnew Lake area. Their letter is attached for your review and inclusion in the public record.

This resolution passed at the Council Meeting of the Township of Nairn and Hyman on July 14, 2025, calls upon your government and relevant ministries to halt any further actions related to the transportation of this hazardous product to the ALTMA site.

The resolution reads as follows:

RESOLUTION # 2025-8-152

DATED: July 14, 2025

MOVED BY: Wayne Austin

SECONDED BY: Karen Richter

WHEREAS the Ministry of Energy and Mines and Ministry of Transportation has proposed the transportation and placement of approximately 18,600 cubic metres of niobium mine tailings from the Nova Beaucage Mine and associated MTO gravel pit to the Agnew Lake Tailings Management Area, located within the Township of Nairn and Hyman;

AND WHEREAS the Ministry has submitted technical documentation, including a Human Health and Ecological Risk Assessment (HHERA) and Conceptual Site Model (CSM), which have been independently reviewed by Hutchinson Environmental Sciences Ltd. on behalf of the Township;

AND WHEREAS Hutchinson Environmental Sciences Ltd. report raises serious concerns regarding the adequacy of risk modeling, leachability assessments, hydrogeological characterization, biological monitoring, and long-term containment of radionuclides and toxic metals;

AND WHEREAS the Township has recently learned that the Ministry of Transportation intends to transport an existing stockpile of niobium tailings to Clean Harbors, a licensed hazardous waste treatment facility in Sarnia, Ontario, raising the question as to why all of the niobium tailings are not being managed in the same manner;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Nairn and Hyman formally opposes the transportation or placement of niobium tailings at the Agnew Lake Tailings Management Area;

AND FURTHER THAT this resolution be forwarded to the Honourable Doug Ford, Premier of Ontario; the Honourable Stephen Lecce, the Minister of Energy and Mines; the Honourable Prabmeet Singh Sarkaria, the Minister of Transportation; the Honourable Todd J. McCarthy, the Minister of the Environment, Conservation and Parks; the Ontario Ombudsman; the Canadian Nuclear Safety Commission; MP Jim Belanger; MPP Bill Rosenburg; MPP France Gelinas; the Association of Ontario Municipalities and all Ontario Municipalities.

CARRIED

We respectfully request your immediate attention to this matter and urge the Province of Ontario to prioritize the protection of our community's health, safety, and environmental integrity.

For more information regarding this matter, please contact our municipal office by email at belindaketchabaw@nairncentre.ca or by phone at (705) 869-4232.

Sincerely,

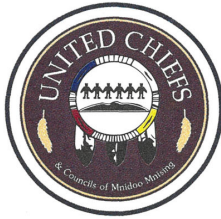
Belinda Ketchabaw

Belinda Ketchabaw
CAO Clerk Treasurer
Township of Nairn and Hyman
64 McIntyre Street,
Nairn Centre, ON P0M 2L0

Attachments: UCCMM Letter – Agnew Lake Tailings Management, Chief Patsy Corbiere, July 14, 2025

Cc:

Chief Patsy Corbiere and the Aundeck Omni Kaning First Nation Council Members
The United Chiefs and Council of Mniidoo Mnising
Ontario Ombudsman
Canadian Nuclear Safety Commission
Canadian Environmental Law Association
MP Jim Belanger
MPP Bill Rosenburg
MPP France Gelinas
Association of Ontario Municipalities
All Ontario Municipalities
Maria Magdalene Healy, Canadian Nuclear Safety Commission
Adam Levine, Canadian Nuclear Safety Commission
Marc Stewart, Ministry of Energy and Mines
Rob Schryburt, Ministry of Energy and Mines
Eric Cobb, Ministry of Energy and Mines
Kristin Franks, Ministry of Transportation
Andrew Healy, Ministry of Transportation



UNITED CHIEFS and COUNCILS OF MNIDOO MNISING

July 14, 2025

Hon. George Pirie
Minister of Mines
minister.mines@ontario.ca

Hon. Prabmeet Sarkaria
Minister of Transportation
minister.mto@ontario.ca

Adam Levine Team Leader,
Indigenous Consultation and Participant Funding Canadian Nuclear Safety Commission
adam.levine@cnsccsn.gc.ca

Re: Lack of First Nations engagement regarding Agnew Lake Tailings Management Area

We are writing to express our serious concerns about the lack of engagement with the impacted UCCMM First Nations regarding the ongoing monitoring and management of the Agnew Lake Tailings Management Area, including but not limited to the decision in 2020 to expand the scope of the existing licence to allow for the depositing of large quantities of radioactive material from the former Beaucage Mine (WNSL-W5-3102.01/2025), as well as the proposed renewal of the licence for the site.

In the fall of last year UCCMM raised serious concerns with you and your staff about depositing large quantities of radioactive material at the site and the impacts of this on the UCCMM First Nations' rights, interests and well-being.

The Tailings Management Area is in close proximity to areas actively used for the exercise of our treaty protected s. 35 rights, including fishing and trapping. Despite this, there appears to have been no adequate engagement with our First Nations either about the decision to add more radioactive site to the Tailings Area, or about ongoing monitoring and management of the Tailings Area.

After a meeting with UCCMM last fall we were promised more detailed information about the project to add new radioactive materials to the site and the management of the site. While we have received some information from CNSC, we have received no further information or communication from Ontario. While we are aware of Ontario's communications with Whitefish River First Nation, as far as we are aware, the detailed information promised to WRFN by Ontario in December of 2024 was also never provided. In any event, WRFN is not the only UCCMM First Nation impacted, a point that was made clear in our meeting with Ontario officials last fall. Despite

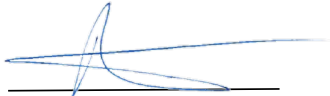
this, UCCMM was not even notified directly by Ontario about its further plans to move ahead with this project.

It is entirely contrary to the Honour of the Crown and the Crown's obligation for the Crown to move ahead with plans that will likely have a significant negative impact on the UCCMM First Nations where the Crown has repeatedly failed to be forthcoming with its promises to provide information.

UCCMM must have adequate information, as well as time and resources to review that information to assess the level of impact on our rights, and what alternatives are available.

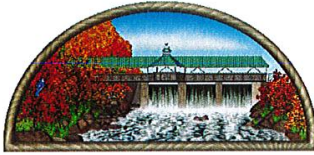
Please confirm that Ontario will pause any further plans to move ahead with a renewal or to move any additional radioactive material to the site until appropriate consultation and accommodation – including the provision of adequate data – is completed.

Please contact Saul Bomberry sbomberry@uccmm.ca at the Tribal Council to arrange a meeting with UCCMM and provide him the relevant information immediately.



Chief Patsy Corbiere
Tribal Chair

cc. Eric Cobb, MINES
Marc Stewart, MINES
UCCMM First Nations Chief and Councils
Township of Nairn and Hyman



The Municipality of the
VILLAGE OF BURK'S FALLS

Moved By: Ashley Brandt Date: July 15, 2025

Seconded By: Ryan Baptiste Resolution # 2025- 244

Be it resolved;

WHEREAS the Council of the Village of Burk's Falls, together with residents from surrounding municipalities, has expressed strong and united opposition to the proposed installation of a Battery Energy Storage System (BESS) facility, citing significant concerns regarding public safety, environmental risk, land use compatibility, and insufficient local economic benefit; and

WHEREAS the perceived risk associated with BESS installations significantly outweighs any demonstrated local advantage, and further, the lack of established, province-wide planning policies has led to avoidable conflict and uncertainty for municipalities and residents alike;

Now therefore be it resolved that:

1. The Council of the Village of Burk's Falls respectfully requests that the Province of Ontario immediately suspend the approval and development of all new BESS installations until a comprehensive, science-based study is completed. Such a study should result in the development of robust, province-wide policies and regulations governing the operation, and risk mitigation of BESS facilities.
2. The Province of Ontario be urged to provide clear policy guidance to municipalities and industry stakeholders recommending that BESS installations be permitted only on lands currently zoned for industrial use, recognizing that:
 - a) such lands have been previously evaluated and approved for industrial development; and
 - b) the limited economic return provided by BESS projects does not justify rezoning lands designated for other uses.

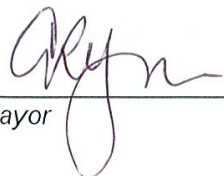
3. The Province of Ontario be further requested to disseminate the results of this study and any associated policy or regulatory recommendations to all Ontario municipalities, thereby preventing unnecessary and costly legal challenges, public opposition, and community division related to the siting of future BESS projects.
4. The Council of the Village of Burk's Falls calls upon Solar Bank Corporation to immediately withdraw its application for the proposed BESS facility at Pegg's Mountain, in the interest of fostering constructive community relations and acknowledging that this situation closely parallels the circumstances in Gravenhurst, where similar concerns led to widespread opposition and rejection of a comparable project.
5. That a copy of this resolution be forwarded to members of parliament (MPP's) and all municipalities in the province of Ontario.

Recorded Vote requested by: _____

<i>Ryan Baptiste</i>	<i>for / opposed</i>
<i>Ashley Brandt</i>	<i>for / opposed</i>
<i>Sean Cotton</i>	<i>for / opposed</i>
<i>Chris Hope</i>	<i>for / opposed</i>
<i>Nancy Kyte</i>	<i>for / opposed</i>

Pecuniary Interest declared by:

 y
Carried Defeated Deferred



Mayor



July 30, 2025

Association of Municipalities of Ontario
155 University Ave | Suite 800
Toronto, ON M5H 3B7

Sent via email: resolutions@amo.on.ca

**Re: Elect Respect Pledge
Our File 10.12.1**

To Whom it May Concern,

At its meeting of July 14, 2025, St. Catharines City Council approved the following motion:

WHEREAS democracy is healthy when everyone is able to participate fully and safely and contribute to the well-being of their community; and

WHEREAS we are witnessing the dissolution of democratic discourse and respectful debate across all levels of government and in neighbouring jurisdictions; and

WHEREAS Ontario's municipally elected officials are dealing with increasingly hostile, unsafe work environments facing threats and harassment; and

WHEREAS social media platforms have exacerbated disrespectful dialogue, negative commentary, and toxic engagement which disincentivizes individuals, especially women and candidates from diverse backgrounds from running for office; and

WHEREAS better decisions are made when democracy is respectful and constructive and the voices of diverse genders, identities, ethnicities, races, sexual orientation, ages and abilities are heard and represented around municipal council tables; and

WHEREAS the Association of Municipalities of Ontario's Healthy Democracy Project has identified concerning trends with fewer people voting in local elections and running for municipal office; and

WHEREAS in 2024, female elected representatives from across Halton formed a group called H.E.R. (Halton Elected Representatives) which pledged to speak out against harassment and negativity in politics and called on elected officials to uphold the highest standards of conduct; and

PO Box 3012, 50 Church St., St. Catharines, ON L2R 7C2
Tel: 905.688.5600 | TTY: 905.688.4889 | www.stcatharines.ca



WHEREAS H.E.R. Halton has launched a campaign called Elect Respect to promote the importance of healthy democracy and safe, inclusive, respectful work environments for all elected officials that encourages individuals to participate in the political process; and

WHEREAS on June 5, 2025, the Canadian Association of Feminist Parliamentarians launched a non-partisan "Parliamentary Civility Pledge" to encourage all parliamentarians to commit to end workplace harassment and increase civility on Parliament Hill, modelled after the pledge developed in Halton by representatives of H.E.R.;

NOW THEREFORE BE IT RESOLVED:

THAT City of St. Catharines Council supports the Elect Respect pledge and commits to:

- Treat others with respect in all spaces—public, private, and online,
- Reject and call out harassment, abuse, and personal attacks,
- Focus debate on ideas and policies, not personal attacks,
- Help build a supportive culture where people of all backgrounds feel safe to run for and hold office,
- Call on relevant authorities to ensure the protection of elected officials who face abuse or threats, and
- Model integrity and respect by holding one another to the highest standards of conduct; and

BE IT FURTHER RESOLVED That City of St. Catharines Council calls on elected officials, organizations and community members to support the Elect Respect campaign and sign the online pledge at www.electrespect.ca; and

BE IT FURTHER RESOLVED that a copy of this resolution be sent to the Association of Municipalities of Ontario, Ontario's Big City Mayors, the Federation of Canadian Municipalities, Mayors and Regional Chairs of Ontario, relevant MPs and MPPs, Regional Police, the Ontario Provincial Police and the Royal Canadian Mounted Police.

If you have any questions, please contact the Office of the City Clerk at extension 1524.

A handwritten signature in blue ink that reads "D Delvecchio".

Donna Delvecchio, Acting City Clerk
Legal and Clerks Services, Office of the City Clerk
:av

cc: Ontario Big City Mayors
The Federation of Canadian Municipalities

PO Box 3012, 50 Church St., St. Catharines, ON L2R 7C2
Tel: 905.688.5600 | TTY: 905.688.4889 | www.stcatharines.ca



Mayors and Regional Chairs of Ontario
MPs and MPPs
Regional Police
The Ontario Provincial Police
Royal Canadian Mounted Police

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COMING EVENTS August - September

Avonmore Recreation (NSP Place)

For all other events see: **Facebook:** Avonmore Community Athletic Association

Crysler Community Centre

Bingo	Every Wednesday Night – 7:00 pm (doors open at 5:30 pm)
Community Walks	August 14 th & 21 st – 9:00 am
Cornhole Toss & Game Night	August 18 th - 6:00 pm
'Old School' BBQ	September 6 th – Tickets are \$25 per person and are available at the Old General Store
Wine Tour	September 13 th - \$155 per person registration online
Community Dinner	September 19 th - Hosted by the Chrysler Friends of the Library
TailGate Party & Football Game	September 20 th - \$55 per person registration online
Crysler Fun Run	September 27 th
For all other events see:	Facebook: Chrysler Community Center Website: cryslercommunitycenter.ca

Finch Community Centre

For all other events see: **Facebook:** Finch Recreation & Community Connections

Monkland Community Centre

Monkland Cornfest 2025 August 23rd

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

Moose Creek Community Centre

Tastefest September 6th – 2:00 pm – 7:00 pm
Visit Tastefest Moose Creek Facebook page for more
information

For all other events see: **Facebook:** Moose Creek Recreation Association

THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT

BY-LAW NO. 63-2025

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 August 12, 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 12th day of August 2025.

François Landry, Mayor

Craig Calder, CAO/Clerk

SEAL