



**The Corporation of the Municipality of Whitestone**

**Agenda of Regular Council Meeting  
Thursday, January 23, 2025**

**Dunchurch Community Centre**

**and**

Join Zoom Meeting **(Video)**

<https://us02web.zoom.us/j/87329397379>

**(Phone Call Only)**

Dial +1 204 272 7920 then Enter Meeting ID: 873 2939 7379#

*Every effort is made to record meetings with the exception of the Closed Session matters.  
Both the audio and video are posted on the Municipal Website.  
The written minutes are the official record of the meeting.*

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- 1. Call to Order and Roll Call** **10:00 a.m.**

**National Anthem**

**Indigenous Land Acknowledgement Statement**

*The Municipality of Whitestone recognizes all of Canada resides on traditional, unceded and/or treaty lands of the Indigenous People of Turtle Island.*

*We recognize our Municipality on The Robinson Huron Treaty territory is home to many past, present and future Indigenous families.*

*This acknowledgment of the land is a declaration of our commitment and collective responsibility to reconcile the past, and to honour and value the culture, history and relationships we have with one another.*

- 2. Disclosure of Pecuniary Interest**

- 3. Approval of Agenda ®**

#### **4. Presentations and Delegations**

##### **4.1 Rotary Club of Parry Sound**

#### **Matters Arising from Presentations and Delegations ®**

#### **Move into Committee of the Whole ®**

#### **5. Committee of the Whole**

##### **5.1 Belvedere Heights Matters**

- A Guarantee Agreement (as Co-Owner of the District of Parry Sound West Home for the Aged) with the Toronto-Dominion Bank ®
  - 5.1.1 Email from James Walsh, Prichard Law
  - 5.1.2 Email from Pam Wing, Belvedere Heights Chair
  - 5.1.3 Demand Operating Facility Agreement (for information only)
  - 5.1.4 Whitestone Guarantee Agreement
- B Resolution of Support - Belvedere Heights proposal to enter into a loan agreement with the Township of Carling to support a two-year construction funding loan for the addition of 24 new long- term care beds
- C Request from Pam Wing, Chair Belvedere Heights Board of Management for the ownership to return the funds that were submitted to the Municipalities in May 2021
- D Belvedere Heights Board of Management Discussion with Municipal Partners presentation

##### **5.2 Planning Matters**

- 5.2.1 Consent Application No. B43/2024(W) – Merritt, Gary / Hall, Shawn (1346107 Ontario Inc.) ®
  - Memorandum from Parry Sound Area Planning Board dated December 16, 2024

#### **Reconvene into Regular Meeting ®**

#### **Matters Arising from Committee of the Whole ®**

#### **6 Public Meeting**

#### **Adjourn to Public Meeting ®**

- 6.1 EWIN, John and Inga - Proposed Zoning By-law amendment
  - Memorandum from Paula Macri, Planning Assistant dated January 9, 2025

#### **7 Consent Agenda ®**

*Items listed under the Consent Agenda are considered routine and will be enacted in one motion. A Member of Council may request one or more items to be removed from the Consent Agenda for separate discussion and/or action.*

- 7.1 Council and Committee Meeting Minutes
  - 7.1.1 Regular Council Meeting Minutes of December 10, 2024
  - 7.1.2 Maple Island Thrift Shop Committee (*Draft*) Meeting Minutes of November 22, 2024
  - 7.1.3 Emergency Management Program Committee (*Draft*) Meeting Minutes of November 28, 2024
  - 7.1.4 Recreation Committee Meeting Minutes of October 24, 2024
- 7.2 Committee and Board Minutes
  - 7.2.1 North Bay Parry Sound District Health Unit Finance and Property Committee of the Board of Health – June 26, 2024
  - 7.2.2 North Bay Parry Sound District Health Unit Board of Health – November 27, 2024
- 7.3 Unfinished Business (listed on page 5)

### **Matters Arising from Consent Agenda**

- 7.1.2 2024 Maple Island Thrift Shop Committee annual donations ®

## **8 Accounts Payable**

- 8.1 Accounts Payable ®

## **9 Staff Reports - None**

## **10 By-laws**

- 10.1 By-law No. 01-2025, being a By-law to authorize borrowing from time to time to meet expenditures during the fiscal year ending December 31, 2025 ®
- 10.2 By-law No. 02-2025, being a By-law to levy certain interim rates, taxes and charges for the year 2025 ®
- 10.3 By-law No. 03-2025, being a By-law to enter into an agreement with the WahWashKesh Conservation Association for the transfer of ownership of the docks and associated structures at Bennett's Bay Landing and Indian Narrows from the Lake WahWashKesh Conservation Association to the Municipality of Whitestone. ®
  - Memorandum from Paula Macri, Planning Assistant
- 10.4 By-Law No. 04-2025, being a By-law for a Zoning By-law amendment to rezone Parts 1 to 4 on Plan 42R-22530 from the Waterfront Residential 2 - Limited Services (WF2-LS) Zone to the Waterfront Residential 2 Exception Nos. 7 & 8 - Limited Services – Ewin ®

## **11 Business Matters**

- 11.1 Committee of Adjustment - Council Member annual appointment ®
  - Memorandum from Paula Macri, Planning Assistant

- 11.2 Parry Sound Curling Club grant application resolution of support
- 11.3 Resolution of support from December 16, 2024 Regular Council Meeting –  
Near North District School Board request to keep open McDougall School for k-6  
(requested by Councillor Woods)
- 11.4 Road Grant Protocol – request from Councillor Nash
  - 11.4.1 2022 Resolution re Magnetawan Pioneer Association Road Grant
  - 11.4.2 By-law 30-2017 – Protocol for authorizing Road Grants
  - 11.4.3 Application for Municipal Road Grant
- 11.5 Proposal for Temporary Use of "The Twist" Property for Storage and Recreation  
Programming
  - 11.5.1 Memorandum from Recreation Committee
  - 11.5.2 Steenhof Building Assessment Report excerpt – Vacant Building

## **12 Correspondence ®**

### **Matters Arising from Correspondence**

## **13 Councillor Items**

## **14 Questions from the Public**

### **Move into Closed Session ®**

## **15 Closed Session**

- 15.1 Closed Session Minutes of the Regular Closed Session Council meeting of Tuesday  
December 10, 2024 ®
- 15.2 Personal matters about an identifiable individual, including municipal or local board  
employees, pursuant to Ontario Municipal Act, Section 239(2)(b)
  - 15.2.1 Resignation from Whitestone Public Library and Technology  
Centre Board ®

### **Reconvene to Regular meeting ®**

### **Matters arising from Closed Session**

## **16 Confirming By-law ®**

## **17 Adjournment ®**

## Unfinished Business

DATE	ITEM AND DESCRIPTION	ASSIGNED TO	STATUS
March 15, 2021	<b>Review of By-law 20-2014</b> (being a By-law for the licensing, regulating/governing of rental units in Whitestone)	Administration Staff	Public meeting for Public input: March 19, 2024.  DRAFT By-law presented at the May 21, 2024  Council to submit comments by June 7, 2024 to Staff  Memo to Council meeting August 20, 2024 – Policy direction provided for future iteration of By-law  Revised Draft to Council submitted November 19, 2024  Staff to seek legal review and provide to Council at a future Council meeting
March 15, 2022	By-law 16-2022, being a By-law for a Zoning By-law amendment to rezone Part of Lot 39, Concession A, geographic Township of McKenzie, now in the Municipality of Whitestone from the Rural (RU) Zone to a Rural (RU) Exception Zone – ANDERSON/PATTERSON	Planning Staff and CBO	To be reviewed with the Applicant March 2025.
July 4, 2023	<b>Strategic Plan, By-law Initiatives</b> <b>THAT</b> the Council of the Municipality of Whitestone receive for information the Memorandum from CAO/Clerk Hendry, Strategic Plan – moving forward with 2023 priorities	Assigned to various staff	In progress
September 5, 2023	<b>Snakeskin Lake boat launch</b> Staff to work with MNRF to determine if a Land Use Permit is required to develop the	Staff	Land Use Permit discussions In progress

	Snakeskin Lake boat launch, and if so, to apply for one.		Report to Council August 20, 2024 – final decision pending  Manager Creasor to seek MNRF permission to install a 'Boat Launch' sign
August 20, 2024	<b>THAT</b> the Council of the Municipality of Whitestone request MHBC to prepare an options report in respect of the regulations related to trailers in the Municipality's land use documents.	MHBC	Memo provided to Council at the December 10, 2024 Regular Council meeting
November 7, 2023	<b>Presentation from Azimuth Environmental re Whitestone Landfill Sites-</b> Council request for more information in regard to usage space and timing and cost of conversion of York Street Landfill to a Transfer Station	Manager of Public Works / Azimuth Environmental	Initially planned for Q3  Report to Council expected Q4 2024 December 10, 2024

END

## Correspondence

A	Parry Sound	- Response to Service Canada Survey regarding the use of the post office building
A1	Seguin	- Supporting Parry Sound's response to Service Canada Survey
B	St. Charles	- Request to update Public Salary Disclosure Act
C	Labour Market Group	- Monthly Jobs Report – October 2024
C1	Labour Market Group	- Labour Focus – November 2024
D	Aurora	- Redistribution of Land Transfer Tax and GST
D1	South Huron	- Redistribution of Land Transfer Tax and GST
D2	Port Colborne	- Redistribution of Land Transfer Tax and GST
E	Kearney	- Concerns about Cutting Red Tape to Build More Homes Act
F	Puslinch	- Supporting TAPMO's call for reforms to municipal taxes – regarding the new property class for aggregate extraction, reducing taxes for aggregate industry and increasing education tax [see Item K]
F1	Northumberland	- Supporting Puslinch's call for reforms to municipal taxes – regarding the new property class for aggregate extraction, reducing taxes for aggregate industry and increasing education tax [see Item K]
G	North Bay Parry Sound District Health Unit	- Recommendation for Provincial Oral Health Strategy
H	Ministry of Municipal Affairs and Housing	- Amendment to OR 299/19 Additional Residential Units to remove certain zoning bylaw barriers
I	Georgian Nordic Ski Club	- Thank you to Municipality for support
J	Treasury Board Secretariat	- Emergency Management Modernization Act introduced Dec 9 2024
K	Ministry of Finance	- New property class for aggregate extraction to be introduced in 2025 [see Items F and F1]

L	Ministry of Municipal Affairs and Housing	- Municipal Accountability Act introduced to parliament
M	Ministry of Environment Conservation and Parks	- On-Site and Excess Soil Regulation information
N	Ministry of Infrastructure	- Email re. Internet Service Provision / Building Broadband Faster Act information
O	Frank Camenzuli	- Letter concerning WPSD Culture and Rec Centre
P	FONOM	- Request to increase funding for Children's Aid Societies
Q	OPP	- Declaring January Crime Stoppers Month

# **PRESENTATIONS AND DELEGATIONS**

# Rotary

## Club of Parry Sound

Established 1936



## Reviewing a few great successes

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- 2023 3 pitch
- 2024 Maple Leaf Alumni Game
- Foundation Evening awarding 2 community Paul Harris Fellows
- Contributions to the new Community Pool
- Contributions to WPSHC for local cancer care
- Christmas Hamper project -100+ families
- Santa Claus Parade -annual

# Legacy

- Serving our Community since 1936.
- Rotary Club of Parry Sound will continue to support our community with events and fundraisers including: 3 Strikes against Cancer 3 pitch tournament, Christmas Hamper project, Rotary Foundation Polio eradication, and much more



## 3 Pitch history...

- Formerly the RACH tournament
- Rotary took reins in 2019 with pledge to continue to support local cancer care
- Great community event, silent auction
- 2024 postponement
- 2025 in early planning stages



SUPPORTING  
CANCER CARE IN  
OUR HEALTH CENTRE  
& ROTARY PROJECTS



## Our ask today

- As you look at the 2025 Budget Numbers, we hope that you will consider continuing your generous support our Rotary Club
- We can only accomplish our goals with the wonderful support that has been provided by the community. Thank you for all that you do for us .

Thank you for your time today and for all that you do for our community

Questions?

**Rotary**  
Club of Parry Sound  
Established 1936



# **COMMITTEE OF THE WHOLE**

**From:** [James Walsh](#)  
**To:** [michelle.hendry@whitestone.ca](mailto:michelle.hendry@whitestone.ca)  
**Subject:** Loan Agreement between Board of Management for the District of Parry Sound West Home for the Aged and Toronto-Dominion Bank  
**Date:** November 4, 2024 4:37:18 PM  
**Attachments:** [Whitestone Guarantee.pdf](#)  
[Demand Operating Facility Agreement.pdf](#)

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Hi Michelle,

We're the law firm acting for Board of Management for the District of Parry Sound West Home for the Aged and Toronto-Dominion Bank regarding their loan agreement.

Attached you'll find a draft of the Government Guarantee regarding your Municipality/Township guarantee involvement regarding the loan, along with a copy of the Demand Operating Facility Agreement. Pages 6 & 7 of the guarantee have been left out as they pertain to Alberta and Saskatchewan.

The loan amount is \$4,275,000.00.

Please have the attached guarantee executed and returned to our office.

Please let us know if you have any questions.

Warm Regards,

**James Walsh**

Law Clerk  
Ben Prichard Professional Corporation  
17 Miller Street  
Parry Sound, ON P2A 1S7  
telephone: 705-203-0048  
fax: 1-888-787-6099  
website [www.prichardlaw.ca](http://www.prichardlaw.ca)  
email [jt@prichardlaw.ca](mailto:jt@prichardlaw.ca)

This electronic transmission contains confidential information intended only for the person(s) named above. Any other distribution, copying or disclosure is unintended.

**From:** Nicole Murphy <nmurphy@wpshc.com>

**Sent:** November 8, 2024 10:39 AM

**To:** Cheryl <clerk@mcmurrichmonteith.com>; Ina Watkinson <clerk@mckellar.ca>; Michelle Hendry <michelle.hendry@whitestone.ca>; Jason Inwood <jinwood@seguin.ca>; Tim Hunt <thunt@mcdougall.ca>; John Fior (jfior@thearchipelago.on.ca) <jfior@thearchipelago.on.ca>; Kevin McLlwain <kmcllwain@carlingtownship.ca>; Clayton Harris <charris@parrysound.ca>; Dale Robinson <d robinson@mcdougall.ca>

**Cc:** Joe Beleskey <jbeleskey@parrysound.ca>; Paul Borneman <pborneman@parrysound.ca>; Don Carmichael <don@carmichael-co.ca>; gailfinnson@seguin.ca; Pamela Wing (pwing@carling.ca) <pwing@carling.ca>; Debbie Zulak (dzulak@mckellar.ca) <dzulak@mckellar.ca>; Kami Johnson <kjohnson@belvedereheights.com>; Jim Hanna <jhanna@wpshc.com>; Donald Sanderson <dsanderson@wpshc.com>; Heidi Stephenson <hstephenson@wpshc.com>; Cheryl Ward <Cheryldward@outlook.com>

**Subject:** Message from P. Wing, Belvedere Heights Chair

TO OWNER MUNICIPALITIES.

All of our eight municipal owners received an email from James Walsh at Ben Pritchard Law regarding their share of the loan guarantee for the \$4.275M TD bank financing. We apologize for the confusion since it has been some time since we last communicated regarding this matter. Even though Belvedere will continue to operate as a district municipal home and life lease will no longer be closing, Belvedere still requires TD line of credit and term loan financing options to purchase life lease units that cannot be sold on the market. The business case that we presented to you last year is still relevant.

This financing would also be available for any other urgent capital matter, which would give Belvedere flexibility without having to issue a special capital levy.

At the moment, Belvedere does not have a line of credit. The Board needs the appropriate financial instruments to manage capital and operating needs as they arise over the next 25 years, which will also reduce the likelihood of an unexpected increase to the levy.

The Board requests that all eight municipal owners support our request to establish this TD bank financing. Thank you.

Sincerely

Pam Wing, Carling Councillor

Chair, Belvedere Heights Board of Management



Nicole Murphy

Executive Assistant to the CEO and Board Governance Liaison

West Parry Sound Health Centre

6 Albert Street, Parry Sound P2A 3A4

Phone: (705) 746-4540 ext 4132

email: [nmurphy@wpshc.com](mailto:nmurphy@wpshc.com)

[www.wpshc.com](http://www.wpshc.com)

*Private and confidential. Intended only for named recipient.  
If otherwise received, please delete immediately.*



Central Ontario Commercial Banking Centre  
33 Collier St 2Nd Floor  
Barrie, ON L4M 1G5

Telephone No.: (705) 727 4838

July 26, 2024

**BOARD OF MANAGEMENT FOR THE DISTRICT OF PARRY SOUND WEST HOME FOR THE AGED**

Attention: Kami Johnson

**Demand Operating Facility Agreement**

This Agreement between: **The Toronto-Dominion Bank** (the "Bank"), through its Central Ontario branch in Barrie, ON.

and

Borrower's Legal Name: BOARD OF MANAGEMENT FOR THE DISTRICT OF PARRY SOUND WEST HOME FOR THE AGED (herein called the "Borrower")

Borrower's Address:

21 BELVEDERE AVE  
PARRY SOUND, ON  
P2A 2A2

Whereas:

- (i) the Bank has agreed to establish a revolving demand credit facility (the "Facility");
- (ii) the Facility is uncommitted and made available at the sole discretion of the Bank. The Facility may be cancelled at any time even if the Borrower complies with all of the terms and conditions;
- (iii) the Facility will operate on the basis established in this Demand Operating Facility Agreement including without limitation the Standard Terms and Conditions attached as Schedule "A" (the "Agreement"), the terms of which may be changed by the Bank from time to time at the Bank's sole discretion.

In consideration of the Bank establishing the Facility, the Borrower hereby agrees with the Bank to the following terms and conditions:

**CREDIT LIMIT**

- 1) CAD \$4,275,000

## **PURPOSE**

The Borrower will use the Facility to fund working capital.

## **BORROWING OPTIONS**

The Bank will make the Facility available to the Borrower by way of:

- Prime Rate Based Loans in CAD\$ ("Prime Based Loans")

## **AVAILABILITY OF THE FACILITY**

The Borrower acknowledges that the Facility is uncommitted and is not automatically available upon satisfaction of the terms and conditions, including without limitation the Representations & Warranties, Positive Covenants, Negative Covenants, or Financial Covenants set out herein.

The Bank can demand repayment and/or cancel the availability of the Facility at any time in its sole discretion including, for purposes of certainty, with respect to any Term CORRA Loans or Term SOFR Loans before the maturity of any applicable interest rate period.

## **INTEREST RATES AND FEES**

For the Borrowing Options available to the Borrower, interest rates and fees are as follows:

- Prime Based Loans: Prime Rate + 0.000 % per annum

Additional information on Interest Rate Definitions, Interest Calculations and Payment is set out in the Schedule "A" attached hereto.

## **ARRANGEMENT FEE**

The Borrower will pay a non-refundable arrangement fee of CAD \$1,500 prior to the first drawdown hereunder.

## **EXCESS MONITORING FEE**

The Borrower shall pay, unless waived by the Bank in the Bank's sole discretion, an Excess Monitoring Fee of \$350.00, payable in the currency of the Facility, each time that the Credit Limit of the Facility is exceeded. Any extension of credit above the Credit Limit will be at the Bank's sole and absolute discretion.

### **LATE REPORTING FEE**

The Borrower shall pay, unless waived by the Bank in the Bank's sole discretion, a Late Reporting Fee of \$350.00 per occurrence, and monthly thereafter until reporting is provided to the Bank, each time financial reporting is not provided within the timelines established in the Positive Covenants and Reporting Covenants.

### **DISCHARGE FEE**

The Borrower shall pay, unless waived by the Bank in the Bank's sole discretion, a Discharge Fee of \$260.00 per collateral charge to prepare the documents needed to register the discharge of any collateral charge under the Bank Security, in addition to the applicable government fee(s) for registering each discharge.

### **RENEWAL FEE**

CAD\$ 1,500 per annum

### **DRAWDOWN**

The Borrower can use the Facility on a revolving basis.

The Borrower will follow the provisions set out in this Agreement, and within any notice delivered by the Bank to the Borrower in respect of a specific drawdown under those availment options, with respect to notice periods, minimum amounts of draws, interest periods, interest payment dates for Term SOFR Loans, Term CORRA Loans, Daily Simple SOFR Loans and Daily Compounded CORRA Loans and applicable terms.

### **DISBURSEMENT CONDITIONS**

The Borrower will not avail itself of the Facility nor will the Bank make the Facility available to the Borrower until the Borrower has fulfilled the standard Disbursement Conditions contained in Schedule "A" and the following disbursement conditions:

- 1) Satisfactory loan documentation, security, legal opinions, etc., in form and substance satisfactory to the Lender and its counsel. All legal costs to be borne by the Borrower.

### **BUSINESS CREDIT SERVICE**

The Borrower will have access to Prime Based Loans via Loan Account Number 9522556 3392 (the "Loan Account") up to the Credit Limit, by withdrawing funds from the Borrower's Current Account Number 3392-5225555 (the "Current Account"). The Borrower agrees that each advance from the Loan Account will be in an amount equal to \$10,000 (the "Transfer Amount") or a multiple thereof. If the Transfer Amount is NIL, the Borrower agrees that an advance from its Loan Account may be in an amount sufficient to cover the debits made to the Current Account. The Borrower agrees that:

- a) all other overdraft privileges which have governed the Current Account are hereby cancelled.
- b) all outstanding overdraft amounts under any such other agreements are now included as indebtedness under the Facility.

The Bank may, but is not required to, automatically advance the Transfer Amount or a multiple thereof or any other amount from the Loan Account to the Current Account in order to cover the debits made to the Current

Account if the amount in the Current Account is insufficient to cover the debits. The Bank may, but is not required to, automatically and without notice apply the funds in the Current Account in amounts equal to the Transfer Amount or any multiple thereof or any other amount to repay the outstanding amount in the Loan Account.

## **REPAYMENT**

The Borrower agrees to repay the Bank on demand. If the Bank demands repayment, the Borrower will pay to the Bank all amounts outstanding under the Facility, including without limitation, as applicable, the amount of all unmatured Term CORRA Loans, Daily Compounded CORRA Loans, Daily Simple SOFR Loans and Term SOFR Loans and the amount of all drawn and undrawn L/Gs and L/Cs. All costs to the Bank and all loss suffered by the Bank in re-employing the amounts so repaid will be paid by the Borrower.

## **SECURITY**

The following security shall be provided, shall, unless otherwise indicated, support all present and future indebtedness and liability of the Borrower and the grantor of the security to the Bank including without limitation indebtedness and liability under guarantees, foreign exchange contracts, cash management products, and derivative contracts, shall be registered in first position, and shall be on the Bank's standard form, supported by resolutions and solicitor's opinion, all acceptable to the Bank:

- a) General Security Agreement ("GSA") representing a First charge on all the Borrower's present and after acquired personal property, including without limitation the following equipment: - **To Be Obtained**
- b) Assignment (or evidence) of Fire Insurance in listing the Bank as Loss Payee and in form and substance satisfactory to the Bank- **To Be Obtained**
- c) Government Guarantee from THE CORPORATION OF THE TOWNSHIP OF SEQUIN - **To Be Obtained**
- d) Government Guarantee from THE CORPORATION OF THE TOWNSHIP OF CARLING - **To Be Obtained**
- e) Government Guarantee from CORPORATION OF THE MUNICIPALITY OF WHITESTONE - **To Be Obtained**
- f) Government Guarantee from THE CORPORATION OF THE TOWNSHIP OF MCMURRICH/MONTEITH - **To Be Obtained**
- g) Government Guarantee from THE CORPORATION OF THE TOWNSHIP OF ARCHIPELAGO - **To Be Obtained**
- h) Government Guarantee from THE CORPORATION OF THE TOWN OF PARRY SOUND - **To Be Obtained**
- i) Government Guarantee from THE MUNICIPALITY OF MCDOUGALL - **To Be Obtained**
- j) Government Guarantee from THE CORPORATION OF THE TOWNSHIP OF MCKELLAR - **To Be Obtained**

All persons and entities required to provide a guarantee shall be referred to herein individually as a "Surety" and/or "Guarantor" and collectively as the "Guarantors".

All of the above security and guarantees shall be referred to collectively in this Agreement as "Bank Security".

### **PERMITTED LIENS**

Permitted Liens as referred to in Schedule "A" are:

- 1) Purchase Money Security Interests in equipment which Purchase Money Security Interests exist on the date of this Agreement ("Existing PMSIs") which are known to the Bank and all future Purchase Money Security Interests on equipment acquired to replace the equipment under Existing PMSIs, provided that the cost of such replacement equipment may not exceed the cost of the equipment subject to the Existing PMSI by more than 10%

### **REPRESENTATIONS & WARRANTIES**

The Borrower makes the Standard Representations and Warranties set out in Schedule "A".

All representations and warranties shall be deemed to be continually repeated so long as the Borrower has any dealings with the Bank.

### **POSITIVE COVENANTS**

The Borrower will observe the Standard Positive Covenants set out in Schedule "A" and in addition will and will ensure that its subsidiaries and each of the Guarantors will:

- 1) Maintain a Ministry of Health Long Term Care ("MOHLTC") License/Accreditation/Service Agreements and prompt advice of any default or revocation of any Licenses/Accreditation/Service Agreements.
- 2) Borrower to remain in compliance with borrowing restrictions as outlined in the Fixing Long Term Care Act.
- 3) BNS accounts to be closed within 120 days of closing.
- 4) Maintain day-to-day banking with TD.

### **REPORTING COVENANTS:**

- 1) Provide Annual Audited financial statements within 120 days of each fiscal year end for the Board of Management for the District of Parry Sound West - Belvedere Heights.
- 2) Provide Forward-Looking Budget (including capital expenditures), LSAA, LAPS and all renewals, extensions as applicable within 120 days of each fiscal year end..

### **NEGATIVE COVENANTS**

The Borrower will observe the Standard Negative Covenants set out in Schedule "A" and in addition will not and will ensure that its subsidiaries and each of the Guarantors will not:

- 1) No further debt without the prior consent of the Bank.

### **EVENTS OF DEFAULT**

- 1) Default, revocation, or cancellation of any MOLTHC Licenses, Accreditation, and/or Agreements.
- 2) The Borrower(s) incur an operating deficit as evidenced by the audited Fiscal Year End Financial Statements that has not been approved by the MOHLTC.

### **SCHEDULE "A" TERMS AND CONDITIONS**

Schedule "A" sets out the Standard Terms and Conditions ("Standard Terms and Conditions") which are applicable to the Borrower and which apply to this Facility. The Standard Terms and Conditions, including the defined terms set out therein, form part of this Agreement, unless this letter states specifically that one or more of the Standard Terms and Conditions do not apply or are modified.

We trust you will find these Facilities helpful in meeting your ongoing financing requirements. We ask that you acknowledge this offer of financing (which includes the Standard Terms and Conditions) by signing and returning the attached duplicate copy of this agreement to the undersigned by August 23, 2024.

Yours truly,

### **THE TORONTO-DOMINION BANK**



Tony Catallo  
Senior Relationship Manager

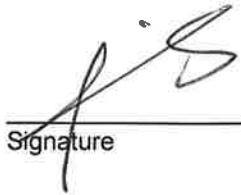


Jason Fairhead  
Senior Manager Commercial Credit

**TO THE TORONTO-DOMINION BANK:**

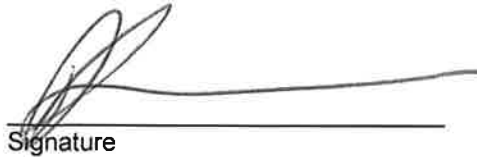
**BOARD OF MANAGEMENT FOR THE DISTRICT OF PARRY SOUND WEST HOME FOR THE AGED**

The Borrower acknowledges and agrees to the terms and conditions of this agreement, including those of Schedule "A" attached hereto. The Borrower confirms that, except as provided above, the credit facility(ies) provided herein will not be used by or on behalf of any third party.

  
\_\_\_\_\_  
Signature

BOARD  
PAMELA WING, CHAIR  
\_\_\_\_\_  
Print Name & Position

30/08/24  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature

Kami Johnson Administrator  
\_\_\_\_\_  
Print Name & Position

30/08/24  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name & Position

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name & Position

\_\_\_\_\_  
Date

**cc. Guarantor(s)**

The Bank is providing the guarantor(s) with a copy of this letter as a courtesy only. The delivery of a copy of this letter does not create any obligation of the Bank to provide the guarantor(s) with notice of any changes to the credit facilities, including without limitation, changes to the terms and conditions, increases or decreases in the amount of the credit facilities, the establishment of new credit facilities or otherwise. The Bank may, or may not, at its option, provide the guarantor(s) with such information, provided that the Bank will provide such information upon the written request of the guarantor.

## **SCHEDULE "A" - STANDARD TERMS AND CONDITIONS**

### **1. DEFINITIONS**

Capitalized Terms used in this Agreement shall have the following meanings:

*"All-in Rate"* means the highest of the interest rates that the Borrower pays for Floating Rate Loans.

*"Available Tenor"* means, with respect to the applicable then-current Benchmark, (x) if such Benchmark is a term rate, any tenor for such Benchmark (or component thereof) that is or may be used for determining the length of an interest period pursuant to this Agreement or (y) otherwise, any payment period for interest calculated with reference to such Benchmark (or component thereof) that is or may be used for determining any frequency of making payments of interest calculated with reference to such Benchmark pursuant to this Agreement.

*"Benchmark"* means the Term SOFR Reference Rate, Daily Simple SOFR, Term CORRA Reference Rate, or Daily Compounded CORRA, as the case may be.

*"Benchmark Administrator"* means, with respect to a Benchmark, the administrator of such Benchmark (or the published component used in the calculation thereof).

*"Benchmark Replacement Date"* means, with respect to a Benchmark, a date and time determined by the Bank, which date shall be no later than the earliest to occur of: (a) in the case of clause (x) of the definition of "Benchmark Transition Event," the later of (i) the date of the public statement or publication of information referenced therein and (ii) the date on which the Benchmark Administrator permanently or indefinitely ceases to provide all Available Tenors of such Benchmark (or such component thereof); or (b) in the case of clause (y) of the definition of "Benchmark Transition Event," the first date on which the regulatory supervisor for the Benchmark Administrator announces that such Benchmark is non-representative, even if any Available Tenor of such Benchmark (or such component thereof) continues to be provided on such date.

*"Benchmark Transition Event"* means the occurrence of a public statement or publication of information (x) by (i) or on behalf of the Benchmark Administrator, (ii) the regulatory supervisor for the Benchmark Administrator, (iii) the Bank of Canada, (iv) an insolvency official with jurisdiction over the Benchmark Administrator, (v) a resolution authority with jurisdiction over the Benchmark Administrator, or (vi) a court or an entity with similar insolvency or resolution authority over the Benchmark Administrator, announcing that the Benchmark Administrator has ceased or will cease to provide all Available Tenors of such Benchmark (or such component thereof), permanently or indefinitely; provided that, at the time of such statement or publication, there is no successor administrator that will continue to provide any Available Tenor of such Benchmark (or such component thereof); or (y) by the regulatory supervisor for the Benchmark Administrator announcing that all Available Tenors of such Benchmark (or such component thereof) are not, or as of a specified future date will not be, representative.

*"Business Day"* means any day (other than a Saturday or Sunday) that the Branch/Centre is open for business, provided that when used in connection with Term SOFR loans, the term Business Day shall exclude any day on which the Securities Industry and Financial Markets Association recommends that the fixed income departments of its members be closed for the entire day for purposes of trading in United States government securities.

*"Branch / Centre"* means the Bank branch or banking centre noted on the first page of the Letter, or such other branch or centre as may from time to time be designated by the Bank.

*"CORRA"* means the Canadian Overnight Repo Rate Average administered and published by the Bank of Canada (or any successor administrator).

*"CORRA Administrator"* the Bank of Canada (or any successor administrator).

*"Daily Compounded CORRA"* means, for any day (a "CORRA Rate Day"), CORRA with interest accruing on a compounded daily basis, with the methodology and conventions for this rate (which will include compounding in arrears with a lookback) being established by the Bank in accordance with the methodology and conventions for this rate selected or recommended by the Bank of Canada, or a committee officially endorsed or convened by the Bank of Canada, or any successor thereto, for determining compounded CORRA for business loans; provided that if the Bank decides that any such convention is not administratively feasible for the Bank, then the Bank may establish another convention in its reasonable discretion; and provided that if the administrator has not provided or published CORRA and a Benchmark Replacement Date with respect to CORRA has not occurred, then, in respect of any day for which CORRA is required, references to CORRA will be deemed to be references to the last provided or published CORRA. Notwithstanding the forgoing, if a loan with an interest rate based on Daily Compounded CORRA has been hedged in its entirety with an interest rate swap with the Bank, the lookback period in the methodology for the calculation of Daily Compounded CORRA shall be two (2) business days."

For the avoidance of doubt, from the date hereof until such date that the Bank determines that the methodology and conventions described above have changed, CORRA, as used in the definition of Daily Compounded CORRA, shall mean, for any CORRA Rate Day, a rate per annum equal to the greater of (a) CORRA for the day (such day, a "CORRA Determination Day") that is five (5) Business Days prior to (i) if such CORRA Rate Day is a Business Day, such CORRA Rate Day or (ii) if such CORRA Rate Day is not a Business Day, the Business Day immediately preceding such CORRA Rate Day, in each case, as such CORRA is published by the CORRA Administrator on the CORRA Administrator's Website, and (b) zero percent. If by 5:00 p.m. (Toronto time) on the second (2nd) Business Day immediately following any CORRA Determination Day, CORRA in respect of such CORRA Determination Day has not been published on the CORRA Administrator's Website and a Benchmark Replacement Date with respect to the Daily Compounded CORRA has not occurred, then CORRA for such CORRA Determination Day will be CORRA as published in respect of the first preceding Business Day for which such CORRA was published on the CORRA Administrator's Website; provided that any CORRA determined pursuant to this sentence shall be utilized for purposes of calculation of Daily Compounded CORRA for no more than three (3) consecutive CORRA Rate Days.

*"Daily Simple SOFR"* means, for any day (a "SOFR Rate Day"), SOFR with interest accruing on a simple daily basis, with the methodology and conventions for this rate (which will include a lookback) being established by the Bank in accordance with the methodology and conventions for this rate selected or recommended by the Federal Reserve Bank of New York (or a successor administrator of the secured overnight financing rate), or any successor thereto, for determining daily simple SOFR for business loans; provided that if the Bank decides that any such convention is not administratively feasible for the Bank, then the Bank may establish another convention in its reasonable discretion; and provided that if the administrator has not provided or published SOFR and a Benchmark Replacement Date with respect to SOFR has not occurred, then, in respect of any day for which SOFR is required, references to SOFR will be deemed to be references to the last provided or published SOFR. Any change in Daily Simple SOFR due to a change in SOFR shall be effective from and including the effective date of such change in SOFR without notice to the Borrower.

For the avoidance of doubt, from the date hereof until such date that the Bank determines that the methodology and conventions described above have changed, Daily Simple SOFR shall mean, for any SOFR Rate Day, a rate per annum equal to the greater of (a) SOFR for the day (such day, a "SOFR Determination Day") that is five (5) Business Days prior to (i) if such SOFR Rate Day is a Business Day, such SOFR Rate Day or (ii) if such SOFR Rate Day is not a Business Day, the Business Day immediately preceding such SOFR Rate Day, in each case, as such SOFR is published by the SOFR Administrator on the SOFR Administrator's Website, and (b) zero percent.

If by 5:00 p.m. (New York City time) on the second (2nd) Business Day immediately following any SOFR Determination Day, SOFR in respect of such SOFR Determination Day has not been published on the SOFR Administrator's Website and a Benchmark Replacement Date with respect to the Daily Simple SOFR has not occurred, then SOFR for such SOFR Determination Day will be SOFR as published in respect of the first preceding Business Day for which such SOFR was published on the SOFR Administrator's Website; provided that any SOFR determined pursuant to this sentence shall be utilized for purposes of calculation of Daily Simple SOFR for no more than three (3) consecutive SOFR Rate Days.

"Face Amount" means in respect of a L/C or L/G, the maximum amount payable to the beneficiary specified therein or any other Person to whom payments may be required to be made pursuant to such L/C or L/G.

"Floating Rate Loans" means any loan drawn down or extended under this Agreement at an interest rate which is referenced to a variable rate of interest, such as Prime Rate.

"Inventory Value" means, at the time of determination, the total value (based on the lower of cost or market) of the Borrower's inventories that are subject to the Bank Security (other than (i) those inventories supplied by trade creditors who at that time have not been fully paid and would have a right to repossess all or part of such inventories if the Borrower were then either bankrupt or in receivership, (ii) those inventories comprising work in process and (iii) those inventories that the Bank may from time to time designate in its sole discretion) minus the total amount of any claims, liens or encumbrances on those inventories having or purporting to have priority over the Bank.

"Letter" means the letter from the Bank to the Borrower to which this Schedule "A" - Standard Terms and Conditions is attached.

"Letter of Credit" or "L/C" means a documentary letter of credit or similar instrument in form and substance satisfactory to the Bank.

"Letter of Guarantee" or "L/G" means a stand-by letter of guarantee or similar instrument in form and substance satisfactory to the Bank.

"Prime Rate" means the rate of interest per annum (based on a 365 day year) established and reported by the Bank to the Bank of Canada from time to time as the reference rate of interest for determination of interest rates that the Bank charges to customers of varying degrees of creditworthiness in Canada for Canadian dollar loans made by it in Canada.

"Purchase Money Security Interest" means a security interest on asset which is granted to a lender or to the seller of such asset in order to secure the purchase price of such asset or a loan incurred to acquire such asset provided that the amount secured by the security interest does not exceed the cost of the asset and provided that the Borrower provides written notice to the Bank prior to the creation of the security interest, and the creditor under the security interest has, if requested by the Bank, entered into an inter-creditor agreement with the Bank, in a format acceptable to the Bank.

"Receivable Value" means, at any time of determination, the total value of those of the Borrower's trade accounts receivable that are subject to the Bank Security other than (i) those accounts then outstanding for 90 days, (ii) those accounts owing by persons, firms or corporations affiliated with the Borrower, (iii) those accounts that the Bank may from time to time designate in its sole discretion, (iv) those accounts subject to any claim, liens, or encumbrance having or purporting to have priority over the Bank, (v) those accounts which are subject to a claim of set-off by the obligor under such account, MINUS the amount of all the Borrower's unremitted source deductions and unpaid taxes.

"Receivables / Inventory Summary" means a summary of the Borrower's trade account receivables and inventories, in form as the Bank may require and certified by the Borrower's senior officer or authorized representative.

"*SOFR*" means, with respect to any Business Day, a rate per annum equal to the secured overnight financing rate for such Business Day published by the SOFR Administrator on the website of the Federal Reserve Bank of New York, currently at <http://www.newyorkfed.org> (or any successor source for the secured overnight financing rate identified as such by the administrator of the secured financing rate from time to time), on the immediately succeeding Business Day.

"*SOFR Administrator*" means the Federal Reserve Bank of New York (or a successor administrator of the secured overnight financing rate).

"*Term CORRA*" means, for the applicable corresponding interest period of a Term CORRA Loan, the Term CORRA Reference Rate for an interest period comparable to the applicable selected interest period on the day (such day, the "Periodic Term CORRA Determination Day") that is two (2) Business Days prior to the first day of such selected period, as such rate is published by the Term CORRA Administrator; provided, however, if as of 1:00 P.M. (Toronto time) on any Periodic Term CORRA Determination Day the Term CORRA Reference Rate for the applicable interest period has not been published by the Term CORRA Administrator and a Benchmark Replacement Date with respect to Term CORRA has not occurred, then Term CORRA will be the Term CORRA Reference Rate for such interest period as published by the Term CORRA Administrator on the first preceding Business Day for which such Term CORRA Reference Rate for such interest period was published by the Term CORRA Administrator so long as such first preceding Business Day is not more than three (3) Business Days prior to such Periodic Term CORRA Determination Day.

"*Term CORRA Administrator*" means Candeal Benchmark Administration Services Inc., TSX Inc. (or a successor administrator of the Term CORRA Reference Rate selected by the Bank in its reasonable discretion).

"*Term CORRA Reference Rate*" means, for the applicable corresponding interest period, the forward-looking term rate based on CORRA.

"*Term SOFR*" means, for the applicable corresponding interest period of a Term SOFR Loan, the Term SOFR Reference Rate for an interest period comparable to the applicable selected interest period on the day (such day, the "Periodic Term SOFR Determination Day") that is two (2) Business Days prior to the first day of such selected period, as such rate is published by the Term SOFR Administrator; provided, however, if as of 5:00 P.M. (New York City time) on any Periodic Term SOFR Determination Day the Term SOFR Reference Rate for the applicable interest period has not been published by the Term SOFR Administrator and a Benchmark Replacement Date with respect to Term SOFR has not occurred, then Term SOFR will be the Term SOFR Reference Rate for such interest period as published by the Term SOFR Administrator on the first preceding Business Day for which such Term SOFR Reference Rate for such interest period was published by the Term SOFR Administrator so long as such first preceding Business Day is not more than three (3) Business Days prior to such Periodic Term SOFR Determination Day.

"*Term SOFR Administrator*" means CME Group Benchmark Administration Limited (CBA) (or a successor administrator of the Term SOFR Reference Rate selected by the Bank in its reasonable discretion).

"*Term SOFR Reference Rate*" means, for the applicable corresponding interest period, the forward-looking term rate based on SOFR.

"*USBR*" means the rate of interest per annum (based on a 365 day year) established by the Bank from time to time as the reference rate of interest for the determination of interest rates that the Bank charges to customers of varying degrees of creditworthiness for US dollar loans made by it in Canada.

"*USD*" or "*USD Equivalent*" means, on any date, the equivalent amount in United States Dollars after giving effect to a conversion of a specified amount of Canadian Dollars to United States Dollars at the exchange rate determined by the Bank at the time of the conversion.

## **2. INTEREST RATE DEFINITIONS**

A Term CORRA rate expressed as an annual rate for the purposes of the Interest Act (Canada) is equivalent to such determined rate multiplied by the number of days in the calendar year in which the same is to be ascertained and divided by three hundred and sixty-five (365).

A Term SOFR rate expressed as an annual rate for the purposes of the Interest Act (Canada) is equivalent to such determined rate multiplied by the number of days in the calendar year in which the same is to be ascertained and divided by three hundred and sixty (360).

Interest rates will never be less than zero. If Prime Rate, Daily Compounded CORRA, Term CORRA, Daily Simple SOFR, Term SOFR, USBR or any other applicable base rate changes, resulting in a variable or floating annual interest rate that is a negative number, the interest rate will be 0.00%. Notwithstanding the foregoing, if a Floating Rate Loan with an interest rate based on Daily Compounded CORRA, Term CORRA, Daily Simple SOFR or Term SOFR has been hedged in its entirety with an interest rate swap with the Bank (the "Swap") and the Swap does not include a negative interest rate floor, the foregoing negative interest rate floor shall not apply. However, for purposes of certainty, if the Swap is subsequently terminated or novated the restriction interest rates shall never be less than 0.00% shall apply.

Any interest rate based on a period less than a year expressed as an annual rate for the purposes of the Interest Act (Canada) is equivalent to such determined rate multiplied by the actual number of days in the calendar year in which the same is to be ascertained and divided by the number of days in the period upon which it was based.

The Bank does not warrant or accept responsibility for, and shall not have any liability with respect to the continuation of, administration of, submission of, calculation of or any other matter related to Term CORRA, Daily Compounded CORRA, Daily Simple SOFR, Term SOFR or any component definition thereof or rates referred to in the definition thereof, or any alternative, successor or replacement rate thereto, including whether the composition or characteristics of any such alternative, successor or replacement rate will be similar to, or produce the same value or economic equivalence of, or have the same volume or liquidity as, Term CORRA, Daily Compounded CORRA, Daily Simple SOFR, Term SOFR or any other benchmark prior to its discontinuance or unavailability. The Bank and its affiliates or other related entities may engage in transactions that affect the calculation of the Prime Rate, Term CORRA, Daily Compounded CORRA, Daily Simple SOFR, Term SOFR, any alternative, successor or replacement rate or any relevant adjustments thereto, in each case, in a manner adverse to the Borrower. The Bank may select information sources or services in its reasonable discretion to ascertain Term CORRA, Daily Compounded CORRA, Daily Simple SOFR, Term SOFR or any other benchmark, in each case pursuant to the terms of this Agreement, and shall have no liability to the Borrower, or any other person or entity for damages of any kind, including direct or indirect, special, punitive, incidental or consequential damages, costs, losses or expenses (whether in tort, contract or otherwise and whether at law or in equity), for any error or calculation of any such rate (or component thereof) provided by any such information source or service.

## **3. INTEREST CALCULATION AND PAYMENT**

Interest on Prime Based Loans and USBR Loans is calculated daily (including February 29 in a leap year) and payable monthly in arrears based on the number of days for which the subject loan is outstanding. Interest is charged on February 29 in a leap year.

Interest on Daily Compounded CORRA Loans and Daily Simple SOFR Loans is calculated daily (including February 29 in a leap year) and payable on the interest payment date in arrears based on the number of days the subject loan is outstanding unless otherwise provided in a notice provided by the Bank to the Borrower. Interest is charged on February 29 in a leap year.

Interest on Term SOFR Loans and Term CORRA Loans is calculated and payable at the end of the interest rate period in arrears, for the number of days in the Term SOFR or Term CORRA interest period, as applicable. Interest is charged on February 29 in a leap year.

L/C and L/G fees are payable at the time set out in the Letter of Credit Indemnity Agreement applicable to the issued L/C or L/G.

Interest is payable both before and after maturity or demand, default and judgment.

Each payment under this Agreement shall be applied to any indebtedness or amounts owing in any order at the sole discretion of the Bank.

For loans not secured by real property, all overdue amounts of principal and interest and all amounts outstanding in excess of the Credit Limit shall bear interest from the date on which the same became due or from when the excess was incurred, as the case may be, until the date of payment or until the date the excess is repaid at the Bank's standard rate charged from time to time for overdrafts, or such lower interest rate if the Bank agrees to a lower interest rate in writing. Nothing in this clause shall be deemed to authorize the Borrower to incur loans in excess of the Credit Limit.

If any provision of this Agreement would oblige the Borrower to make any payment of interest or other amount payable to the Bank in an amount or calculated at a rate which would be prohibited by law or would result in a receipt by the Bank of "interest" at a "criminal rate" (as such terms are construed under the Criminal Code (Canada)), then, notwithstanding such provision, such amount or rate shall be deemed to have been adjusted with retroactive effect to the maximum amount or rate of interest, as the case may be, as would not be so prohibited by applicable law or so result in a receipt by the Bank of "interest" at a "criminal rate", such adjustment to be effected, to the extent necessary (but only to the extent necessary), as follows: first, by reducing the amount or rate of interest, and, thereafter, by reducing any fees, commissions, costs, expenses, premiums and other amounts required to be paid to the Bank which would constitute interest for purposes of section 347 of the Criminal Code (Canada).

#### **4. DRAWDOWN PROVISIONS**

##### **Prime Based and USBR Loans**

There is no minimum amount of drawdown by way of Prime Based Loans and USBR Loans, except as stated in this Agreement. The Borrower shall provide the Bank with 3 Business Days' notice of a requested Prime Based Loan over \$1,000,000.

##### **Daily Compounded CORRA Loans and Daily Simple SOFR Loans**

Except as otherwise stated in this Agreement or agreed to by the Bank, the minimum amount of a drawdown by way of Daily Compounded CORRA Loans is CAD\$1,000,000 and the minimum amount of a drawdown by way of Daily Simple SOFR Loans is USD\$1,000,000. The Borrower shall provide the Bank with 3 Business Days' notice of a requested Daily Compounded CORRA Loan and Daily Simple SOFR Loan.

##### **Term SOFR Loans and Term CORRA Loans**

Except as otherwise stated in this Agreement or agreed to by the Bank, the minimum amount of a drawdown by way of Term CORRA Loans is CAD\$1,000,000 and the minimum amount of a drawdown by way of Term Simple SOFR Loans is USD\$1,000,000. The Borrower shall advise the Bank of the requested interest rate period for a Term SOFR Loan or Term CORRA Loan. The Borrower will provide the Bank with 3 Business Days' notice of a requested Term SOFR Loan or a Term CORRA Loan.

For purposes of certainty, Term CORRA Loans and Term SOFR Loans, are not committed term facilities and are uncommitted, repayable on demand and cancellable at any time in the Bank's sole discretion. The reference to "Term" in Term CORRA Loans and Term SOFR Loans refers to the applicable benchmark interest rate.

##### **L/C and/or L/G**

The Bank shall have the discretion to restrict the maturity date of L/Gs or L/Cs.

##### **Term SOFR and Term CORRA - Roll Over / Conversion**

The Borrower will advise the Bank at least 3 Business Days prior to the maturity of an interest rate period for a Term CORRA Loan or Term SOFR Loan whether the Term CORRA Loan or Term SOFR Loan will be (i) rolled over for an additional interest rate period of the same duration or (ii) converted to another borrowing option under this Agreement. If the Borrower fails to do so, the Term CORRA Loan or Term

SOFR Loan will automatically be converted to a Prime Based Loan for Term CORRA Loans or USBR Loan for Term SOFR Loans at the end of the interest rate period.

#### **SOFR and CORRA– Market Disruption, Benchmark Cessation**

Without limiting or otherwise impacting the demand and uncommitted nature of the Facility, if the Bank determines, in its sole discretion, that (i) a normal market in Canada for the making of Term CORRA Loans, Daily Compounded CORRA Loans, Daily Simple SOFR Loans or Term SOFR Loans does not exist, (ii) Term CORRA, Daily Compounded CORRA, Daily Simple SOFR or Term SOFR cannot be determined in accordance with the definition thereof on any given day, or (iii) a Benchmark Replacement Date has occurred with respect to Term CORRA, Daily Compounded CORRA, Daily Simple SOFR or Term SOFR, the ability of the Borrower to request a drawdown (including any rollover or conversion) under the applicable borrowing option shall be suspended until the Bank advises otherwise. At the Bank's sole discretion, any such drawdown (including any rollover or conversion) request during the suspension period for (i) Term CORRA Loans or Daily Compounded CORRA Loans, as applicable, shall be deemed to be a drawdown notice requesting a Prime Based Loan in an equivalent amount, or (ii) Term SOFR Loans or Daily Simple SOFR Loans shall be deemed to be a drawdown notice requesting a USBR Loan in an equivalent amount.

#### **Cash Management**

The Bank may, and the Borrower hereby authorizes the Bank to, drawdown under the Facility to satisfy any obligations of the Borrower to the Bank in connection with any cash management service provided by the Bank to the Borrower. The Bank may drawdown under the Facility even if the drawdown results in amounts outstanding in excess of the Credit Limit.

#### **5. STANDARD DISBURSEMENT CONDITIONS**

The Bank shall have received the following documents which should be in form and substance satisfactory to the Bank:

1. a copy of a duly executed resolution of the Borrower's Board of Directors empowering the Borrower to enter into this Agreement;
2. all of the Bank Security and supporting resolutions and solicitors' letters of opinion required under this Agreement;
3. all operation of account documentation;
4. a completed Environmental Questionnaire and/or if requested by the Bank, an audit inspection report from auditors or inspectors acceptable to the Bank;
5. for drawdowns under the Facility by way of L/C or L/G, the Bank's standard form Letter of Credit Indemnity Agreement; and
6. a copy of any necessary or desirable government approvals authorizing the Borrower to enter into this Agreement.

#### **6. STANDARD REPRESENTATIONS AND WARRANTIES**

The Borrower hereby represents and warrants, which representations and warranties shall be deemed to be repeated each day hereafter, that:

1. The Borrower is a duly incorporated corporation, a limited partnership, partnership, or sole proprietorship, duly organized, validly existing and in good standing under the laws of the jurisdiction where the Branch/Centre is located and each other jurisdiction where the Borrower has property or assets or carries on business and the Borrower has adequate corporate power and authority to carry on its business, own property, borrow monies and enter into agreements therefore, execute and deliver the Agreement, the Bank Security, and documents required hereunder, and observe and perform the terms and provisions of this Agreement.

2. There are no laws, statutes or regulations applicable to or binding upon the Borrower and no provisions in its charter documents or in any by-laws, resolutions, contracts, agreements, or arrangements which would be contravened, breached, violated as a result of the execution, delivery, performance, observance, of any terms of this Agreement.
3. No event of default has occurred nor has any event occurred which, with the passage of time or the giving of notice, would constitute an event of default under any other agreement for borrowed money.
4. There are no actions, suits or proceedings, including appeals or applications for review, or any knowledge of pending actions, suits, or proceedings against the Borrower and its subsidiaries, before any court or administrative agency which would result in any material adverse change in the property, assets, financial condition, business or operations of the Borrower.
5. All material authorizations, approvals, consents, licenses, exemptions, filings, registrations and other requirements of governmental, judicial and public bodies and authorities required to carry on its business have been or will be obtained or effected and are or will be in full force and effect.
6. The financial statements and forecasts delivered to the Bank fairly present the present financial position of the Borrower, and have been prepared by the Borrower and its auditors in accordance with the International Financial Reporting Standards or GAAP for Private Enterprises.
7. All of the remittances required to be made by the Borrower to the federal government and all provincial and municipal governments have been made, are currently up to date and there are no outstanding arrears. Without limiting the foregoing, all employee source deductions (including income taxes, Employment Insurance and Canada Pension Plan), sales taxes (both provincial and federal), corporate income taxes, corporate capital taxes, payroll taxes and workers' compensation dues are currently paid and up to date.
8. If the Bank Security includes a charge on real property, the Borrower or Guarantor, as applicable, is the legal and beneficial owner of the real property with good and marketable title in fee simple thereto, free from all easements, rights-of-way, agreements, restrictions, mortgages, liens, executions and other encumbrances, save and except for those approved by the Bank in writing.
9. All information that the Borrower has provided to the Bank is accurate and complete respecting, where applicable:
  - i. the names of the Borrower's directors and the names and addresses of the Borrower's beneficial owners;
  - ii. the names and addresses of the Borrower's trustees, known beneficiaries and/or settlors; and
  - iii. the Borrower's ownership, control and structure.

## **7. STANDARD POSITIVE COVENANTS**

In addition to all of the other obligations in this Agreement the Borrower will:

- (i) pay all amounts outstanding to the Bank when due or demanded,
- (ii) maintain its existence as a sole proprietorship, corporation, partnership or limited partnership, as the case may be, and keep all material agreements, rights, franchises, licenses, operations, contracts or other arrangements in full force and effect,
- (iii) pay all taxes,
- (iv) maintain its property, plant and equipment in good repair and working condition,
- (v) continue to carry on the business now being carried on,
- (vi) maintain adequate insurance on all of its assets, undertakings, and business risks,
- (vii) permit the Bank and its authorized representatives full access to its premises, business, financial and computer records and allow the duplication or extraction of pertinent information therefrom, and

(viii) comply with all applicable laws.

## **8. STANDARD NEGATIVE COVENANTS**

The Borrower will not:

- (i) create, incur, assume, or suffer to exist, any mortgage, deed of trust, pledge, lien, security interest, assignment, charge, or encumbrance (including without limitation, any conditional sale, or other title retention agreement, or finance lease) of any nature, upon or with respect to any of its property, now owned or hereafter acquired except for those Permitted Liens set out in the Letter.
- (ii) merge or amalgamate with any other entity or permit any change of ownership or change its capital structure, and
- (iii) sell, lease, assign, or otherwise dispose of all or substantially all of its assets.

Compliance by the Borrower with these Positive Covenants and Negative Covenants shall not automatically entitle the Borrower to the continued availability of the Facility and shall not restrict or limit the Bank's ability to demand repayment of all or any part of amounts outstanding under the Facility.

## **9. ADDITIONAL INFORMATION AND SECURITY**

The Borrower will provide, or cause to be provided, whatever information the Bank may request from time to time, including, without limitation, such updated information and/or additional supporting information as the Bank may require with respect to any or all the matters in the Borrower's representation and warranty made in paragraph 8 of the above Section 6. The Borrower will provide, or cause to be provided, any security or guarantees required by the Bank from time to time.

## **10. INDEMNITY**

The Borrower agrees to indemnify the Bank from and against any and all claims, losses and liabilities arising or resulting from this Agreement. USD loans must be repaid with USD and CAD loans must be repaid with CAD and the Borrower shall indemnify the Bank for any loss suffered by the Bank if USD loans are repaid with CAD or vice versa, whether such payment is made pursuant to an order of a court or otherwise. In no event will the Bank be liable to the Borrower for any direct, indirect or consequential damages arising in connection with this Agreement.

## **11. TAXATION ON PAYMENTS**

All payments made by the Borrower to the Bank will be made free and clear of all present and future taxes (excluding the Bank's income taxes), withholdings or deductions of whatever nature. If these taxes, withholdings or deductions are required by applicable law and are made, the Borrower shall, as a separate and independent obligation, pay to the Bank all additional amounts as shall fully indemnify the Bank from any such taxes, withholdings or deductions.

## **12. FX CLOSE OUT**

The Borrower hereby acknowledges and agrees that in the event any of the following occur: (i) Default by the Borrower under any forward foreign exchange contract ("FX Contract"); (ii) Default by the Borrower in payment of monies owing by it to anyone, including the Bank; (iii) Default in the performance of any other obligation of the Borrower under any agreement to which it is subject; or (iv) the Borrower is adjudged to be or voluntarily becomes bankrupt or insolvent or admits in writing to its inability to pay its debts as they come due or has a receiver appointed over its assets, the Bank shall be entitled without advance notice to the Borrower to close out and terminate all of the outstanding FX Contracts entered into hereunder, using normal commercial practices employed by the Bank, to determine the gain or loss for each terminated FX contract.

The Bank shall then be entitled to calculate a net termination value for all of the terminated FX Contracts which shall be the net sum of all the losses and gains arising from the termination of the FX Contracts which net sum shall be the "Close Out Value" of the terminated FX Contracts.

The Borrower acknowledges that it shall be required to forthwith pay any positive Close Out Value owing to the Bank and the Bank shall be required to pay any negative Close Out Value owing to the Borrower, subject to any rights of set-off to which the Bank is entitled or subject.

### **13. ENVIRONMENTAL REPRESENTATION AND UNDERTAKINGS**

The Borrower represents, warrants and covenants (which representation, warranty and covenant shall continue each day hereafter) that its property and business is being operated in compliance with applicable environmental, health and safety laws and regulations and that there are no judicial or administrative proceedings in respect thereto.

The Borrower shall, when asked by the Bank, at the Borrower's expense, obtain and provide to the Bank an appraisal, environmental audit or inspection report of any of its property from appraisers, auditors or inspectors acceptable to the Bank.

The Borrower will defend, indemnify and hold harmless the Bank, its officers, directors, employees, agents and shareholders, against all loss, costs, claims, damages and expenses (including legal, audit and inspection expenses) which may be suffered or incurred in connection with the breach of this environmental representation, warranty and covenant and against environmental damage occasioned by the Borrower's activities or by contamination of or from any of the Borrower's property.

### **14. REPRESENTATION**

No representation or warranty or other statement made by the Bank concerning the Facility shall be binding on the Bank unless made by it in writing as a specific amendment to the Agreement.

### **15. BANK MAY CHANGE AGREEMENT**

The Bank may change the provisions of this Agreement from time to time. These changes include, without limitation, changes to the Credit Limit, interest rate, or fees payable by the Borrower. The Bank will notify the Borrower of any change in this Agreement by mail, hand delivery, electronic mail or facsimile transmission or for a change in any interest rates or interest rate definitions by posting a notice in all of the Bank's branches. The Bank is not required to notify a Guarantor of any change in the Agreement, including without limitation, any increase in the Credit Limit, Overdraft Limit or Loan Amount. If more than one Person signs this Agreement, communication with any one Person will serve as notice to all.

### **16. METHOD OF COMMUNICATION**

The Bank may communicate with the Borrower by ordinary, uninsured mail or other means, including hand delivery, electronic mail or facsimile transmission. Mailed information is deemed to be received by the Borrower five days after mailing. Delivered information is deemed to be received when delivered or left at the Borrower's address. Electronically delivered information is deemed to be received when sent. Messages sent by facsimile are deemed to be received when the Bank receives a fax confirmation.

### **17. EXPENSES**

The Borrower shall pay any fees and expenses (including but not limited to all legal fees) incurred by the Bank in connection with the preparation, registration, ongoing administration, and discharge of this Agreement and the Bank Security and with the enforcement of the Bank's rights and remedies under this Agreement and the Bank Security whether or not any amounts are advanced under the Agreement.

These fees and expenses shall include, but not be limited to, any outside counsel expenses, and any in-house legal expenses (if in-house counsel are used), and any outside professional advisory fees and expenses, and any registration, renewal and discharge fees in connection with the Bank Security, including but not limited to, as applicable, land registry, intellectual property registry, Personal Property Security Act, and Le Registre des droits personnels et réels mobiliers fees as established by the applicable federal, provincial and/or territorial government(s) from time to time. The Borrower shall pay interest on unpaid amounts due pursuant to this paragraph at the All-In Rate plus 2% per annum.

Without limiting the generality of Section 24, the Bank or the Bank's agent, is authorized to debit any of the Borrower's accounts with the amount of the fees and expenses owed by the Borrower hereunder, including any registration, renewal and discharge fee as described in this section in connection with the Bank Security, even if that debiting creates an overdraft in any such account. If there are insufficient funds in the Borrower's accounts to reimburse the Bank or its agent for payment of the fees and expenses owed by the Borrower hereunder, the amount debited to the Borrower's accounts shall be deemed to be a Prime Based Loan under the Facility.

The Borrower will, if requested by the Bank, sign a Pre-Authorized Payment Authorization in a format acceptable to the Bank to permit the Bank's agent to debit the Borrower's accounts as contemplated in this Section.

#### **18. NON WAIVER**

Any failure by the Bank to object to or take action with respect to a breach of this Agreement or any Bank Security shall not constitute a waiver of the Bank's right to take action at a later date on that breach. No course of conduct by the Bank will give rise to any reasonable expectation which is in any way inconsistent with the terms and conditions of this Agreement and the Bank Security or the Bank's rights thereunder.

#### **19. EVIDENCE OF INDEBTEDNESS**

The Bank shall record on its records the amount of all advances made hereunder, payments made in respect thereto, and all other amounts becoming due to the Bank under this Agreement. The Bank's records constitute, in the absence of manifest error, conclusive evidence of the Borrower's indebtedness to the Bank pursuant to this Agreement.

The Borrower will sign the Bank's standard form Letter of Credit Indemnity Agreement for all L/Cs and L/Gs issued by the Bank.

With respect to chattel mortgages taken as Bank Security, this Agreement is the Promissory Note referred to in same chattel mortgage, and the indebtedness incurred hereunder is the indebtedness secured by the chattel mortgage.

#### **20. ENTIRE AGREEMENTS**

This Agreement replaces any previous agreements dealing specifically with the Facility. Agreements relating to other credit facilities made available by the Bank continue to apply for those other credit facilities. This Agreement, and if applicable, the Letter of Credit Indemnity Agreement are the entire agreements relating to the Facility described in this Agreement.

#### **21. NON-MERGER**

Notwithstanding the execution, delivery or registration of the Bank Security and notwithstanding any advances made pursuant thereto, this Agreement shall continue to be valid, binding and enforceable and shall not merge as a result thereof. Any default under this Agreement shall constitute concurrent default under the Bank Security. Any default under the Bank Security shall constitute concurrent default under this Agreement. In the event of an inconsistency between the terms of this Agreement and the terms of the Bank Security, the terms of this Agreement shall prevail and the inclusion of any term in the Bank Security that is not dealt with in this Agreement shall not be an inconsistency.

#### **22. ASSIGNMENT**

The Bank may assign or grant participation in all or part of this Agreement or in any loan made hereunder without notice to and without the Borrower's consent.

The Borrower may not assign or transfer all or any part of its rights or obligations under this Agreement.

### **23. RELEASE OF INFORMATION**

The Borrower hereby irrevocably authorizes and directs its accountant, (the "Accountant") to deliver all financial statements and other financial information concerning the Borrower to the Bank and agrees that the Bank and the Accountant may communicate directly with each other.

### **24. SET-OFF**

In addition to and not in limitation of any rights now or hereafter granted under applicable law, the Bank may at any time and from time to time without notice to the Borrower or any other person, any notice being expressly waived by the Borrower, set-off and apply any and all deposits, general or special, time or demand, provisional or final, matured or unmatured, in any currency, and any other indebtedness or amount payable by the Bank (irrespective of the place of payment or booking office of the obligation), to or for the Borrower's credit or for the Borrower's account, including without limitation, any amount owed by the Bank to the Borrower under any FX Contract or other treasury or derivative product, against and on account of the indebtedness and liability under this Agreement notwithstanding that any of them are contingent or unmatured or in a different currency than the indebtedness and liability under this Agreement.

When applying a deposit or other obligation in a different currency than the indebtedness under this Agreement to the indebtedness under this Agreement, the Bank will convert the deposit or other obligation to the currency of indebtedness under this Agreement using the exchange rate determined by the Bank at the time of the conversion.

### **25. SEVERABILITY**

In the event any one or more of the provisions of this Agreement shall for any reason, including under any applicable statute or rule of law, be held to be invalid, illegal or unenforceable, that part will be severed from this Agreement and will not affect the enforceability of the remaining provisions of this Agreement, which shall remain in full force and effect.

### **26. MISCELLANEOUS**

- i) The Borrower has received a signed copy of this Agreement;
- ii) If more than one person, firm or corporation signs this Agreement as the Borrower, each party is jointly and severally liable hereunder, and the Bank may require payment of all amounts payable under this Agreement from any one of them, or a portion from each, but the Bank is released from any of its obligations by performing that obligation to any one of them;
- iii) Accounting terms will (to the extent not defined in this Agreement) be interpreted in accordance with accounting principles established from time to time by the Canadian Institute of Chartered Accountants (or any successor) consistently applied, and all financial statements and information provided to the Bank will be prepared in accordance with those principles;
- iv) This Agreement is governed by the law of the Province or Territory where the Branch/Centre is located.
- iv) Unless stated otherwise, all amounts referred to herein are in Canadian dollars.
- v) If the Borrower qualifies as an Eligible Enterprise and the facility/ies hereunder are not secured by a mortgage on real property, the Borrower has the right to cancel this Agreement without incurring a cancellation charge until the end of the third Business Day after the day on which this Agreement is entered into and may be entitled to the refund of certain fees other than (i) any amounts related to the use of the product or service prior to its cancellation; and (ii) any expense that the Bank has reasonably incurred in providing the product or service. Eligible Enterprise, as defined in the Bank Act, means a business with authorized credit of less than CAD\$1,000,000, fewer than 500 employees and annual revenues of less than CAD\$50,000,000.

- vi) If any payment hereunder becomes due and payable on a day which is not a Business Day, the due date of such payment shall be extended to the next succeeding Business Day on which such payment shall be due and payable. Notwithstanding the foregoing, if a payment with respect to a Term CORRA Loan, Daily Compounded CORRA Loan, Term SOFR Loan or Daily Simple SOFR Loan becomes due and payable on a day which is not a Business Day and the next succeeding Business Day is in a succeeding calendar month, the due date of such payment shall be the immediately preceding Business Day.

## **27. CUSTOMER RESOLUTION PROCESS**

Tell us about your problem or concern in the way that is most convenient for you. You may contact a Customer Service Representative at your Branch or Business Unit that handles your account, call us toll free at 1-833-259-5980, contact us by mail at Customer Service, TD Centre, P.O. Box 193, Toronto, Ontario, M5K 1H6, by fax at 1-877-983-2932 or by e-mail at [customer.service@td.com](mailto:customer.service@td.com). As a next step, if your concern remains unresolved, the Manager will offer to elevate your problem to a representative of the Senior Management Office. Alternatively, if you prefer to elevate the problem yourself, you may contact the Manager, or one of our telephone banking specialists at the toll-free number above, and they will assist you.

If your concern remains unresolved, you may contact the Senior Customer Complaints Office by email at [td.scco@td.com](mailto:td.scco@td.com), by mail at P.O. Box 1, TD Centre, Toronto, Ontario, M5K 1A2, or toll free at 1-888-361-0319. If your concern still remains unresolved, you may then contact the ADR Chambers Banking Ombuds Office (ADRBO) by mail at 31 Adelaide Street East, P.O. Box 1066, Toronto, Ontario, M5C 1K9 or telephone: 1-800-941-3655 or toll free fax: 1-877-307-5127 and at [www.bankingombuds.ca](http://www.bankingombuds.ca) or [contact@bankingombuds.ca](mailto:contact@bankingombuds.ca). For a more detailed overview please obtain a copy of our "If You Have a Problem or Concern" brochure from any branch or from our website at [www.td.com](http://www.td.com).

Financial Consumer Agency of Canada (FCAC) - If you have a complaint regarding a potential violation of a consumer protection law, a public commitment, or an industry code of conduct, you can contact the FCAC in writing at: 6th Floor, Enterprise Building, 427 Laurier Ave. West, Ottawa, Ontario K1R 1B9. The FCAC can also be contacted by telephone at 1-866-461-3222 (en français 1-866-461-2232) or through its website at [www.fcac-acfc.gc.ca](http://www.fcac-acfc.gc.ca). Please note that the FCAC does not become involved in matters of redress or compensation - all such requests must follow the process set out above.

## **28. CONSENT TO TD HANDLING OF YOUR PERSONAL INFORMATION AND PRIVACY POLICY**

In this Section 29 and elsewhere in this Agreement, where applicable, "you" and "your" means the Borrower and "we", "our" and "us" means the Bank.

**You consent to Our Privacy Policy.** You agree that the Bank (which includes The Toronto- Dominion Bank and affiliated companies) may handle your personal information as we set out in our Privacy Policy. You can find our Privacy Policy online at [td.com/privacy](http://td.com/privacy).

**You have choices.** The Privacy Policy outlines your options, where available, to refuse or withdraw your consent.

**Here is a summary of our Privacy Policy.**

***We collect, use, share and retain your information to:***

- |   |  |
|---|--|
| • Identify you                          | • Improve TD products and services                 |
| • Process your application              | • Protect against fraud, financial abuse and error |
| • Provide you ongoing service           | • Manage and assess our risks                      |
| • Communicate with you                  | • Meet legal and regulatory obligations            |
| • Personalize our relationship with you |  |

***We collect information (for the purposes set out above) from you and others including:***

- |                         |   |
|-------------------------|---|
| • Payment card networks | • Fraud prevention agencies and registries        |
| • Lenders               | • Any other people you have allowed us to contact |
| • Insurers              |   |

- From your interactions with us, including on your mobile device or the internet, cameras at our property and records of your use of our products and services

***We may share your information (for the purposes set out above) with these parties. Some of them may be located outside your province/territory or outside Canada:***

- TD affiliates
- Fraud prevention agencies and registries
- Lenders
- Companies that we work with to provide products or services
- Insurers
- Payment card networks

***We retain your information:***

We keep your information for as long as we reasonably need it for the purposes set out above.

***We may communicate with you:***

We may communicate with you about your application. And about your existing and other products and services that may be of interest to you. We may contact you by mail, phone at the number(s) you have provided, text, email or other electronic methods.

You can opt out of receiving offers or choose how we contact you for marketing campaign purposes. To do so, visit a TD branch or call us at 1-866-222-3456.

**Application of Privacy Policy to Related Parties**

If:

- a) there are changes to the signing authorities of the Borrower; or
- b) at the time of obtaining a product or service from us, the Borrower, if a corporation, has any individual who owns or controls, directly or indirectly, 25 per cent or more of the shares of the corporation, or has any director, where such individual or director is not, at such time, either a signing authority of the corporation or a personal banking customer of the Bank; or
- c) at the time of obtaining a product or service from us, the Borrower, if other than a corporation, has any individual who owns or controls, directly or indirectly, 25 per cent or more of the Borrower, where such individual is not, at such time, either a signing authority of the Borrower or a personal banking customer of the Bank;

then the Borrower agrees to make such signing authorities and any such individual or director aware of the Privacy Policy, advise them that they are subject to such policy and inform them that a copy of such policy is available at any TD Canada Trust branch or online at [td.com](http://td.com).

The above sections b) and c) shall not apply where the Borrower is a public body, or a corporation that has minimum net assets of \$75 million on its last audited balance sheet and whose shares are traded on a Canadian stock exchange or a stock exchange that is prescribed by section 3201 of the Income Tax Regulations, as may be amended from time to time, and operates in a country that is a member of the Financial Action Task Force.

**29. CONSENT TO THE COLLECTION AND/OR DISCLOSURE OF INFORMATION – BORROWER (OTHER THAN AN INDIVIDUAL)**

In addition to any rights the Bank may have regarding the collection and disclosure of the Borrower's information, the Borrower authorizes the Bank to obtain information about the Borrower from, and disclose information about the Borrower to, TD, other lenders, credit reporting or credit rating agencies, credit bureaus, auditors, governmental and regulatory authorities, references provided by the Borrower and any supplier, agent or other party that performs services for the Borrower or for the Bank.



## 5.1.4

This **Guarantee** is made as of the \_\_\_\_\_ day of November, 2024.

Whereas the undersigned (each hereinafter referred to as the "Guarantor") has agreed to provide The Toronto-Dominion Bank (hereinafter referred to as the "Bank") with a guarantee of the Obligations (as hereinafter defined) of  
BOARD OF MANAGEMENT FOR THE DISTRICT OF PARRY SOUND WEST HOME FOR THE AGED  
(the "Customer");

And whereas the Guarantor has agreed that if the guarantee herein is not enforceable, the Guarantor will indemnify the Bank or be liable as primary obligor.

**NOW THEREFORE**, in consideration of the Bank dealing with the Customer now or in the future and/or for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Guarantor agrees with the Bank as follows:

### 1. Obligations Guaranteed

The Guarantor unconditionally and irrevocably guarantees payment of all debts and liabilities, present or future, direct or indirect, absolute or contingent, matured or not, wheresoever and howsoever incurred of the Customer to the Bank, whether arising from dealings between the Bank and the Customer or from other dealings or proceedings by which the Bank may be or become in any manner whatsoever a creditor of the Customer, in any currency, whether incurred by the Customer alone or jointly with another or others and whether as a indemnitor or surety, including interest thereon and all amounts owed by the Customer for fees, costs and expenses (collectively referred to as the "Obligations").

### 2. Extent of Guarantor's Liability

In no event shall the amount recoverable by the Bank from the Guarantor exceed the lesser of (i)  
Two hundred and sixty four thousand, one hundred and ninety five dollars

in lawful money of Canada (Cdn\$ 264,195.00) or (ii) 6.18 % of the total amount of the outstanding liabilities of the Customer to the Bank at the date of demand by the Bank, plus the costs and expenses of the Bank in enforcing this Guarantee, plus interest as provided in Section 7.

### 3. Indemnity/Primary Obligation

If (i) any Obligations are not duly paid by the Customer and are not recoverable under Section 1 for any reason, the Guarantor will, as a separate and distinct obligation, indemnify and save harmless the Bank from and against all losses resulting from the failure of the Customer to pay such Obligations, and (ii) any Obligations are not duly paid by the Customer and are not recoverable under Section 1 or the Bank is not indemnified under clause (i) above of this Section 3, for any reason, such Obligations will, as a separate and distinct obligation, be paid by and recoverable from the Guarantor as primary obligor.

The liabilities of the Guarantor under Section 1 and each of clauses (i) and (ii) of this Section 3 are separate and distinct from each other, but the provisions of this Agreement shall apply to each of such liabilities unless the context otherwise requires.

### 4. Nature of Guarantor's Liability

The liability of the Guarantor under this Guarantee is continuing, absolute and unconditional and will not be affected by any act, omission, event or circumstance that might constitute a legal or equitable defence (any and all such legal and equitable defences are hereby expressly waived by the Guarantor) to or a discharge, limitation or reduction of the liability of the Guarantor hereunder, other than as a result of the indefeasible payment in full of the Obligations, including:

- (a) the unenforceability of any of the Obligations for any reason, including as a result of the act of any governmental authority;

- (b) any irregularity, fraud, illegality, defect or lack of authority or formality in incurring the Obligations, notwithstanding any inquiry that may or may not have been made by the Bank;
- (c) failure of the Bank to comply with or perform any agreements relating to the Obligations;
- (d) any discontinuance, renewal, extension, increase or reduction in the amount, or any other variance of any loans or credits now or hereafter made available to the Customer by the Bank or guaranteed by the Customer to the Bank or any other change to any of the terms or conditions of any of the Obligations (including, without limitation, respecting rates of interest, fees or charges, maturity dates), or any waiver by the Bank respecting any of the Obligations;
- (e) the taking of or the failure by the Bank to take a guarantee from any other person;
- (f) any release, compromise, settlement or any other dealing with any person, including any other Guarantor;
- (g) the reorganization of the Customer or its business (whether by amalgamation, merger, transfer, sale or otherwise); and in the case of an amalgamation or merger, the liability of the Guarantor shall apply to the Obligations of the resulting or continuing entity and the term "Customer" shall include such resulting or continuing entity;
- (h) the current financial condition of the Customer and any change in the Customer's financial condition;
- (i) any change in control or ownership of the Customer, or if the Customer is a general or limited partnership, any change in the membership of that partnership or other entity;
- (j) any change in the name, articles or other constating documents of the Customer, or its objects, business or capital structure;
- (k) the bankruptcy, winding-up, dissolution, liquidation or insolvency of the Customer or any proceedings being taken by or against the Customer with respect thereto, and any stay of or moratorium on proceedings by the Bank against the Customer as a result thereof;
- (l) a breach of any duty of the Bank (whether fiduciary or in negligence or otherwise) and whether owed to the Guarantor, the Customer or any other person;
- (m) any lack or limitation of power, capacity or legal status of the Customer, or, if the Customer is an individual, the death of the Customer;
- (n) the Customer's account being closed or the Bank ceasing to deal with the Customer;
- (o) any taking or failure to take any security by the Bank, any loss of or diminution in value of any security, the invalidity, unenforceability, subordination, postponement, release, discharge or substitution, in whole or in part, of any security, or the failure to perfect or maintain perfection or enforce any security; or
- (p) any failure or delay by the Bank in exercising any right or remedy respecting the Obligations or under any security or guarantee.

## **5. Continuing Guarantee**

The obligations of the Guarantor hereunder will constitute and be continuing obligations and will apply to and secure any ultimate balance due or remaining due to the Bank and will not be considered as wholly or partially satisfied by the payment or liquidation at any time of any sum of money for the time being due or remaining unpaid to the Bank. This Guarantee will continue to be effective even if at any time any payment of any of the Obligations is rendered unenforceable or is rescinded or must otherwise be returned by the Bank as a result of the occurrence of any action or event, including the insolvency, bankruptcy or reorganization of the Customer or the Guarantor, all as though such payment had not been made.

## **6. Demand for Payment**

The Guarantor shall make payment to the Bank under this Guarantee immediately upon receipt of a written demand for payment from the Bank. If any Obligation is not paid by the Customer when due, the Bank may treat all Obligations as due and payable by the Customer and may demand immediate payment under this Guarantee of all or some of the Obligations whether such other Obligations would otherwise be due and payable by the Customer at such time or whether or not any demands, steps or proceedings have been made or taken by the Bank against the Customer or any other person respecting all or any of the Obligations. If any stay of or moratorium on proceedings by the Bank against the Customer is imposed in respect of any Obligation, the Bank may nevertheless demand immediate payment of such Obligation from the Guarantor as if such Obligation was due and payable by the Customer.

## **7. Interest**

If the Guarantor does not make immediate payment in full of the Obligations when demand for payment has been made by the Bank, the Guarantor shall pay interest on any unpaid amount to the Bank at the highest rate of interest per annum that is charged on any Obligations for which payment has been demanded hereunder and which remain unpaid.

## **8. State of Account**

The records of the Bank in respect of the Obligations will be prima facie evidence of the balance of the amount of the Obligations that are due and payable by the Customer to the Bank.

## **9. Application of Moneys Received**

The Bank may, without notice and demand of any kind and at any time, apply any money received from the Guarantor, the Customer or any other person (including arising from any security that the Bank may from time to time hold) or any balance in any account of the Guarantor held at the Bank or any of the Bank's affiliates, to such part of the Obligations, whether due or to become due, as the Bank in its sole and absolute discretion considers appropriate, or may, in its sole and absolute discretion, refrain from applying any such money. The Bank may also revoke and alter any such application in whole or in part. If any amount that is to be applied is in a currency other than the currency of the Obligation to which such amount is to be applied, then the amount that is applied shall be converted from one currency to another using the rate of exchange for the conversion of such currency as determined by the Bank or its agents and the Bank or its agent may earn revenue on such conversion.

## **10. No Set-off or Counterclaim**

The Guarantor will make all payments required to be made under this Guarantee without claiming or asserting any right of setoff or counterclaim that the Guarantor has or may have against the Customer or the Bank, all of which rights the Guarantor waives.

## **11. Exhausting Recourse**

The Bank is not required to take any proceedings, exhaust its recourse against the Customer or any other Guarantor or person or under any security the Bank may from time to time hold, or take any other action, before being entitled to demand payment from the Guarantor under this Guarantee, and the Guarantor waives all benefits of discussion and division.

## **12. No Representations**

There are no representations, warranties, terms, conditions, undertakings or collateral agreements, express, implied or statutory, between the parties except as expressly set forth herein. The Bank will not be bound by any representations or promises made by Customer to the Guarantor and possession of this Guarantee by the Bank will be conclusive evidence against the Guarantor that this Guarantee was not delivered in escrow or pursuant to any agreement that it should not be effective until any condition precedent or subsequent has been complied with, and this Guarantee will be binding on each Guarantor who has signed this Guarantee notwithstanding the non-execution thereof by any proposed guarantor.

## **13. Postponement and Assignment**

The Guarantor hereby postpones payment of all present and future debts and liabilities of the Customer to the Guarantor, and as security for payment of the Obligations, the Guarantor hereby assigns such debts and liabilities to the Bank and agrees that all moneys received from the Customer by or on behalf of the Guarantor shall be held in trust for the Bank and forthwith upon receipt paid over to the Bank, all without prejudice to and without in any way limiting or lessening the liability of the Guarantor to the Bank under this Guarantee. This assignment and postponement is independent of the guarantee, indemnity and primary obligor obligations contained in this Guarantee and will remain in full force and effect until, in the case of the assignment, the liability of the Guarantor under this Guarantee has been discharged or terminated and, in the case of the postponement, until all Obligations are performed and indefeasibly paid in full.

## **14. Subrogation**

The Guarantor will not be entitled to be subrogated to the rights of the Bank against the Customer, to be indemnified by the Customer or to claim contribution from any other Guarantor until the Guarantor makes indefeasible payment to the Bank of all amounts owing by the Guarantor to the Bank under this Guarantee and the Obligations are indefeasibly paid in full.

## **15. Bankruptcy of Customer**

Upon the bankruptcy or winding up or other distribution of assets of the Customer or of any surety or Guarantor for the Obligations, the Bank's rights shall not be affected by the Bank's failure to prove its claim and the Bank may prove such claim if and in any manner as it deems appropriate in its sole discretion. The Bank may value as it sees fit or refrain from valuing any security held by the Bank without in any way releasing, reducing or otherwise affecting the liability of the Guarantor to the Bank, and until all the Obligations of the Customer to the Bank have been indefeasibly paid in full, the Bank shall have the right to include in its claim the amount of all sums paid by the Guarantor to the Bank under this Guarantee and to prove and rank for and receive dividends in respect of such claim, any and all right to prove and rank for such sums paid by the Guarantor and to receive the full amount of all dividends in respect thereto being hereby assigned and transferred to the Bank.

## **16. Costs and Expenses**

The Guarantor agrees to pay all costs and expenses, including legal fees, of enforcing this Guarantee including the charges and expenses of the Bank's in-house lawyers. The Guarantor will pay all legal fees on a solicitor and own client basis.

## **17. Other Guarantees and Security**

The liability of the Guarantor under any other guarantee or guarantees given to the Bank in connection with the Obligations shall not be affected by this Guarantee, nor shall this Guarantee affect or be affected by the endorsement by the Guarantor of any note or notes of the Customer, the intention being that the liability of the Guarantor under such other guarantee or guarantees and this Guarantee, and under such other note or notes and this Guarantee, shall be cumulative. Nor shall the Bank be required to marshal in favour of the Guarantor other guarantees granted by other persons or any security, money or other property that the Bank may be entitled to receive or may have a claim upon.

## **18. Amendment and Waivers**

No amendment to this Guarantee will be valid or binding unless set forth in writing and duly executed by the Guarantor and the Bank. No waiver by the Bank of any breach of any provision of this Guarantee will be effective or binding unless made in writing and signed by the Bank and, unless otherwise provided in the written waiver, will be limited to the specific breach waived. No delay in the exercise of any right or remedy by the Bank shall operate as a waiver thereof. No failure to exercise a right or remedy or partial exercise of a right or remedy by the Bank shall preclude other or further exercise thereof or the exercise of any other right or remedy by the Bank.

## **19. Discharge**

The Guarantor will not be released or discharged from its obligations hereunder except by a written release or discharge signed by the Bank.

## **20. General**

This Guarantee shall be binding on the successors of the Guarantor or, if the Guarantor is an individual, the heirs, executors, administrators and other legal representatives of the Guarantor, and shall enure to the benefit of the successors and assigns of the Bank.

If more than one Guarantor has signed this Guarantee, each Guarantor shall be jointly and severally liable under this Guarantee.

To the extent that any limitation period applies to any claim for payment hereunder of the Obligations or remedy for the enforcement of such payment, the Guarantor agrees that any such limitation period is excluded or waived, but if such exclusion and waiver is not permitted by applicable law, then any limitation period is extended to the maximum length permitted by applicable law.

Any notice or demand which the Bank may wish to give under this Guarantee may be personally served on the Guarantor or sent by ordinary mail or electronic mail to the last known address of the Guarantor. Any notice that is sent by ordinary mail shall be conclusively deemed to have been received on the fifth day following the day on which it is mailed. Any notice that is sent by electronic mail shall be conclusively deemed to have been received on the day it is sent.

If any provision of this Guarantee is determined by any court of competent jurisdiction to be invalid or unenforceable in any respect, such invalidity or unenforceability will not affect the validity or enforceability of the remaining provisions of this Guarantee.

This Guarantee shall be governed by and construed in accordance with the laws of the Province of [Ontario] and the laws of Canada applicable therein.

Any word herein contained importing the singular number shall include the plural and any word importing a person shall include a corporation, partnership, firm and any other entity.

Subject to Section 17, this Guarantee constitutes the entire agreement between the Guarantor and the Bank with respect to the subject matter hereof and cancels and supersedes any prior understandings and agreements between the parties with respect thereto.

Each of the undersigned acknowledges receipt of a copy of this Guarantee.

CORPORATION OF THE MUNICIPALITY OF WHITESTONE

**Personal Guarantee**

Signature of Guarantor: \_\_\_\_\_

Print name: \_\_\_\_\_

**Personal Guarantee**

Signature of Guarantor: \_\_\_\_\_

Print name: \_\_\_\_\_

**Personal Guarantee**

Signature of Guarantor: \_\_\_\_\_

Print name: \_\_\_\_\_

**Personal Guarantee**

Signature of Guarantor: \_\_\_\_\_

Print name: \_\_\_\_\_

**Personal Guarantee**

Signature of Guarantor: \_\_\_\_\_

Print name: \_\_\_\_\_

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Print name: \_\_\_\_\_

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Signature of Guarantor: \_\_\_\_\_

Print name: \_\_\_\_\_

**Personal Guarantee**

Signature of Guarantor: \_\_\_\_\_

Print name: \_\_\_\_\_

Per: \_\_\_\_\_  
(authorized signature)

Per: \_\_\_\_\_  
(authorized signature)

Per: \_\_\_\_\_  
(authorized signature)

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(authorized signature)

Per: \_\_\_\_\_  
(authorized signature)

## DRAFT RESOLUTION

WHEREAS in June 2024 all eight municipal owners of Belvedere Heights long term care home endorsed the proposal to add up to 24 new long- term care beds

AND WHEREAS the opportunity to receive a \$35 per diem construction funding subsidy needed to fund the new build is predicated, in part, on securing financing by the November 8<sup>th</sup>, 2024, deadline

AND WHEREAS Infrastructure Ontario provides an option to secure construction funding in October 2024 prior to the November deadline without an upfront guarantee from all eight municipalities

AND WHEREAS The Township of Carling has agreed to enter into agreement with Infrastructure Ontario to secure the construction loan on behalf of Belvedere Heights

AND WHEREAS Belvedere Heights will enter into a loan agreement with the Township of Carling guaranteeing payment of all financial obligations to Infrastructure Ontario for the borrowing costs

THEREFORE, BE IT RESOLVED THAT:

The Township of \_\_\_\_\_ endorses the Belvedere Heights proposal to enter into a loan agreement with the Township of Carling to support a two-year construction funding loan with the guarantee that Belvedere Heights will provide funds from operating reserves as required in advance of all Infrastructure Ontario payment terms.

# BELVEDERE HEIGHTS BOARD OF MANAGEMENT

## DISCUSSION WITH MUNICIPAL PARTNERS

22 new beds at Belvedere Heights, Funding and Cost Estimates

October 2024

*Belvedere Heights. 3D-View of Proposed New Addition*

### SOUTHERN VIEW OF NEW ADDITION

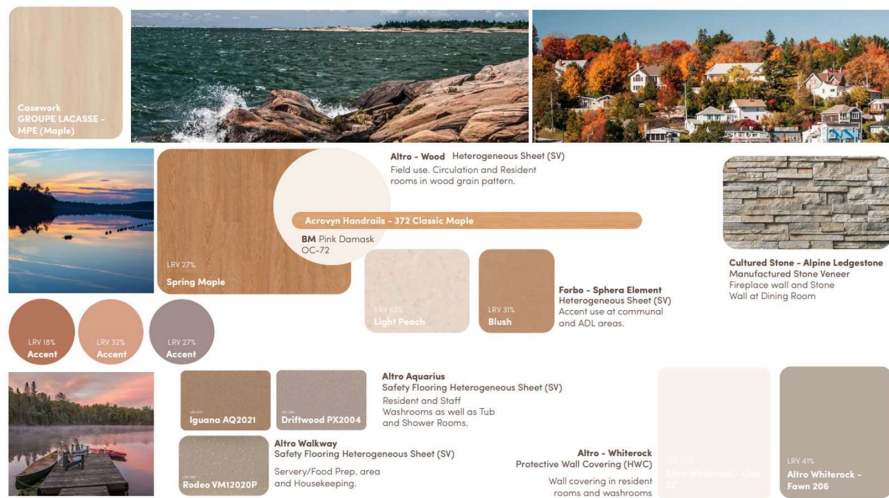


## NEW MAIN ENTRANCE



3

## INTERIOR COLOURS AND STONEWORK

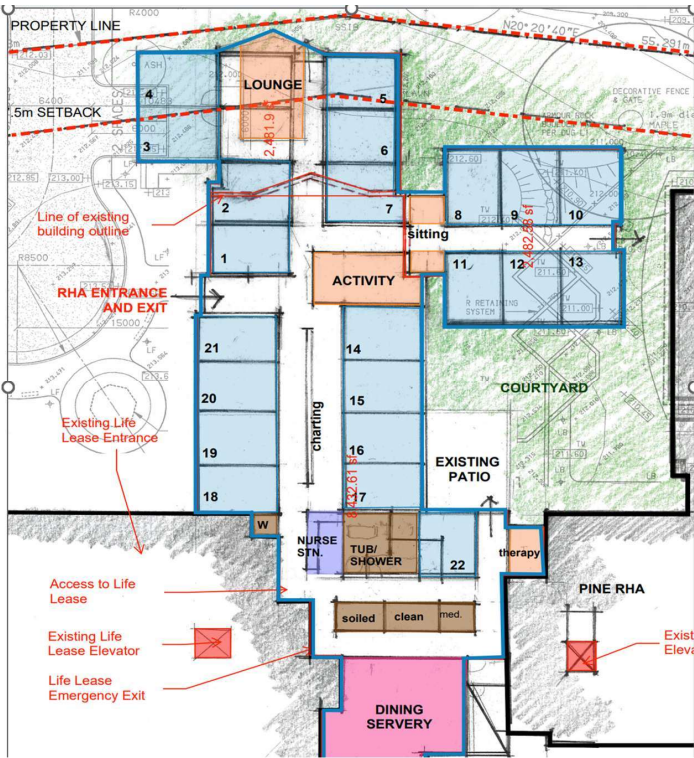


Belvedere Heights 22 LTC Bed Renovation

Inspiration and Material Palette

4

Ground Floor  
22 Bed Option  
Initial Schematic  
(Not Final Design)



5

Ground Floor  
22 Bed Option



6

## BELVEDERE BUILDING COST SUMMARY

- New construction for 12 private rooms on ground level, renovate existing space for 10 private rooms
- Lower-level renovation to move services from ground floor to lower level (prior to new build)
- Hard cost for new construction, renovation, retaining walls, landscaping, parking, nurse call, management fee and contingency is **\$10.7** million
- Architect, engineering, permit fees, tender and construction oversight (soft costs): **\$1.03** million
- Furniture, fixtures, equipment (ff&e): \$915,000
- New and refurbish parking: \$388,000 (in hard costs)
- TOTAL ESTIMATED COST: **\$13.4** million

### Construction Cost

<b>04-Oct-24</b>	
Hard cost	10,200,000
contingency 5%	510,000
soft costs	1,001,251
contingency 3%	30,038
hst?	206,118
ff&e + contingency	915,000
interest 5%	535,500
<b>total cost</b>	<b>13,397,906</b>

	sq ft
new construction	3,820
renovation: ground	8,630
renovation: lower	6,512
	<b>18,962</b>

7

## PROJECT REVENUE

### One-time grants, funds

<b>INITIAL CASH</b>	
Planning grant	\$250,000
Development grant	\$393,412
CFS \$15/diem top-up	\$1,782,000
sub-total	<b>\$2,425,412</b>
municipal funds	\$700,000
<b>TOTAL</b>	<b>\$3,125,412</b>

### Annual construction funding subsidy (cfs)

MLTC construction subsidy	cfs/diem	
small home base	20.78	
supplement	0.75	
top-up	20.00	
total per diem	<b>41.53</b>	
25 yr	<b>22</b>	\$333,486 <annual

- Ministry provides \$250,000 planning grant and \$393,412 development grant for 22 bed project
- Maximum \$15 of \$35 CFS top-up can be converted to up-front grant (4.5% discount rate): \$1.78M
- Total one-time \$3.125M: \$2.4M grants + \$0.7M return of municipal funds allocated to Belvedere
- Residual \$20 cfs top-up contributes to annual **\$333,486** cfs over 25 years
- Net increase in 22 room private differential contributes up to \$185,600 annually

8

## NEW BUILD FINANCING SUMMARY

- Net cost to be financed over 25 years: **\$10.27** million
- Infrastructure Ontario (IO) loan payments of \$674,721 annually at 4.35 per cent fixed interest rate over 25 years
- Annual construction funding subsidy of \$333,486 over 25 years (applied to IO loan)
- Residual annual \$341,236 funded by Belvedere economy of scale operating savings estimated at \$439,273.
- No net impact on annual municipal operating levy.

22 beds, Ground Floor	
October 4, 2024	
	budget\$
Toal project cost	<b>\$13,397,906</b>
Total grants	<b>-\$2,425,412</b>
Return of funds from municipalities	<b>-\$700,000</b>
NET AMOUNT TO BE FINANCED	<b>\$10,272,494</b>
<b>ANNUAL ESTIMATED COST/REVENUE</b>	Annual \$
IO loan payments (@ 4.35% interest)	<b>-\$674,721</b>
MLTC construction funding subsidy	\$ 333,486
net funded by BH	<b>-\$341,236</b>
annual 123-bed economy of scale	<b>\$ 439,273</b>
Net annual surplus( <b>deficit</b> )	\$ 98,037
total cost per bed	\$608,996
total cost per square foot	\$707

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## INFRASTRUCTURE ONTARIO FUNDING

- INFRASTRUCTURE ONTARIO (IO) incentivizes direct lending to municipalities (option 2)
- Impossible for Belvedere to complete IO requirements by Nov. 2024 ministry deadlines
- Option 1: Belvedere is IO client: all 8 municipalities required to guarantee IO financing by Nov. 2024, in addition to completing 15 item checklist (e.g. environmental assessment)
- Option 2: **CARLING Council** has agreed to support construction loan and subsequent conversion to 25-year debenture
- FOR 2026: request that all remaining 7 municipalities enable IO debenture
- Borrowing for district municipal home excluded from municipal annual borrowing limit capacity calculation (O. Reg. 403/02, s(5)8.)

	Municipal	Belvedere
Interest rate	4.35%	4.65%
debt service coverage	1.0	1.2
additional revenue/levy	0	\$1.2M

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## \$700,000 BELVEDERE FUNDS IN MUNICIPAL RESERVES

- In June 2021, Belvedere returned \$700,000 excess operating reserve funds
- Because total reserves of \$2.3M exceeded the maximum allowable 15 per cent of budget by \$700,000
- Most municipalities have retained these funds in a reserve available to return to Belvedere.
- These funds are now required for the 22 private room addition design costs
- Board of Management passed resolution on Sep. 25, 2024, to request return of these funds:

	2021 share	
Parry Sound	8.81%	\$61,684
Carling	10.68%	\$74,760
Whitestone	6.12%	\$42,850
McDougall	7.76%	\$54,307
McKellar	6.77%	\$47,397
McMurrich Monteith	2.30%	\$16,129
Archipelago	21.78%	\$152,467
Seguin	35.77%	\$250,406
		<u>\$700,000</u>

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## \$35 PER DIEM CONSTRUCTION FUNDING TOP-UP INITIAL MILESTONES

PROJECT MILESTONES	DUE DATE
1. Preliminary Plans submitted with sources of funding	April 30, 2024
2. Signed Development Agreement submitted	May 31, 2024
3. All licensing documentation and financial requirements submitted	May 31, 2024
4. Final Working Drawings submitted and municipal approvals on track	June 14, 2024
Supporting resolutions from our eight municipalities	June 30, 2024
5. Tendering and Evaluation of Bids completed (suggested date)	September 30, 2024
6. Approval to Construct package submitted	November 8, 2024

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### Project Milestone Update: April to September 2024

Project Milestone	Submission Date
Preliminary Plans Submitted and Sources of financing confirmed	April 30 <sup>th</sup> , 2024
Revised Preliminary Plans Submitted	May 24 <sup>th</sup> , 2024
Development Plan Submission	May 31 <sup>st</sup> , 2024
Working Drawing Submission (not reviewed due to PP not approved at this time), signed development agreement, all licensing documentation submitted	June 14 <sup>th</sup> , 2024
Preliminary Plan Comments Received	June 26 <sup>th</sup> , 2024
Preliminary Plan Resubmission	June 28 <sup>th</sup> , 2024
Preliminary Plan Comments Received	July 30 <sup>th</sup> , 2024
Preliminary Plan Resubmission	July 1 <sup>st</sup> , <u>2024</u>
Preliminary Plan Resubmission	August 2 <sup>nd</sup> , 2024
<b>PRELIMINARY PLANS APPROVED</b>	<b>AUGUST 6<sup>TH</sup> 2024</b>
Working Drawings Submission	August 23 <sup>rd</sup> , 2024
Working Drawing Comments Received	August 30 <sup>th</sup> , 2024
Working Drawings Resubmission	September 9 <sup>th</sup> , <u>2024</u>

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### Project Milestone Update: Oct. 4<sup>th</sup>, 2024 to Nov. 30<sup>th</sup>, 2024

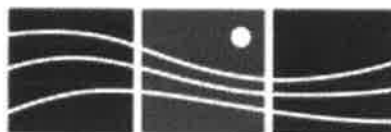
Project Milestone	Initial Submission Date	Proposed Submission Date
Working Drawing Ministry Approval	October 4 <sup>th</sup> , 2024 (Orig. Sept 20 <sup>th</sup> , 2024)	
BSA and Team to update drawings and resubmit (1 week)		October 11 <sup>th</sup> , 2024
Working Drawing Approval (1 week)		October 18 <sup>th</sup> , 2024
Construction Manager to Tender (5 weeks)		November 25 <sup>th</sup> , 2024
Final Estimate of Cost (1 week)		November 29 <sup>th</sup> , 2024
Approval to construct package submitted	November 8 <sup>th</sup> , 2024	December 6 <sup>th</sup> , <u>2024</u>
Construction Commencement	November 30 <sup>th</sup> , 2024	Upon Ministry Approval
First Resident Date	December 1 <sup>st</sup> , 2026	

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## NEXT STEPS

- Site plan and building permit review by Town of Parry Sound
- Construction funding loan agreement between Carling and Infrastructure Ontario
- Quinan, our construction management firm, to issue tenders
- Prepare approval to construct package and send items to ministry when completed:
  - Land valuation, licensing review, insurance (general, property, injury, replacement, environment), bonding, site plan, building permit, construction schedule, procurement attestation, tender results, financing, final cost estimate, signed development agreement
- New parking lot: 23 spaces, northwest corner at 21 Belvedere
- MUNICIPAL SUPPORT for IO construction funding loan followed by 25-year debenture

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# Belvedere Heights

Community Support Services Residences Long Term Care

October 7, 2024

Mayor George Comrie and Councilors  
Municipality of Whitestone  
21 Church St.  
Dunchurch, ON P0A 1G0

Dear Mayor Comrie and Council:

In May 2021, Belvedere Heights returned the proportionate share of \$700,000 to each of our 8 owner municipalities. At that time, the then Long-Term Care Act only allowed us to retain 15 per cent of our total revenue as an operating surplus equivalent to \$1.6M, which meant that our \$2.3M operating reserves had to be reduced by \$700,000.

Most of the 8 municipalities placed their share into reserves for Belvedere Heights, which then should be available to return to Belvedere Heights to support the addition of 22 new private rooms. We kindly request that you remit these funds as soon as you are able to help offset the architect and engineering costs incurred during 2024.

Please see the attached the ownership share apportionment used to return the funds to the Municipalities in May 2021. This same breakdown will be used as the backup for this request to return these amounts for each municipality as approved by the Board.

Sincerely,

Pam Wing, Carling Councillor  
Chair, Belvedere Heights Board of Management

CC: CAO

**BELVEDERE HEIGHTS  
LONG TERM CARE**

ADMINISTRATION  
(705) 746-5871 • FAX (705) 774-7300

**21 BELVEDERE AVENUE**

NURSING DEPARTMENT  
(705) 746-5871 • Extension 2  
FAX (705) 774-7300

**PARRY SOUND, ON P2A 2A2**

COMMUNITY SUPPORT SERVICES  
(705) 746-5602 or 1-800-883-0058  
FAX (705) 774-7300

# Belvedere Heights 2021 Levy Apportionment

2019  
FIR 26A  
Column I 7

Board Approved Levy  
repayment March 2021  
Levy 2021

\$700,000

<i><b>Municipalities</b></i>	<i><b>Weighted Assessment</b></i>	<i><b>% Distribution</b></i>	<i><b>Distributed Amount 2021</b></i>
Parry Sound	845,529,080	8.8120%	\$61,684
Carling	1,024,748,048	10.6798%	\$74,759
Whitestone	587,354,886	6.1214%	\$42,850
McDougall	744,399,378	7.7581%	\$54,307
McKellar	649,711,295	6.7712%	\$47,399
McMurrich-Montieth	221,094,343	2.3042%	\$16,130
Archipelago	2,089,910,184	21.7809%	\$152,466
Seguin	3,432,408,583	35.7723%	\$250,406
<b>Totals</b>	<b>9,595,155,797</b>	<b>100.0000%</b>	<b>\$700,000</b>

NOTE: The Ministry of Municipal Affairs and Housing website provided the

# BELVEDERE HEIGHTS BOARD OF MANAGEMENT

## DISCUSSION WITH MUNICIPAL PARTNERS

22 new beds at Belvedere Heights, Funding and Cost Estimates

Life Lease buy-back option

January 2025

*Belvedere Heights. 3D-View of Proposed New Addition*

## \$700,000 BELVEDERE FUNDS IN MUNICIPAL RESERVES

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Archipelago	21.78%	\$152,467
Seguin	35.77%	\$250,406
		<u>\$700,000</u>

## NEW BUILD FINANCING SUMMARY

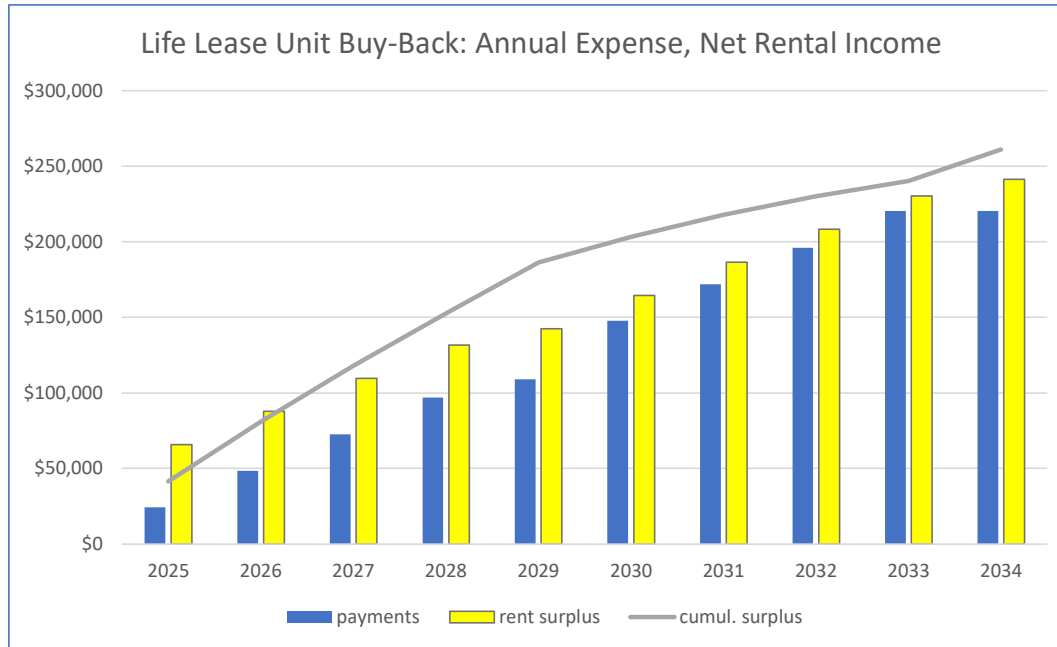
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Net annual surplus( <b>deficit</b> )	<b>\$ 98,037</b>
total cost per bed	\$608,996
total cost per square foot	\$707

## ECONOMY OF SCALE COST REDUCTION WITH ADDITION OF 22 BEDS

<b>Belvedere Heights Proforma 123 Bed Facility</b>						
	<b>2024</b>			<b>2027</b>	<b>2028</b>	<b>2029</b>
	<b>101 BEDS</b>	<b>22 BEDS</b>	<b>123 BEDS</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>
Nursing Revenues	7,373,926	1,545,856	8,919,782	9,746,887	10,039,293	10,340,472
Nursing Expenses - Wages	6,223,900	1,354,384	7,578,284	8,280,996	8,529,426	8,785,309
Nursing Expenses - Supplies	996,896	76,246	1,073,143	1,172,652	1,207,831	1,244,066
	153,129	115,226	268,355	293,239	302,036	311,097
Programs Revenues	608,228	104,660	712,887	778,991	802,361	826,432
Programs Expenses	834,753	27,061	861,814	941,727	969,979	999,079
	-226,525	77,598	-148,927	-162,736	-167,618	-172,647
Food Revenues	448,288	104,952	553,240	604,540	622,677	641,357
Food Expense	500,000	108,911	608,911	665,373	685,335	705,895
	-51,712	-3,959	-55,671	-60,833	-62,658	-64,538
Accommodation revenue	2,929,706	677,822	3,607,528	3,942,043	4,060,305	4,182,114
Dietary Expense	918,041	105,835	1,023,876	1,118,817	1,152,382	1,186,953
Housekeeping Expense	514,542	57,051	571,593	624,595	643,333	662,633
Laundry Expense	223,456	8,103	231,559	253,031	260,622	268,440
Facility Expense	793,276	109,718	902,994	986,726	1,016,328	1,046,818
Operations & Maintenance	428,321	68,792	497,113	543,208	559,505	576,290
Accommodations	926,962	30,333	957,295	1,046,062	1,077,444	1,109,767
	-874,893	297,990	-576,902	-630,397	-649,309	-668,788
Total Revenue	11,360,148	2,433,290	13,793,438	15,072,462	15,524,636	15,990,375
Total Expenditure	12,360,148	1,946,435	14,306,583	15,633,189	16,102,185	16,585,250
Levy	1,000,000		1,000,000	1,000,000	1,000,000	1,000,000
	-0	486,855	486,855	439,273	422,451	405,124

## TD BANK FINANCING TO BUY-BACK LIFE LEASE UNITS (AS NEEDED)



- Municipal loan guarantee for up to \$4.275 M
- Interest/principal payments funded by surplus rental income
- Average buy-back @ \$220,000 requiring \$12,100 annual debt service per unit (at 5.5% interest)
- Graph represents max 2 units purchased annually over 9 years (max 17 units) by 2034
- 2025: 6 rental units, net \$915 per month surplus rental income (\$65,800), \$28,000 interest payments for 2 purchased units
- Cumulative surplus (grey line): \$41,500 in 2024, increasing to \$261,200 by 2034.
- Convert \$2M LOC to term loan in 2030 (\$123,000 annually @ estimate 4.6% interest)
- Cumulative surplus funds available to reduce debt

## PLANNING ITEMS

# PARRY SOUND AREA PLANNING BOARD

1 Mall Drive, Unit 2, Parry Sound, Ontario P2A 3A9

**CONSENT APPLICATION NO. B43 2024 (W) – Merritt / Hall**  
**PART OF LOTS 26, 27 AND 28, CONCESSIONS 5 & 6**  
**GEOGRAPHIC TOWNSHIP OF McKENZIE**  
**MUNICIPALITY OF WHITESTONE**

**Applicants: Gary Merritt & Shawn Hall (1346107 ONTARIO INC.)**

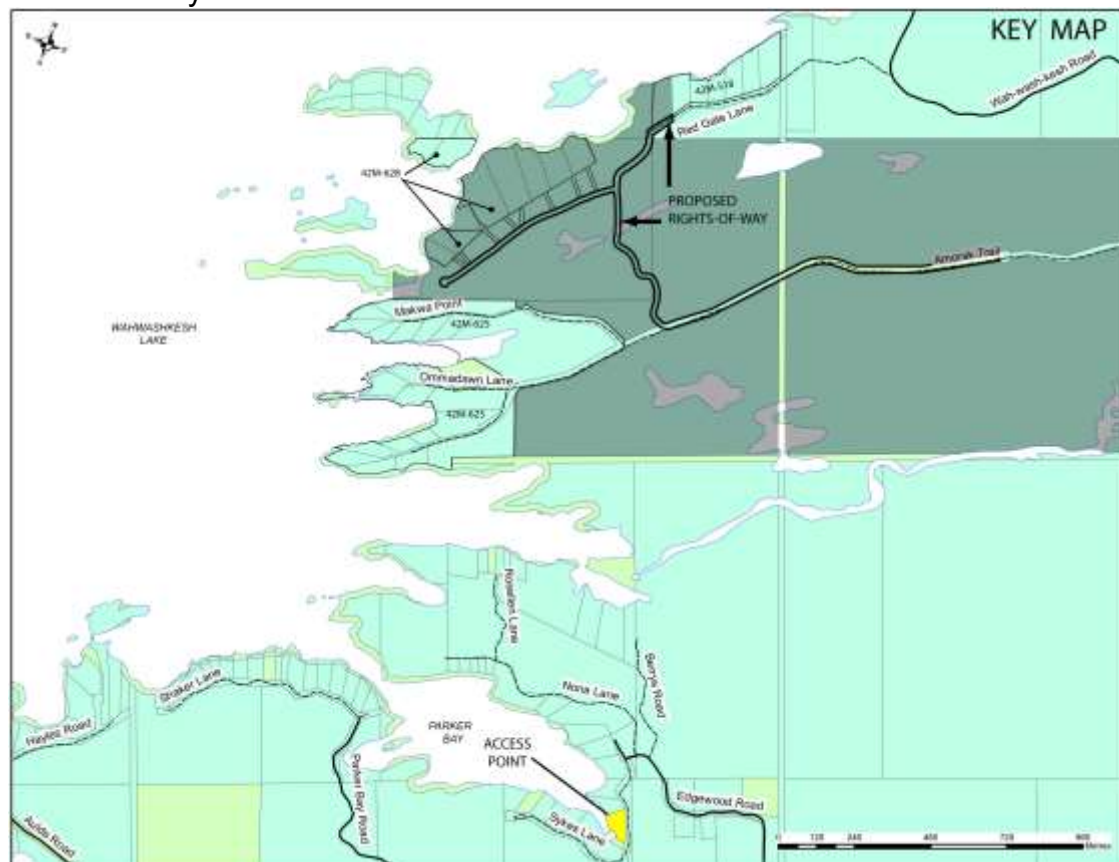
**December 16, 2024**

## BACKGROUND / PURPOSE

The history of the application spans over 25 years and goes back before the Municipality of Whitestone was established on January 1, 2000.

Before January 1, 2000, land divisions applications were under the jurisdiction of the Ministry of Municipal Affairs and Housing.

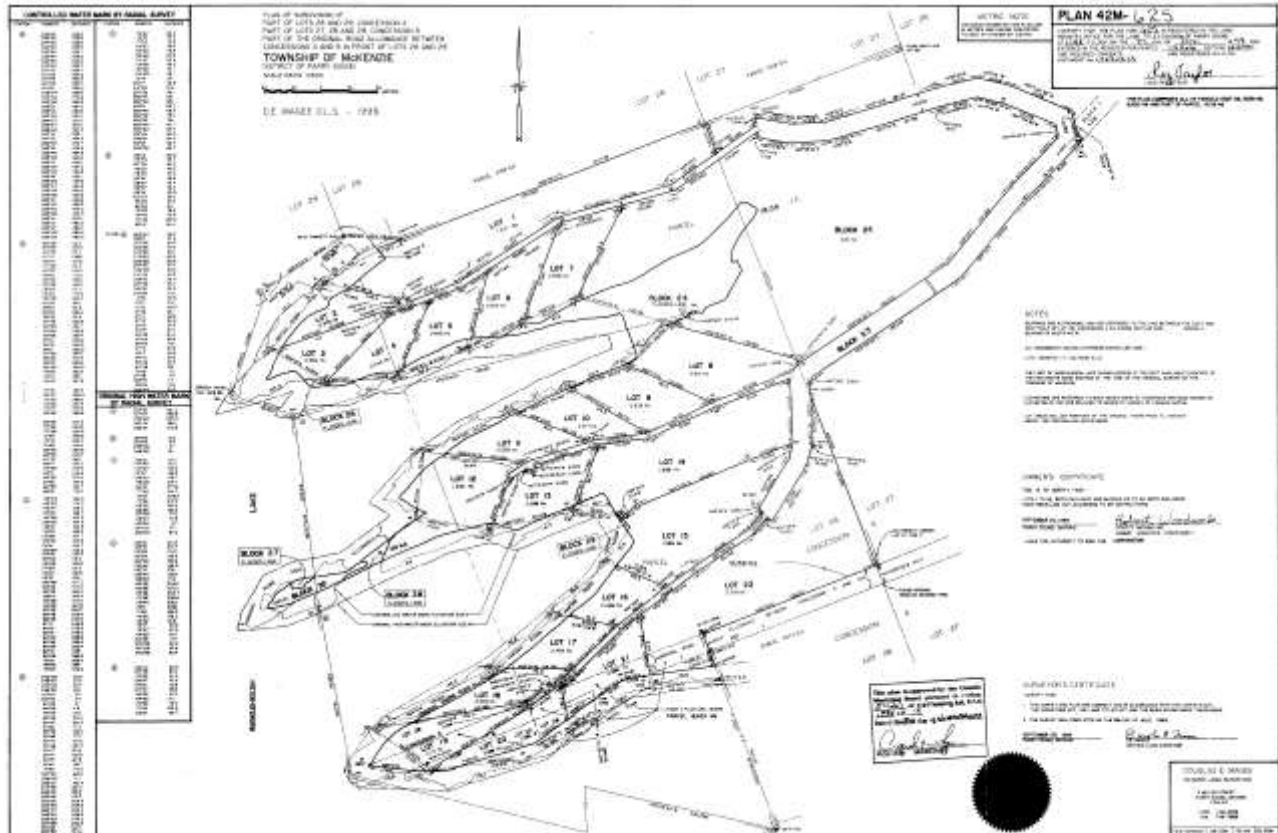
Draft plan of subdivision approval was given on October 2, 1997. The subdivision approval was for a nine-lot, water-access subdivision commonly known as the 'Merritt subdivision,' with the access arrangement at Parker's Bay. The access arrangement at Parker's Bay was a considerable distance from the Merritt subdivision.



## LONGHORN SUBDIVISION

The Longhorn subdivision approval (by OMB decision) occurred on July 8, 1999 after the Merritt subdivision was submitted one year before the Municipality of Whitestone was established in 2000.

The Longhorn subdivision (Plan 42M-625) was located west of the Merritt subdivision and included road access along a new road from Wahwashkesh Road (Amorak Trail).



The establishment of the road access to the Longhorn Subdivision introduced a new possibility for the nine-lot, water-access lots in Merritt's subdivision to become road access.

There were multiple benefits from the Merritt's subdivision being converted to road access:

- More efficient;
- Increased public safety; and
- The inferior Parker's Bay lot could be abandoned.

## FIRST CONSENT APPLICATION

The original application to grant rights-of-way to the Merritt's subdivision was filed in 2003.

The intertwining of the Amorak Trail and the simultaneous application for new lots to be severed from Amorak Trail created the perfect storm.

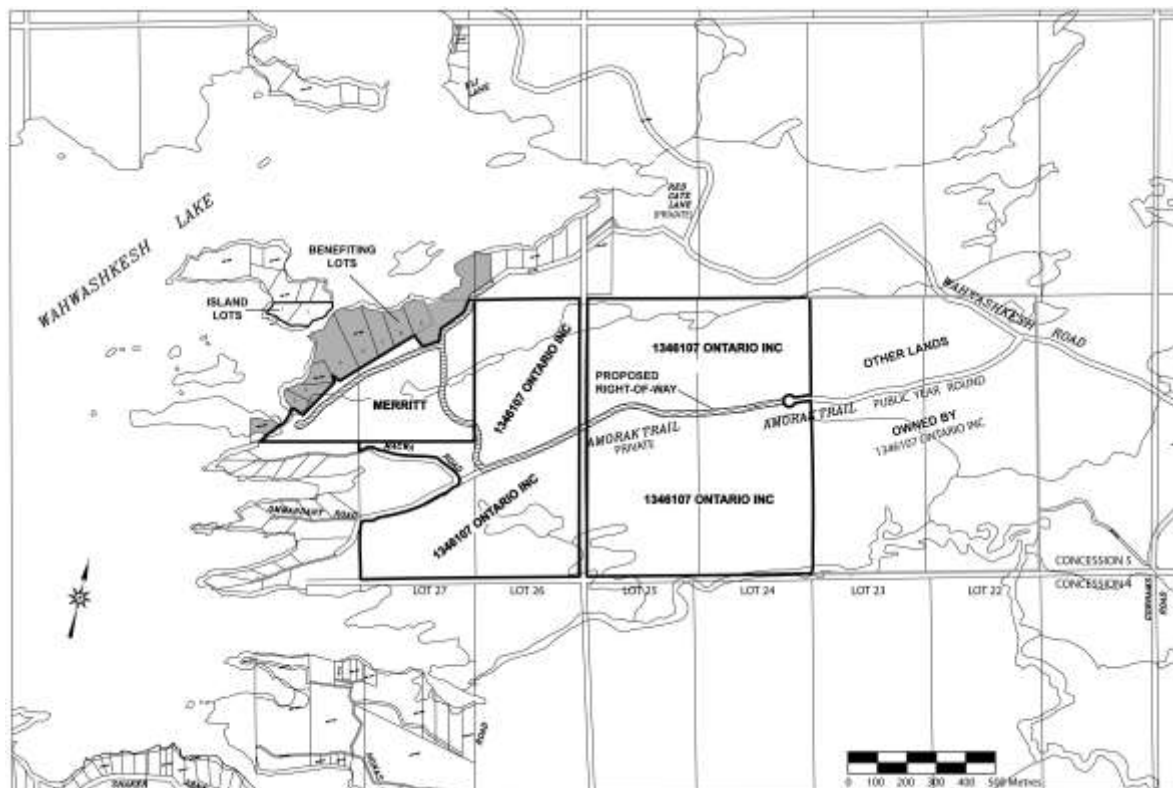
The first kilometre of Amorak Trail was assumed shortly after the newly established Municipality of Whitestone but the balance of the access road was below road standards for any type of maintenance purposes. Representatives in the Longhorn Subdivision expressed serious concerns over the marginal quality of the remaining portion of the access road and filed an appeal against the approval of the 2003 consent.

The representatives in the Longhorn Subdivision wanted assurances that users of Amorak Trail accessed via Merritt's road (as shown hatched over the Merritt lands in the sketch below) would contribute to maintenance costs.

Gary Merritt withdrew the consent, choosing not to incur the costs of an Ontario Municipal Board hearing.

## PROPOSE OF THIS CONSENT APPLICATION

This application is a simplified version of the historic application that would grant access to eleven (11) water-access lots, including seven (7) in the Merritt's subdivision. The sketch below illustrates Merritt and 1346107 Ontario Inc. lands and the benefitting lots.



## **Lands Subject to Proposed Right-Of-Way over Existing Road**

**Gary Merritt** - back lot behind subdivision 42M-628

Part Lot 27 Concession 5 McKenzie save and except Part 5, 42R-22063 and Parts 2, 3 and 4, 42R-22063; Part Broken Lot 28 Concession 5 McKenzie PIN: 52250-0075

**1346107 ONTARIO INC.**

Part of Lots 24-28, Concession 5 McKenzie PIN: 52250-0087

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## **Benefitting Lands of the Proposed Rights-Of-Way Over Existing Road**

Plan 42M 628, Lot 3 PIN: 52250 - 0078, parcel 19266 N/S

Plan 42M 628, Lot 4 PIN: 52250 - 0079, parcel 19267 N/S

Plan 42M 628, Lot 5 PIN: 52250 - 0080, parcel 19268 NS

Plan 42M 628, Lot 6 PIN: 52250 - 0081, parcel 19269 N/S

Plan 42M 628, Lot 7 PIN: 52250 - 0082, parcel 19270 N/S

Plan 42M 628, Lot 8 PIN: 52250 - 0083, parcel 19271 N/S

Plan 42M 628, Lot 9 PIN: 52250 - 0084, parcel 19272 N/S

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Parcel 12064 NS; Part Broken Lot 28 Con 5 Part 2 PSR2324 McKenzie PIN: 52250-0074

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Parcel 12063 NS; Part Broken Lot 28 Con 5 Part 1, PSR2324 McKenzie PIN: 52250-0073

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Part Lot 27 Con 6 being Parts 2, 3, 4, 5 & 6 42R20061 McKenzie PIN: 52250-0655

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Parcel 14593 NS; Lot 1, Plan 42M-518 McKenzie PIN: 52250-0619

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## **WHAT HAS CHANGED?**

A number of factors has resurrected the consent to provide registered rights-of-way from Amorak Trail to the Merritt's subdivision. These factors are listed in no particular order, nor does any element hold more relevance than the others.

- Attempts to upgrade the full length of Amorak Trail have not been successful;
- Attempts to prevent access to the Merritt's subdivision have not occurred
- The Merritt's subdivision lot owners are now part of the private road program, have

- contributed to maintenance fees;
- Benefitting lots now exclude island lots;
- 1346107 Ontario Inc. lands have now “freed up” to allow for the conveyance of rights-of-way;
- The ability to assign registered rights-of-way to the Merritt’s subdivision has long-term benefits to the municipality and the private lot owners in terms of addressing and emergency service delivering;
- The uncertainty of the historic water access lands at Parker Bay will be eliminated; and
- Amendments to the *Planning Act* have eliminated appeals on Planning Board decisions.

There will be a “dangling issue” concerning the two island lots (Parts 1 & 2, Plan 42M-628) in the Merritt subdivision. These lots will simply be recognized as water access lots, with access available at the public landing.

## RECOMMENDATION

That the proposed consent to grant rights-of-way to water access lots in Part of Lots 26, 27 and 28, Concessions 5 & 6 in the Geographic Township of McKenzie as applied for by Gary Merritt in Application No. B43/2024(W) be approved subject to the following conditions:

1. That the lots receive new 911 addresses on the private road;
2. Payment of all applicable planning board fees.

Respectfully,



Patrick Christie, C.P.T.  
Secretary-Treasurer  
Parry Sound Area Planning Board

# **PUBLIC MEETING**

## **Public Meeting Agenda**

### **1. Call to Order**

- Introductions are made Council and Staff

### **2. Disclosure of Pecuniary Interest and General Nature Thereof**

### **3. Meeting Protocol**

- The Chairperson asks that all comments be addressed through the Chairperson and that the person making comments should state their name before speaking.

### **4. Notice**

- The Chairperson will ask the Clerk how the Notice was delivered.

### **5. Correspondence**

- The Chairperson will ask the Clerk if any correspondence been received on this matter.

### **6. Discussion**

- 6.1 EWIN, John and Inga - Proposed Zoning By-law amendment is to rezone Part of Lots 27 and 28, Concession 4 being Parts 1, 2, 3, & 4 on Plan 42R-22530 in the geographic Township of McKenzie, now in the Municipality of Whitestone, being Part of PIN Nos. 52250-0207 and 52250-0208 from the Waterfront Residential 2 – Limited Services (WF2-LS) Zone to the Waterfront Residential 2 –Limited Services (WF2-LS) Exception Zones

- Memorandum from Paula Macri, Planning Assistant dated January 9, 2025
- The Applicant will be asked to speak should they wish to do so, if they are in attendance
- Questions or comments from the public

### **7. Adjournment**



**NOTICE OF COMPLETE APPLICATION AND  
NOTICE OF A PUBLIC MEETING CONCERNING  
A PROPOSED ZONING BY-LAW AMENDMENT  
(EWIN, John and Inga – 6 Nona Lane)**

**Take Notice** that the Municipality of Whitestone has received a complete application to amend the Municipality's Zoning By-law No. 07-2018, as amended, pursuant to Section 34 of the *Planning Act*.

**And Take Notice** that the Council for the Corporation of the Municipality of Whitestone will be holding a public meeting under Section 34 of the *Planning Act* as amended, to allow the public to comment on an application for a proposed Zoning By-law amendment.

The public meeting is being held for the application described below to enable interested members of the public to understand and comment on the proposed Zoning By-law amendment.

**Date and Location of Public Meeting**

Date: Thursday, January 23, 2025  
Time: 10:00 a.m.  
Location: Dunchurch Community Centre  
2199 Hwy 124, Dunchurch, ON P0A 1G0

Participants will also be able to join the meeting by Zoom video conferencing with an option for 'call in' only. The Public is welcome to access the meeting and instructions will be placed on the Council agenda and the agenda will be posted on the Municipal website.

**Details of the Zoning By-law Amendment**

**THE PURPOSE** of the proposed amendment is to rezone Part of Lots 27 and 28, Concession 4 being Parts 1-4 on Plan 42R-22530 in the geographic Township of McKenzie, now in the Municipality of Whitestone, being Part of PIN Nos. 52250-0207 and 52250-0208 (Nona Lane) fronting on Wahwashkesh Lake. The amendment is change the zoning from the WF2-LS Zone to a WF2-LS Exception Zone to allow for reduced lot frontage below the current By-law requirement of 100 metres of frontage.

**THE EFFECT** of the proposed Zoning By-law amendment is to fulfill a condition of a consent approved by the Parry Sound Area Planning Board, File No. B33/2023(W), which granted two (2) lot additions to existing waterfront lots. The general effect of this proposed amendment is to reduce 3 lots of record to two lots fronting on Wahwashkesh Lake. This amendment will recognize lot frontages of 85 metres (Parts 1-3, Plan 42R-22530) and 73 metres (Part 4, Plan 42R-22530) as shown on the map attached.

**Additional Information and Map of Land Subject to the Application**

Any person may attend the Public meeting and make written and/or verbal representation either in support of or against the proposed Zoning By-law amendment.

If you wish to be notified of the decision of the Municipality of Whitestone on the proposed Zoning By-law amendment, you must make a written request to Municipality of Whitestone, 21 Church Street, Dunchurch, ON P0A 1G0.

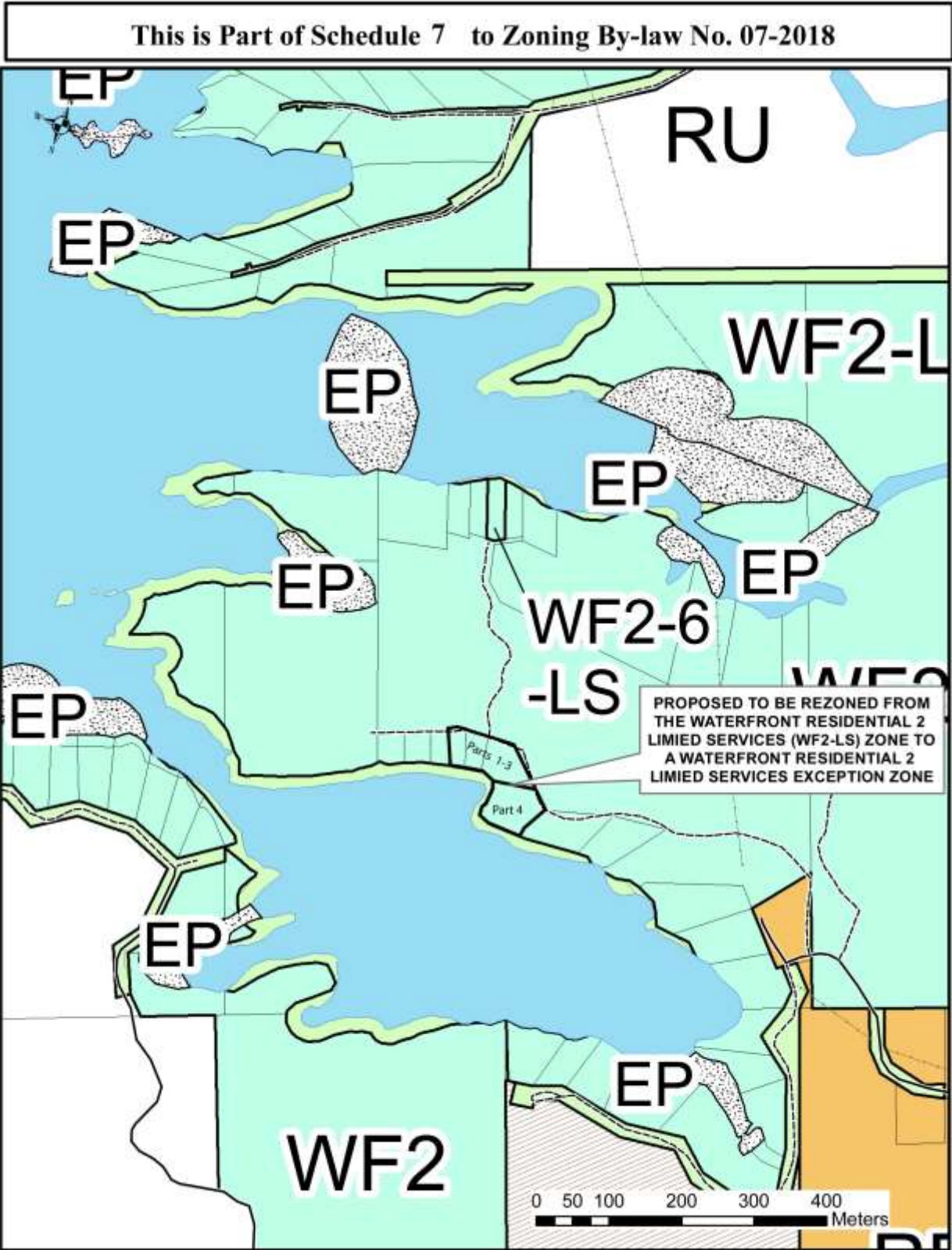
If a person or public body would otherwise have an ability to appeal the decision of the Municipality of Whitestone to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Whitestone before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Whitestone before the zoning by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

A key map showing the subject lands to which the proposed Zoning By-law amendment applies to is shown below. Any other additional material(s) can be provided electronically. Please contact Paula Macri, Planning Assistant, at 705-389-2466, ext. 122 or at [paula.macri@whitestone.ca](mailto:paula.macri@whitestone.ca) during regular office hours, 8:30 a.m. to 4:30 p.m., Monday to Friday.

**DATED** at the Whitestone Municipal Office this 5<sup>th</sup> day of December, 2024.

Michelle Hendry, CAO-Clerk  
Municipality of Whitestone  
21 Church Street Dunchurch, Ontario P0A 1G0  
Phone: (705) 389-2466 Fax: (705) 389-1855





## MEMORANDUM

**To:** Mayor and Council

**From:** Paula Macri, Planning Assistant

**Report Date:** January 8, 2025

**Council Agenda:** January 23, 2025

**Re:** EWIN, John and Inga  
Consent Application B33/2023(W)  
**Status of Conditions of Approval**

### Background

At the Regular Council meeting of October 17, 2023, the following resolution was passed:

**Resolution No. 2023-490**

**Moved by:** Councillor Joe Lamb

**Seconded by:** Councillor Janice Bray

### 5.2 Planning Matters

- 5.2.1 Consent Application B33/2023(W), EWIN, John and Inga
- Memorandum from John Jackson, Planner dated October 2, 2023

**WHEREAS** John Jackson, Planner Inc. has prepared a report dated October 2, 2023 for the Parry Sound Area Planning Board regarding Consent Application B33/2023(W) – EWIN, John and Inga and provided a copy to the Municipality of Whitestone;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Municipality of Whitestone receives this report for information; and

**THAT** the Council of the Municipality of Whitestone recommends this Consent Application for approval in principle, subject to the following conditions:

1. **THAT** the newly created lots receive 911 addressing from the Municipality;
2. **THAT** the newly created lots be rezoned to the Waterfront Residential 2 – Limited Services exception zone;
3. **THAT** the applicants' solicitor confirms in writing that the two lots (Parts 5 & 6, PSR755) have merged in title; and
4. **THAT** all applicable planning fees be paid to the Municipality of Whitestone.

**Recorded Vote:**

	YEAS	NAYS	ABSTAIN
Councillor, Janice Bray	X		
Councillor, Joe Lamb	X		
Councillor, Scott Nash		X	
Councillor, Brian Woods	X		
Mayor, George Comrie	X		

**Carried**

On October 23, 2023, the Parry Sound Area Planning Board granted two lot additions to existing waterfront lots fronting Wahwashkesh and Nona Lane as applied for by John and Inga Ewin subject to the following conditions:

**Planning Board Requirements**

1. That the applicant provides the Secretary-Treasurer with:

From Lawyer:

- a) the original executed transfer (deed), a duplicate original and one photocopy;
- b) a schedule describing the severed parcel and naming the grantor and grantee attached to the transfer for approval purposes

From Surveyor:

- c) a copy of the survey plan deposited in the Land Registry Office

**Municipal Compliance Letter Requirements:**

1. that the newly created lots receive 911 addressing from the Municipality;
2. that the newly created lots be rezoned to the Waterfront Residential 2 – Limited Services exception zone;
3. that the applicants' solicitor confirms in writing that the two lots (Parts 5 & 6, PSR755) have merged in title; and
4. that all applicable planning fees be paid to the Municipality of Whitestone.

**Status of Conditions of the Parry Sound Area Planning Board approval of October 23, 2023:**

1. That the new lot(s) receive 911 addressing from the Municipality;
  - 911 addressing is complete
2. That the newly created lots be rezoned to the Waterfront Residential 2 – Limited Services exception zone;
  - A Public Meeting has been scheduled for January 23, 2025 and is noted on the Council Meeting agenda. The Notice of the Public Meeting was posted on the Municipal website and on the public bulletin board at the Municipal office and at the applicant's property on December 5, 2024.

- The proposed Zoning By-law amendment concerning Parts 1, 2, 3 & 4, on Plan 42R-22530 is to fulfill the condition of consent from the Parry Sound Area Planning Board, File No. B33/2023(W), which granted two (2) lot additions to existing waterfront lots. The general effect of this proposed amendment is to reduce 3 lots of record to two lots fronting on Wahwashkesh Lake. This amendment will recognize lot frontages of 85 metres (Parts 1-3, Plan 42R-22530) and 73 metres (Part 4, Plan 42R-22530). The current By-law requirement is 100 metres of frontage.
3. That the applicants' solicitor confirms in writing that the transferred lands will merge in title with the benefitting lands;
    - Waiting for solicitor's letter
  4. That payment of all applicable planning fees be made to the Municipality of Whitestone;
    - Not applicable

### **Next Steps:**

That the Zoning By-law amendment be passed on January 23, 2025 at the Council meeting.

### **ATTACHMENTS:**

#### **Attachment 1**

- Report from John Jackson, Planner dated October 2, 2023

#### **Attachment 2**

- 42R-22530

**CONSENT APPLICATION NO. B34 2023(W)**

**PART OF LOTS 27 & 28, CONCESSION 5**

**GEOGRAPHIC TOWNSHIP OF McKENZIE**

**MUNICIPALITY OF WHITESTONE**

**Lot 5, Plan 42M-628 (Benefitting Lot)**

**Part of Lots 27 & 28, Concession 5**

**Part 1, 42R-22063**

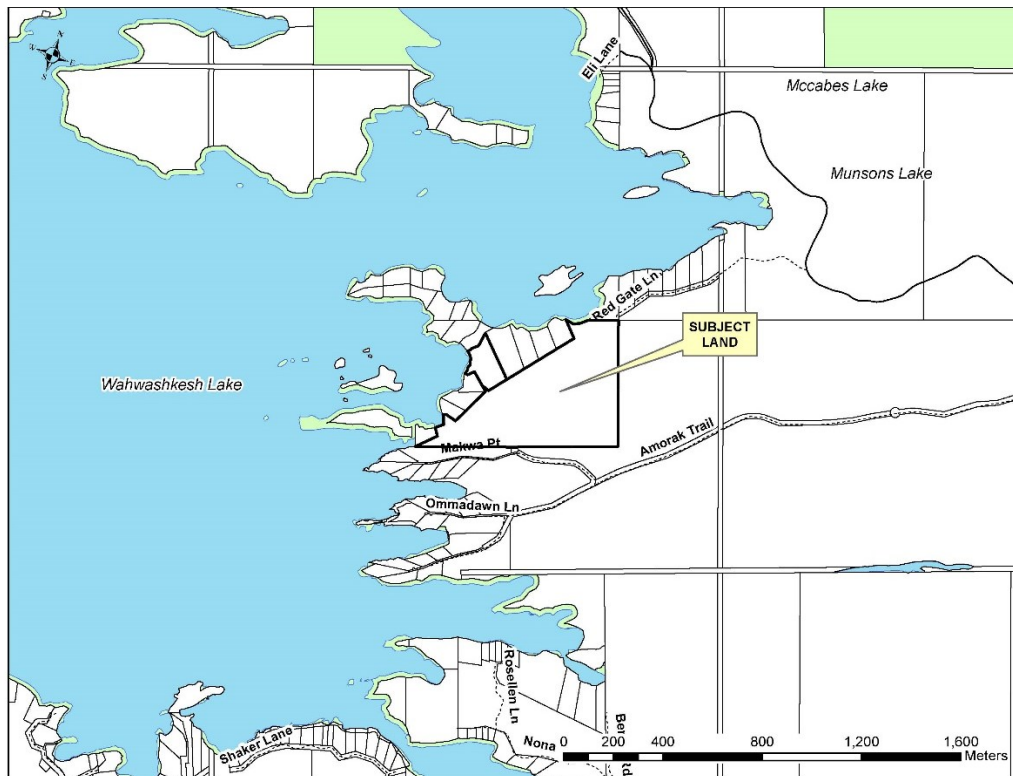
**Rolls # 493905000408200**

**Applicant: Gary Merritt**

**October 4, 2023**

**BACKGROUND / PURPOSE**

Gary Merritt owns a vacant lot in plan 42M-628 fronting on Lake Wahwashkesh together with the retained back lands.

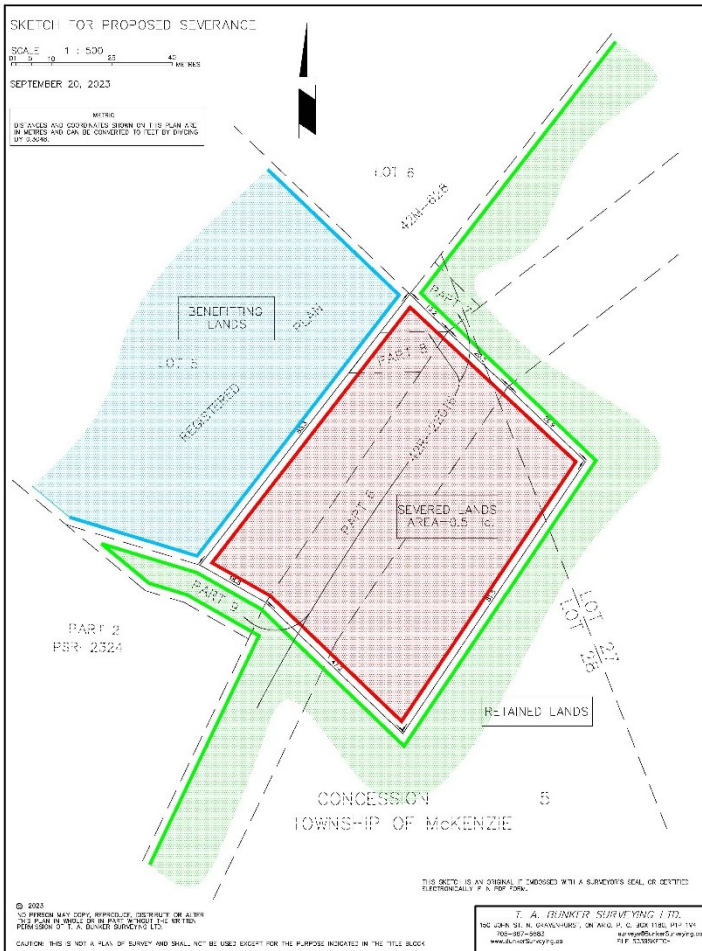






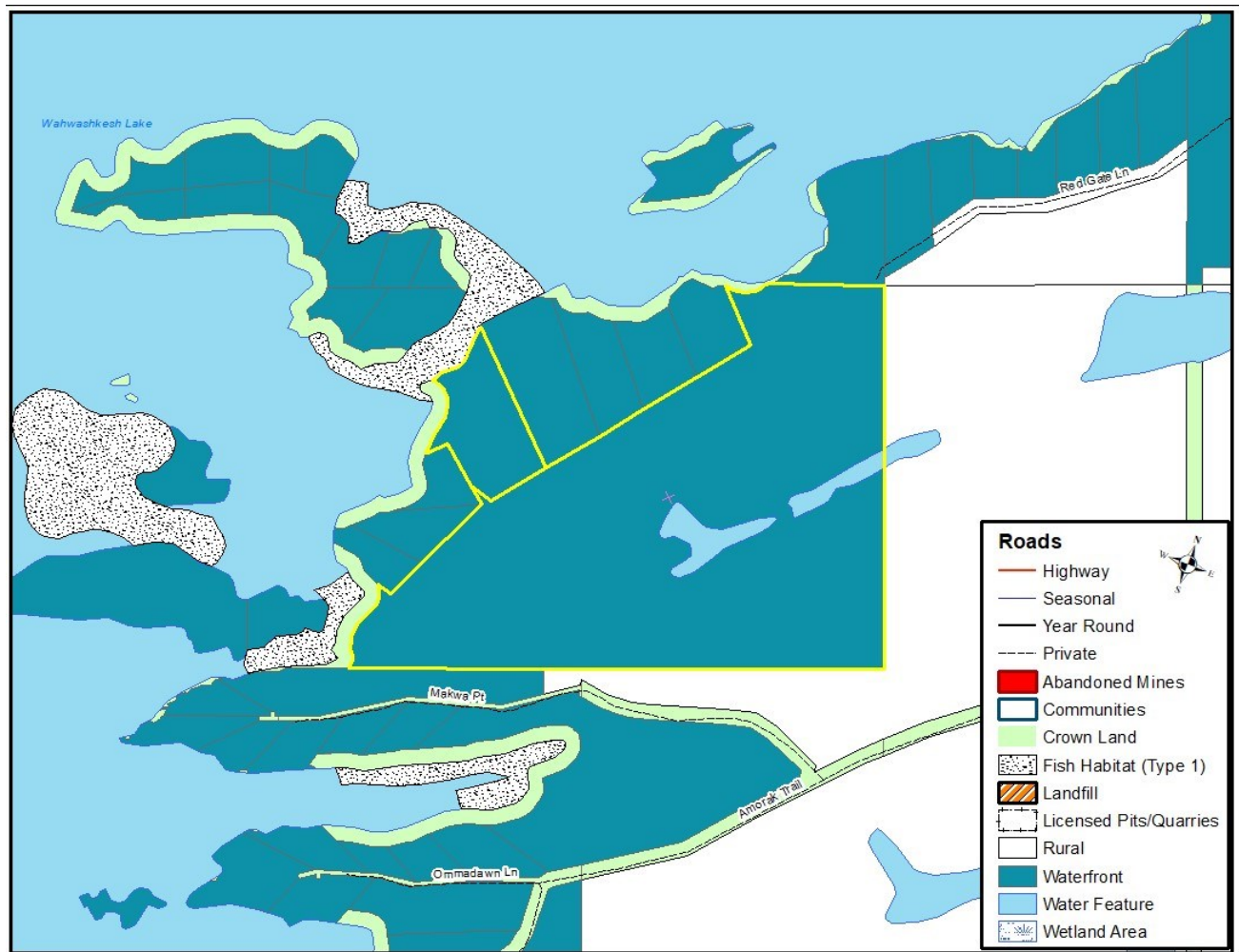
### **PROPOSED LOT ADDITION**

The proposed lot addition will consist of 0.5 ha in the shape of a rectangle that will be added to the adjacent Lot 5.



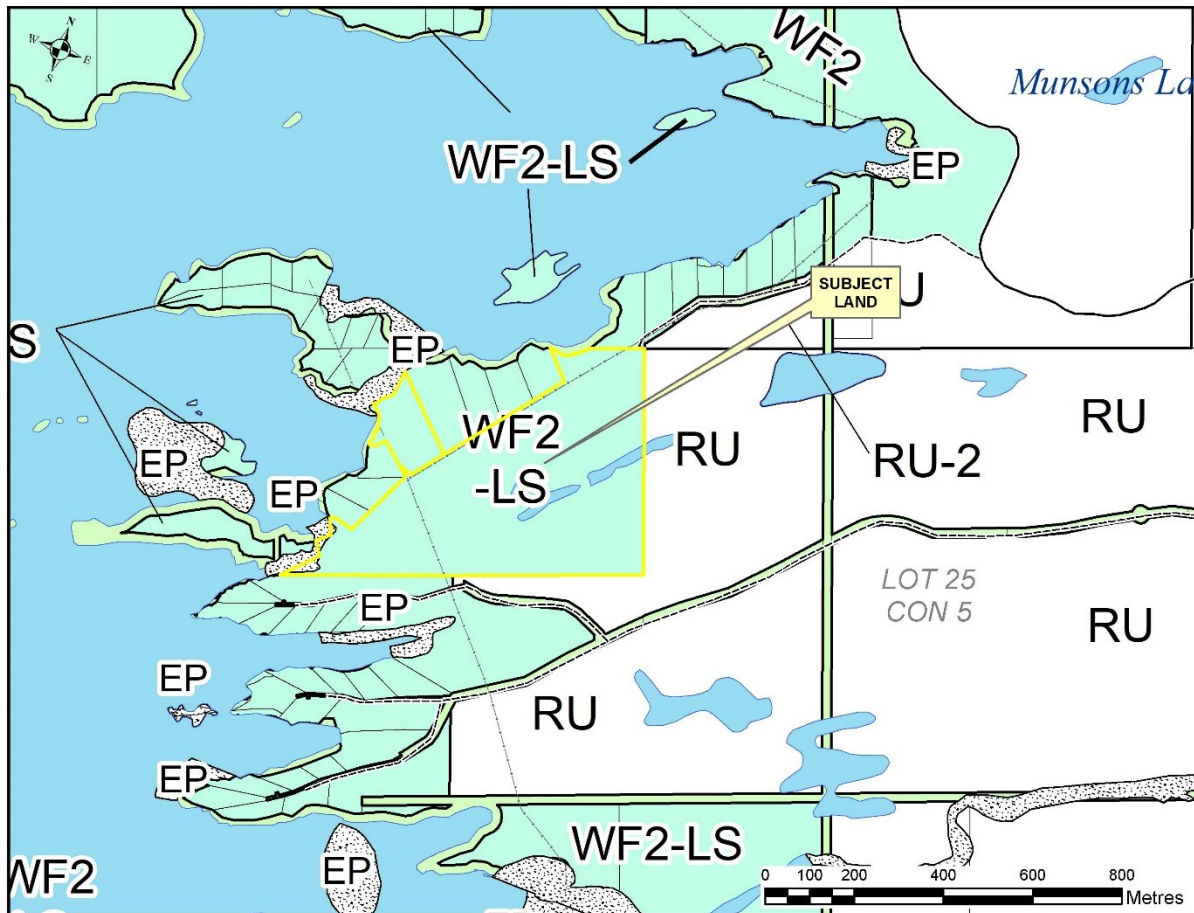
## **OFFICIAL PLAN**

There are no official plan issues.



## **ZONING BY-LAW**

The subject lands are zoned Waterfront Residential 2 – Limited Services (WF2-LS).



There are no zoning issues.

## **ANALYSIS**

The proposed transaction has no planning concerns.

There will be two matters that will be necessary conditions.

Lot 5 of Plan 42M-628 will need to be deemed to no longer be a lot in a plan of subdivision. This will allow the addition to merge with the lot.

The transfer will also need to recognize existing rights-of-way for access to other lots in the subdivision.

## **RECOMMENDATION**

That the proposed consent for a lot addition as applied for by Gary Merritt in Part of Lots 27 & 28, Concession 5 in the Geographic Township of McKenzie as applied for in Application No. B34/2023(W) be approved subject to the following conditions:

1. Deeming Lot 5 of Plan 42M-628 to no longer be a lot in a plan of subdivision.
2. Recognize rights-of-way as part of the lot addition.
3. Providing a letter from the lawyer that the lot addition will be merged with Lot 5 of Plan 42M-628.
4. Payment of any applicable planning fees.

Respectfully,



John Jackson M.C.I.P., R.P.P.  
JJ;pc

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA
1	PART OF 28	4	ALL OF 52250-0207	0.11± ha
2			ALL OF 52250-0208	0.14± ha
3	PARTS OF 27 & 28		ALL OF 52250-0715	0.35± ha
4				0.30± ha

PLAN 42R-22530

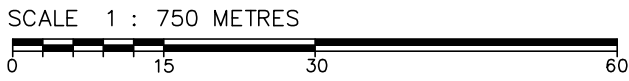
Received and deposited

July 15<sup>th</sup>, 2024

Tracy Burke

Representative for the  
Land Registrar for the  
Land Titles Division of  
Parry Sound (No.42)

PLAN OF SURVEY OF  
PART OF LOTS 27 & 28,  
CONCESSION 4  
GEOGRAPHIC TOWNSHIP OF MCKENZIE  
MUNICIPALITY OF WHITESTONE  
DISTRICT OF PARRY SOUND



THE INTENDED PLOT SIZE OF THIS PLAN IS 609MM  
IN WIDTH BY 457MM IN HEIGHT WHEN PLOTTED AT  
A SCALE OF 1:750

BEARING NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE  
POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM  
ZONE 17 (81° WEST LONGITUDE), NAD83(CSRS)v6(2010).

DISTANCE NOTES — METRIC

DISTANCES AND COORDINATES ARE IN METRES AND CAN BE  
CONVERTED TO FEET BY DIVIDING BY 0.3048.  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY  
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.099678.

ELEVATIONS

ELEVATIONS ARE RELATED TO THE GEODETIC SURVEY OF  
CANADA (GSC) DATUM AND ARE REFERENCED TO THE LOCAL  
BENCHMARK ON PLAN 42R-21962. ELEVATION 226.16 (GSC)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND  
TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON JUNE 6, 2024.

JULY 8, 2024

DATE

CALLY JOHNSTON, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-83168

INTEGRATION DATA

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL  
TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE)  
NAD83(CSRS)v6(2010).

URBAN ACCURACY PER SEC. 14(2), O.REG. 216/10.

POINT ID	NORTHING	EASTING
A	5059761.28	576898.36
B	5059665.55	577025.98

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN



IBWSURVEYORS.COM | 1.800.667.0696

copies available at ProtectYourBoundaries.ca

PARTY CHIEF: WS | DRAWN: RB | CHECKED: CJ | PLOT DATE: JULY 8, 2024

FILE: A-045822-RPLAN\_v4

A-045822

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- 12mm IB DENOTES 12mm x 12mm IRON BAR
- RP DENOTES ROCK POST
- RPL DENOTES ROCK PLUG
- WT DENOTES WITNESS
- M DENOTES MEASURED
- P1 DENOTES PLAN 42R-21962
- P2 DENOTES PLAN 42R-21394
- P3 DENOTES PLAN PSR-755
- IBW DENOTES IBW SURVEYORS LTD., O.L.S.
- LUM DENOTES L.U. MAUGHAN COMPANY LIMITED., O.L.S.
- F&B DENOTES FITZMAURICE & BOYER, O.L.S.

SSIBs HAVE BEEN SET AT LOCATIONS WHERE THE LACK OF OVERBURDEN  
WILL NOT ALLOW FOR SETTING SIBs.

WAHWASHKESH LAKE — NOTES

THE LIMIT OF WAHWASHKESH LAKE AS SHOWN HERON IS THE BEST  
AVAILABLE EVIDENCE OF THE WATER'S EDGE EXISTING AT THE  
TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF MCKENZIE.

ORIGINAL WATER'S EDGE = 223.48 (GSC)  
LOCAL BENCHMARK (42R-21962) = 226.16 (GSC)  
PRESENT WATER'S EDGE = 225.43 (GSC)

# CONSENT AGENDA

**DRAFT Regular Council Meeting Minutes**  
**Tuesday, December 10, 2024, 10:00 a.m.**  
**Dunchurch Community Centre and Zoom Video Conferencing**

**Present:** Mayor George Comrie  
Councillor Janice Bray  
Councillor Joe Lamb  
Councillor Scott Nash via audio/videoconferencing  
Councillor Brian Woods via audio/videoconferencing

**Staff:** Nigel Black, CAO/Clerk  
David Creasor, Manager Public Works (1:00 p.m. to 5:00 p.m.)  
Paula Macri, Planning Assistant (10:00 a.m. to 6:00 p.m.)  
Wendy Schroeder, Deputy Clerk (10:00 a.m. to 6:00 p.m.)  
Bob Whitman, Fire Chief (10:00 a.m. to 1:00 p.m. in person; 1:00 p.m. to 3:20 p.m. via audio/videoconferencing)

**Other Guests:** 2 in person  
13 via audio/videoconferencing

1. **Roll Call and Call to Order** 10:04 a.m.

2. **Disclosure of Pecuniary Interest**  
Mayor Comrie requested that any pecuniary interest be declared for the record.  
None was declared.

3. **Approval of the Agenda**

**Resolution No. 2024-467**  
**Moved by:** Councillor Lamb  
**Seconded by:** Councillor Bray

**WHEREAS** the Members of Council have been presented with an Agenda for the December 10, 2024 Regular Council meeting;

**BE IT RESOLVED THAT** the Agenda for this meeting be adopted as presented.

***Amendment proposed by Councillor Lamb***

**Resolution No. 2024-468**  
**Moved by:** Councillor Lamb  
**Seconded by:** Councillor Woods

**THAT** Item 5.3 – ROMA Delegation be added to the agenda.

**Carried**

***Amendment proposed by Councillor Nash***

**Resolution No. 2024-469**

**Moved by:** Councillor Nash

**Seconded by:** Councillor Woods

**THAT** Item 5.4 – Parry Sound Area Planning Board requests to exit be added to the agenda.

**Carried**

**Resolution No. 2024-467**

**Moved by:** Councillor Lamb

**Seconded by:** Councillor Bray

**WHEREAS** the Members of Council have been presented with an Agenda for the December 10, 2024 Regular Council meeting;

**BE IT RESOLVED THAT** the Agenda for this meeting be adopted as amended, with the additions of:

Item 5.3 – ROMA Delegation

Item 5.4 – Parry Sound Area Planning Board requests to exit.

**Carried**

**Resolution No. 2024-470**

**Moved by:** Councillor Lamb

**Seconded by:** Councillor Bray

**THAT** the Council of the Municipality of Whitestone pass By-law 65-2024 appointing Nigel Black as CAO/Clerk effective immediately.

**Carried**

**RECESS 10:30 to 10:35 a.m.**

- 4. Presentations and Delegations** - Donald Sanderson, Chair, West Parry Sound Recreation and Cultural Centre Board
- to be rescheduled to a future date

**Move into Committee of the Whole**

**Resolution No. 2024-471**

**Moved by:** Councillor Bray

**Seconded by:** Councillor Lamb

**THAT** the Council of the Municipality of Whitestone move into Committee of the Whole at 10:41 a.m.

**Carried**

**5. Committee of the Whole**

**5.1 Trailer Options Report**

- Report from MHBC, dated December 10, 2024

## 5.2 Planning Matters

- 5.2.1 Consent Application No. B39/2024(W) – IRELAND, John
- Memorandum from Parry Sound Area Planning Board dated November 26, 2024

## 5.3 ROMA Delegation

## 5.4 Parry Sound Area Planning Board Requests to Exit

### Reconvene into Regular Meeting

#### Resolution No. 2024-472

**Moved by:** Councillor Lamb

**Seconded by:** Councillor Nash

**THAT** the Council of the Municipality of Whitestone reconvene into the Regular Meeting at 11:55 a.m.

**Carried**

### Matters Arising from Committee of the Whole

#### Resolution No. 2024-473

**Moved by:** Councillor Woods

**Seconded by:** Councillor Lamb

## 5.1 Trailer Options Report

**THAT** the Council of the Municipality of Whitestone receives for information Trailer Options Report from MHBC Planning Consultants dated December 10, 2024; and

**THAT** through the process of updating the current Official Plan and Zoning By-law in 2025 and 2026, the Municipality of Whitestone land use planning documents with respect to permissions for trailers, motorhomes and camping (tents) be updated for consistency.

**Carried**

#### Resolution No. 2024-474

**Moved by:** Councillor Nash

**Seconded by:** Councillor Woods

## 5.2 Planning Matters

- 5.2.1 Consent Application No. B39/2024(W) – IRELAND, John

**WHEREAS** Patrick Christie, C.P.T., has prepared a report for the Parry Sound Area Planning Board regarding Consent Application B39/2024(W) – IRELAND, John and provided a copy to the Municipality of Whitestone;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Municipality of Whitestone receives this memorandum as information;

**AND THAT** the Council of the Municipality of Whitestone recommends this Consent Application for approval in principle, subject to the following conditions:

1. that payment of a parkland dedication fee be made in accordance with the current Municipal fees and charges By-law;
2. that the new thee (3) lots receive 911 addressing from the Municipality;
3. that all applicable planning board fees be paid to the Parry Sound Area Planning Board; and
4. that payment of ~~all Municipal legal fees~~, Municipal planning consultant fees and all other fees associated with the processing of this application be paid.

**Recorded Vote (per Section 3.20, Procedural By-law 80-2023):**

		YEAS	NAYS	ABSTAIN
3	Councillor Bray	X		
4	Councillor Lamb	X		
1	Councillor Nash	X		
2	Councillor Woods	X		
5	Mayor Comrie	X		

**Carried**

**Resolution No. 2024-475**

**Moved by:** Councillor Lamb

**Seconded by:** Councillor Woods

**5.3 ROMA Delegation**

**THAT** the Council of the Municipality of Whitestone hereby approves ROMA delegation on the Clear Lake, Black Lake, and surrounding area misuse and abuse issue of Crown lands, and;

**THAT** Council be presented with the delegation materials in advance, for information.

***Amendment proposed by Councillor Nash:***

**Resolution No. 2024-476**

**Moved by:** Councillor Nash

**Seconded by:** Councillor Lamb

**THAT** the motion be amended to remove the reference to “Black Lake, and the surrounding area.”

**Recorded Vote requested by Mayor Comrie:**

		YEAS	NAYS	ABSTAIN
<u>2</u>	Councillor Bray	X		
<u>3</u>	Councillor Lamb	X		
<u>4</u>	Councillor Nash	X		
<u>1</u>	Councillor Woods	X		
<u>5</u>	Mayor Comrie		X	

**Carried**

**Resolution No. 2024-475**

**Moved by:** Councillor Lamb

**Seconded by:** Councillor Woods

5.3 ROMA Delegation

**THAT** the Council of the Municipality of Whitestone hereby approves ROMA delegation on the Clear Lake misuse and abuse of Crown lands issue; and

**THAT** Council be presented with the delegation materials in advance, for information.

**Recorded Vote requested by Councillor Nash:**

		YEAS	NAYS	ABSTAIN
<u>1</u>	Councillor Bray	X		
<u>2</u>	Councillor Lamb	X		
<u>3</u>	Councillor Nash	X		
<u>4</u>	Councillor Woods	X		
<u>5</u>	Mayor Comrie	X		

**Carried**

**Resolution No. 2024-477**

**Moved by:** Councillor Nash

**Seconded by:** Councillor Woods

5.4 Parry Sound Area Planning Board – Requests to Exit

5.4(a) – Carling Township

**WHEREAS** The Township of Carling has made a request to The Ministry of Municipal Affairs and Housing (MMAH) to authorize The Township of Carling's withdrawal from the Parry Sound and Area Planning Board

**WHEREAS** The Municipality of Whitestone is a member of the Parry Sound and Area Planning Board and has 2 representatives on the Board; and

**WHEREAS** The Council of the Municipality of Whitestone believes that The Parry Sound and Area Planning Board provides vital planning direction and decision making for its members consisting of the Township of Carling, The Municipality McDougall, The Township of McKellar, and The Municipality of Whitestone; and

**THAT** The Council of the Municipality of Whitestone does not support the Township of Carling's request for its withdrawal from the Parry Sound and Area Planning Board; and

**FURTHER THAT** a copy of this resolution be forwarded to The Township of Carling, Paul Calandra and Christopher Brown of The Minister of Municipal Affairs and Housing, MPP Graydon Smith, The Parry Sound and Area Planning Board Municipality of McDougall, The Township of McKellar.

**Recorded Vote requested by Mayor Comrie:**

		YEAS	NAYS	ABSTAIN
<u>4</u>	Councillor Bray		X	
<u>1</u>	Councillor Lamb	X		
<u>2</u>	Councillor Nash	X		
<u>3</u>	Councillor Woods	X		
<u>5</u>	Mayor Comrie		X	

**Carried**

**Resolution No. 2024-478**

**Moved by:** Councillor Nash

**Seconded by:** Councillor Lamb

**5.4(b) – McDougall Township**

**WHEREAS** The Council of the Municipality of Whitestone has received a copy of The Municipality of McDougall Resolution 204-105 via email; and

**WHEREAS** within the Resolution 204-105 The Municipality of McDougall is seeking to withdraw from the Parry Sound and Area Planning Board (PSAB); and

**WHEREAS** The Municipality of McDougall has made a request to the Ministry of Municipal Affairs and Housing (MMAH) to authorize The Municipality of McDougall's withdrawal from the Parry Sound and Area Planning Board

**WHEREAS** The Municipality of Whitestone is a member of the Parry Sound and Area Planning Board and has 2 representatives on the Board; and

**WHEREAS** The Council of the Municipality of Whitestone believes that The Parry Sound and Area Planning Board provides vital planning direction and decision making for its members consisting of the Township of Carling, The Municipality McDougall, The Township of McKellar, and The Municipality of Whitestone;

**THAT** The Council of the Municipality of Whitestone does not support the Municipality of McDougall request for its withdrawal from the Parry Sound and Area Planning Board; and

**FURTHER THAT** a copy of this resolution be forwarded to the Municipality of McDougall, Paul Calandra and Christopher Brown of The Minister of Municipal

Affairs and Housing, MPP Graydon Smith, The Parry Sound and Area Planning Board Township of Carling, The Township of McKellar.

**Recorded Vote requested by Mayor Comrie:**

		YEAS	NAYS	ABSTAIN
3	Councillor Bray		X	
4	Councillor Lamb	X		
1	Councillor Nash	X		
2	Councillor Woods	X		
5	Mayor Comrie		X	

**Carried**

**6. Public Meeting - None**

**7. Consent Agenda**

**Resolution No. 2024-479**

**Moved by:** Councillor Lamb

**Seconded by:** Councillor Bray

**WHEREAS** the Council of the Municipality of Whitestone has reviewed the Consent Agenda consisting of:

- 7.1 Council and Committee Meeting Minutes
  - 7.1.1 Regular Council Meeting Minutes of November 19, 2024
  - 7.1.2 Emergency Management Program Committee Meeting Minutes of September 26, 2024
- 7.2 Unfinished Business (listed on page 6 and 7 of the agenda)

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Municipality of Whitestone hereby approves the following Council Meeting Minutes:

- 7.1 Council and Committee Meeting Minutes
  - 7.1.1 Regular Council Meeting Minutes of November 19, 2024

**AND THAT** the Council of the Municipality of Whitestone receives for information:

- 7.1.2 Emergency Management Program Committee Meeting Minutes of September 26, 2024
- 7.2 Unfinished Business (listed on page 6 to 7 of the agenda)

**Carried**

**8. Accounts Payable**

**Resolution No. 2024-480**

**Moved by:** Councillor Woods

**Seconded by:** Councillor Nash

## 8.1 Accounts Payable

**THAT** the Council of the Municipality of Whitestone receives for information the Accounts Payable listing in the amount of \$181,469.25 for the period ending November 28, 2024.

**Carried**

## 9. Staff Reports

### **Resolution No. 2024-481**

**Moved by:** Councillor Bray

**Seconded by:** Councillor Lamb

#### 9.1 Report PW-2024-13 York Street Landfill Update

- Technical Memorandum from Azimuth Environmental Consulting Inc. dated November 26, 2024 (2024 Dunchurch Landfill Monitoring Program Summary)

**THAT** the Council of the Municipality of Whitestone receives for information Report PW-2024-13 (York Street Landfill Update) and the Technical Memorandum from Azimuth Environmental Consulting Inc. dated November 26, 2024 (2024 Dunchurch Landfill Monitoring Program Summary).

**Carried**

### **Resolution No. 2024-482**

**Moved by:** Councillor Lamb

**Seconded by:** Councillor Woods

#### 9.2 Report FIRE-2024-04 The change in cost for our Fire Department to purchase a used ambulance from the Parry Sound District Paramedic Services

**THAT** the Council of the Municipality of Whitestone receives for information Report FIRE-2024-04 (The change in cost for our Fire Department to purchase a used ambulance from the Parry Sound District Paramedic Services); and

**THAT** the Council of the Municipality of Whitestone approves the Fire Chief and Deputy Chief presenting a deputation to the Parry Sound District Paramedic Service Board requesting that they continue to sell a used ambulance to the Municipality of Whitestone for \$1.00, every 2 to 3 years.

**Carried**

## 10. By-laws

### **Resolution No. 2024-483**

**Moved by:** Councillor Lamb

**Seconded by:** Councillor Bray

- 10.1 **THAT** By-law No. 66-2024 being a By-law to enter into an Agreement for Conditions of Approval of Consent B29/2023(W) – DESJARDINS, Robert and Jeannette, is hereby passed this 10th day of December, 2024.

**Recorded Vote (per Section 3.20, Procedural By-law 80-2023):**

		YEAS	NAYS	ABSTAIN
<u>2</u>	Councillor Bray	X		
<u>3</u>	Councillor Lamb	X		
<u>4</u>	Councillor Nash	X		
<u>1</u>	Councillor Woods	X		
<u>5</u>	Mayor Comrie	X		

**Carried**

**Resolution No. 2024-484**

**Moved by:** Councillor Lamb

**Seconded by:** Councillor Nash

- 10.2 **THAT** By-law No. 67-2024, as amended, being a By-law to confirm that as a condition of office, each Elected Official will be required to have an office outside of the Municipal Office, which could include a virtual or home office, is hereby passed this 10th day of December, 2024.

**Carried**

- 10.3 By-law No. 68-2024 was dealt with after Closed Session Item 15.3.1

**Resolution No. 2024-485**

**Moved by:** Councillor Bray

**Seconded by:** Councillor Lamb

- 10.4 **THAT** By-law No. 69-2024, being a By-law to enter into an agreement with His Majesty the King in Right of Ontario as represented by the Minister of the Solicitor General on behalf of the Ontario Provincial Police - Primary Public Safety Answering Point (P-PSAP) and to rescind By-law No. 26-2019, is hereby passed this 10th day of December, 2024.

**Carried**

**11. Business Matters**

- 11.1 Item being moved to a future Council Meeting; no resolution

**Resolution No. 2024-486**

**Moved by:** Councillor Lamb

**Seconded by:** Councillor Bray

- 11.2 Correspondence from Chair, West Parry Sound Recreation and Cultural Centre Request for Whitestone Council's \$250,000 Financial Commitment to the Construction of the West Parry Sound Recreation and Cultural Centre

**THAT** the Council of the Municipality of Whitestone receives for information the correspondence from Donald Sanderson, Chair, West Parry Sound Recreation and Cultural Centre's Request for Whitestone Council's \$250,000 Financial Commitment to the Construction of the West Parry Sound Recreation and Cultural Centre.

***Amendment proposed by Councillor Lamb***

**Resolution No. 2024-487**

**Moved by:** Councillor Lamb

**Seconded by:** Councillor Woods

and **THAT** the Council of the Municipality of Whitestone direct staff to send a brief letter to the Board with copies of our two motions which are self-explanatory.

**Recorded Vote requested by Mayor Comrie:**

	YEAS	NAYS	ABSTAIN
<u>1</u> Councillor Bray			X
<u>2</u> Councillor Lamb	X		
<u>3</u> Councillor Nash	X		
<u>4</u> Councillor Woods	X		
<u>5</u> Mayor Comrie		X	

**Carried**

**Resolution No. 2024-486**

**Moved by:** Councillor Lamb

**Seconded by:** Councillor Bray

- 11.2 Correspondence from Chair, West Parry Sound Recreation and Cultural Centre Request for Whitestone Council's \$250,000 Financial Commitment to the Construction of the West Parry Sound Recreation and Cultural Centre

**THAT** the Council of the Municipality of Whitestone receives for information the correspondence from Donald Sanderson, Chair, West Parry Sound Recreation and Cultural Centre's Request for Whitestone Council's \$250,000 Financial Commitment to the Construction of the West Parry Sound Recreation and Cultural Centre; and

**THAT** the Council of the Municipality of Whitestone direct staff to send a brief letter to the Board with copies of our two motions which are self-explanatory.

**Recorded Vote requested by Mayor Comrie:**

	YEAS	NAYS	ABSTAIN
<u>4</u> Councillor Bray		X	
<u>1</u> Councillor Lamb	X		
<u>2</u> Councillor Nash	X		
<u>3</u> Councillor Woods	X		
<u>5</u> Mayor Comrie		X	

**Carried**

**Resolution No. 2024-488**

**Moved by:** Councillor Bray

**Seconded by:** Councillor Woods

11.3 Correspondence from Parry Sound Community Radio Association

**THAT** the Council of the Municipality of Whitestone receives for information the correspondence from Parry Sound Community Radio Association; and

**WHEREAS** community radio upholds, roots, promotes and advocates on behalf of the people, organizations, business and industry; and

**WHEREAS** a strong community builds strong individuals, neighbourhoods, business and industry; and

**WHEREAS** community radio renders a collective voice for the community, manifests and sustains the community's identity, and emerges, expands and advances the community; and

**WHEREAS** airwaves are public property and not-for-profit community radio ownership provides community access to the airwaves and fosters programming based on community participation, reflects the special interests and needs of its listeners, stimulates cultural enrichment and socio-economic endeavours; and

**WHEREAS** community radio promotes diversity in the broadcasting of opinions, spoken word content and musical programming and focuses on the arts, local history and interests, needs and initiatives, including local and municipal news, current events and local sports all of which form the basis of the station's programming; and

**WHEREAS** today's commercial media landscape has become more centralized in corporate interests and less focused on comprehensive local coverage and content;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Municipality of Whitestone hereby recognizes the importance and validity of community radio and its value in preserving and building a local, collective voice and identity while supporting and advocating local interests. The Municipality of Whitestone supports an application for community FM radio as proposed to the Canadian Radio-television and Telecommunications

**Carried**

**Resolution No. 2024-489**

**Moved by:** Councillor Nash

**Seconded by:** Councillor Woods

11.4 Item requested by Councillor Scott Nash  
Aulds Road and York Street Landfill Metal Recycling

Discussion regarding having a Request for Proposal (RFP) or Tender for the Scrap Metal Recycling of the Metal Materials dropped off at the Landfill sites (Auld Road and York Street) to be prepared and released by the Municipality of Whitestone.

**Resolution as provided by Councillor Nash:**

**WHEREAS** the Council of the Municipality of Whitestone has discussed the Aulds Road and York Street Landfill sites Metal Recycling; and

**THAT** Council of the Municipality of Whitestone would ask staff to prepare, either a Request for Proposal (RFP) or Tender for the Metal Recycling Services for the Municipality of Whitestone Landfill sites;

**THAT** a minimum of three (3) bids be required in order for a Contract or Purchase Order to be voted on by Council for the award.

**Carried**

**Resolution No. 2024-490**

**Moved by:** Councillor Nash

**Seconded by:** Councillor Lamb

- 11.5 Item requested by Councillor Scott Nash  
Meeting Minutes for Belvedere Heights, Parry Sound Board of Health, EMS Advisory Committee, Planning Board

Discussion regarding how the Meeting Minutes from Belvedere Heights, Parry Sound Board of Health and EMS Advisory Committee are provided to members of Council Resolution as provided by Councillor Nash (Note: Planning Board was recommended to be added by Councillor Lamb):

**WHEREAS** The Council of the Municipality of Whitestone has discussed the current method of how the meeting minutes for Belvedere Heights, Parry Sound Board of Health and EMS Advisory Committee are currently provided to Council members via email from Municipal Staff;

**THAT**, the Council of the Municipality of Whitestone would ask staff that on a go forward basis that the Meeting Minutes for Belvedere Heights, Parry Sound Board of Health, EMS Advisory Committee, Parry Sound District Social Services Board, OPP Detachment Board, Provincial Offences Act Partners, ICECAP, and the Parry Sound Area Planning Board additionally be included in the Council Agenda Packages (digital and printed) under "Correspondence" for greater transparency for rate payers; and

**THAT** Council review this practice in three months' time.

**Recorded Vote requested by Councillor Nash:**

		YEAS	NAYS	ABSTAIN
<u>3</u>	Councillor Bray	X		
<u>4</u>	Councillor Lamb	X		
<u>1</u>	Councillor Nash	X		
<u>2</u>	Councillor Woods	X		
<u>5</u>	Mayor Comrie	X		

**Carried**

**Resolution No. 2024-491**

**Moved by:** Councillor Nash

**Seconded by:** Councillor Woods

- 11.6 2024 Whitestone Environment Report (Benthic Monitoring and Lake Partner programs)  
Lorimer Lake, with an update on Lake WahWashKesh and Whitestone Lake

**THAT** Council of the Municipality of Whitestone receives for information the 2024 Whitestone Environment Report (Benthic Monitoring and Lake Partner programs) Lorimer Lake, with an update on Lake WahWashKesh and Whitestone Lake.

**Carried**

**Resolution No. 2024-492**

**Moved by:** Councillor Nash

**Seconded by:** Councillor Woods

- 11.7 Whitestone Environmental Stewardship Committee  
Terms of Reference – updated July 2024

**THAT** Council of the Municipality of Whitestone receives for information the proposed revised Whitestone Environmental Stewardship Committee Terms of Reference dated July 2024; and

**THAT** Council of the Municipality of Whitestone approves the Whitestone Environmental Stewardship Committee Terms of Reference as revised.

**Carried**

**Resolution No. 2024-493**

**Moved by:** Councillor Lamb

**Seconded by:** Councillor Woods

- 11.8 MHBC Official Plan Five-Year Review and Comprehensive Zoning By-law

**THAT** Council of the Municipality of Whitestone receives for information the Memorandum of MHBC Planning Consultants dated November 27, 2024 in regard to an amended proposal for the Official Plan Review and Comprehensive Zoning By-law update

**Carried**

## 12. Correspondence

### Resolution No. 2024-494

**Moved by:** Councillor Lamb

**Seconded by:** Councillor Bray

**WHEREAS** the Council of the Municipality of Whitestone has reviewed the Correspondence Items as listed on page 8 of the December 10, 2024 Council Meeting agenda;

**NOW THEREFORE BE IT RESOLVED THAT** Council receive the correspondence items for information, with the following extracted for further discussion/action:

- Item H     - Near North District School Board correspondence
- Motion to be brought to Council
- Item J     - Correspondence from Grace Simpson

**Carried**

## 13. Councillor Items

### Councillor Lamb:

- Thanked staff for their work organizing the Volunteer Appreciation Night, recognized the effort it takes to make it a success
- congratulated the Recreation Committee for the success of the tree-lighting evening
- attended the Thrift Shop meeting and indicated the volunteers have determined where the funds raised will be allocated. They will be attending a Council meeting early in the new year

### Councillor Bray:

- attended Breakfast with Santa and said it was a success

### Mayor Comrie:

- indicated weather and a conflicting event affected attendance at Breakfast with Santa but it was still well-done
- the Secret Santa Shopper day was also successful

### Councillor Woods:

- echoed the sentiments of Councillors Lamb and Bray and Mayor Comrie
- appreciates volunteers and staff for the work they do, and commended staff on the Volunteer Appreciation Night

### Resolution No. 2024-495

**Moved by:** Councillor Bray

**Seconded by:** Councillor Lamb

### Curfew

**WHEREAS** Section 6.5.2 Daytime meetings (commencing prior to 4:00 p.m.) of the Municipality of Whitestone Procedural By-law No. 80-2023, being a By-law to establish protocols governing the proceedings of Council, Committee and Boards of the Corporation of the Municipality of Whitestone, states:

No item of business may be dealt with at a Council meeting after seven (7.0) hours of the meeting unless authorized by a resolution supported by a majority of the Members present, to allow an additional agreed upon length of time.

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Municipality of Whitestone hereby continues the December 10, 2024 Regular Council Meeting past the allotted time of seven (7.0) hours at 6:00 p.m. and continues for an additional one hour.

**Carried**

**14. Questions from the Public** – Cathy Lamb thanked staff for their work with the Volunteer Appreciation Evening

**15. Closed Session**

**Resolution No. 496**

**Moved by:** Councillor Bray

**Seconded by:** Councillor Nash

**Adjourn to Closed Session**

**THAT** this meeting be adjourned into a Closed Session meeting at 6:08 p.m. for the following matters:

- 15.1 Closed Session Minutes of the Regular Closed Session Council meeting of Tuesday November 19, 2024
- 15.2 The security of the property of the municipality or local board pursuant to Ontario Municipal Act, Section 239(2)(a)
  - Memorandum from CAO/Clerk Hendry
  - Cyber Security Report, Dan Hildebrandt, Certified Systems Engineer and Systems Analyst Level IV Network Architect, Systems & Security Specialist, My-Tech Information Technology
- 15.3 Personal matters about an identifiable individual, including municipal or local board employees, pursuant to Ontario Municipal Act, Section 239. (2) (b):
  - 15.3.1 Human Resources Matter – By-law Enforcement
  - 15.3.2 Volunteer Application for the Whitestone Environmental Stewardship Committee

**Carried**

**RECESS 6:05 p.m. to 6:15 p.m.**

**RECORDING PAUSED**

**Reconvene into Regular Meeting**

**Resolution No. 497**

**Moved by:** Councillor Bray

**Seconded by:** Councillor Lamb

**THAT** this meeting be reconvened to a Regular Meeting at 7:20 p.m.

**Carried**

**RECORDING RESUMED**

**Matters arising from Closed Session:**

**Resolution No. 498**

**Moved by:** Councillor Nash

**Seconded by:** Councillor Lamb

- 15.1 Closed Session Minutes of the Regular Closed Session Council meeting of Tuesday November 19, 2024

**THAT** the Council of the Municipality of Whitestone hereby approves the Regular Closed Session Council meeting of Tuesday November 19, 2024.

**Carried**

**Resolution No. 499**

**Moved by:** Councillor Bray

**Seconded by:** Councillor Nash

- 15.2 The security of the property of the municipality of local board pursuant to Ontario Municipal Act, Section 239(2)(a)

**THAT** the Council of the Municipality of Whitestone receives for information the Memorandum of CAO / Clerk Hendry dated December 10, 2024; and

**THAT** the Council of the Municipality of Whitestone receives for information the Cyber Security Report from Dan Hildebrandt, Certified Systems Engineer and Systems Analyst Level IV Network Architect, Systems & Security Specialist, My-Tech Information Technology

**Carried**

**Resolution No. 500**

**Moved by:** Councillor Nash

**Seconded by:** Councillor Lamb

- 15.3 Personal matters about an identifiable individual, including municipal or local board employees, pursuant to Ontario Municipal Act, Section 239. (2) (b)

15.3.1 Human Resources Matter – By-law Enforcement

**THAT** the Council of the Municipality of Whitestone receives for information the Memorandum of CAO / Clerk Hendry dated December 10, 2024.

**Carried**

**Resolution No. 2024-501**

**Moved by:** Councillor Nash

**Seconded by:** Councillor Bray

- 10.3 **THAT** By-law No. 68-2024, being a By-law to authorize the execution of an Agreement for a By-law Enforcement Officer for The Corporation of the Municipality of Whitestone and to appoint a By-law Enforcement Officer for the Corporation of the Municipality of Whitestone, and to repeal By-law No. 10-2022, is hereby passed this 10th day of December, 2024.

**Carried**

**Resolution No. 502**

**Moved by:** Councillor Woods

**Seconded by:** Councillor Nash

- 15.3.2 Volunteer Application for the Whitestone Environmental Stewardship Committee

**THAT** the Council of the Municipality of Whitestone appoints Agnes McNamara to the Whitestone Environmental Stewardship Committee.

**Carried**

**16. Confirming By-law**

**Resolution No. 503**

**Moved by:** Councillor Lamb

**Seconded by:** Councillor Bray

**THAT** By-law No. 70-2024 being the Confirmatory By-law for the Regular Council meeting of the Municipality of Whitestone on December 10, 2024 is hereby enacted as passed this 10<sup>th</sup> day of December, 2024.

**Carried**

**17. Adjournment**

**Resolution No. 504**

**Moved by:** Councillor Bray

**Seconded by:** Councillor Woods

**WHEREAS** the business of this Meeting has concluded;

**NOW THEREFORE BE IT RESOLVED THAT** this meeting be adjourned at 7:27 p.m. until the Regular Council Meeting of Thursday January 23, 2025 at 10:00 a.m. or at the call of the chair.

**Carried**

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**George Comrie**

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**Mayor**

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**Wendy Schroeder**

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**Deputy Clerk**



**DRAFT**

**Minutes of the Whitestone Thrift Shop Committee  
meeting held on Friday, November 22, 2024 at 1:00 p.m.  
at the Dunchuch Community Centre**

**Present:** Ingrid Brooks  
Deanna Campbell  
Charmaine Craig  
Josh Davis  
Pam Galloway (Secretary / Treasurer)  
Julie Hozian  
Carol Jackson  
Merry Johnson  
Joe Lamb, Councillor  
Jane Lockwood  
Andrea Pearcey  
Julie Porchak  
Peggi Woehl (Chairperson)

**Regrets:** Colleen Clelland  
Fay Clelland  
Sue Hicks-Green  
Marla Green  
Elizabeth Hamilton  
Sue Kime  
Christine Walker  
Sheila Wesley

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**1. CALL TO ORDER**

Peggi Woehl called the meeting to order at 1:04 p.m.

**Indigenous Land Acknowledgement Statement**

*The Municipality of Whitestone recognizes all of Canada resides on traditional, unceded and/or treaty lands of the Indigenous People of Turtle Island.*

*We recognize our Municipality on The Robinson Huron Treaty territory is home to many past, present and future Indigenous families.*

*This acknowledgment of the land is a declaration of our commitment and collective responsibility to reconcile the past, and to honour and value the culture, history and relationships we have with one another.*

2. **DISCLOSURE OF PECUNIARY INTEREST & GENERAL NATURE THEREOF** –  
NONE

3. **PRESENTATION**  
NONE

4. **ADOPTION OF AGENDA**

2024-04 Moved by Julie Hozian  
Seconded by Julie Porchak

That the committee agenda for this meeting be adopted as printed and circulated; and

That the Agenda for this meeting be adopted as presented, with the following addition:

Item 4, Presentation of a retirement gift to Michelle Hendry, CAO

**Carried**

5. **ADOPTION OF MINUTES**

2024-05 Moved by Charmaine Craig  
Seconded by Deanna Campbell

That the minutes of the Thrift Shop Committee meeting of March 20, 2024 be adopted as presented and circulated.

**Carried**

6. **REPORTS/CORRESPONDENCE**

6.1 Treasurer's Report

- The Treasurer report were handed out to members. Pam Galloway reported that Thrift Shop revenue was \$18,364.73, and volunteer hours totaled 1062.5.
- Peggi reported that a \$1,000.00 donation from our reserve fund was paid to Don and Yvonne Burgess, who lost his home due to a fire.

7. **DISCUSSIONS**

7.1 **Increasing prices:**

It was agreed to increase the prices of:

- (a) Adult clothing by \$1.00
- (b) Children's clothing by \$0.50
- (c) Bag sales to \$6.00 each, 2 for \$10.00, or 3 for \$15.00
- (d) Dresses, coats, and jackets by \$4.00–\$5.00

7.2 **T-shirts for volunteers:** The majority decided not to provide t-shirts.

**RECOMMENDATION TO COUNCIL**

2024-06TSC Moved by Julie Porchak  
Seconded Jane Lockwood

7.3 2024 Donations:

**THAT** the Thrift Shop Committee recommends that Council approve the following list of donations for 2024:

West Parry Sound Ambulance Service	\$ 2,500.00
• Community Paramedicine home visits program	
Whitestone Lake Central School	\$ 1,000.00
• Breakfast fund	
Whitestone Library	\$ 5,000.00
• TV monitors & programming	
Ardbeg Community Club	\$ 1,000.00
Whitestone Nursing Station	\$ 1,500.00
• 2 women's pessary kits	
• 8 home blood pressure monitors	
West Parry Sound Community Support Services	\$ 500.00
• Senior Connect Program	
Salvation Army	\$ 500.00
Harvest Share Community	\$ 1,000.00
Esprit Place	\$ 450.00
Aspen Valley	\$ 450.00
Royal Canadian Legion Branch 396	\$ 500.00
• Disability Ramp	
Dunchurch United Church	\$ 300.00
Heat & Hydro	\$ 2,000.00
Reserve	\$ 1,664.73
<b>TOTAL:</b>	<b>\$18,364.73</b>

**Carried**

**8. NEW BUSINESS**

8.1 Discussion regarding Julie Hozian taking on the scheduling of volunteers.

9. **ANNOUNCEMENTS**  
NONE

10. **ADJOURNMENT**  
2024-07TSC Moved by Charmaine Craig  
Seconded by Jane Lockwood

That this meeting be adjourned at 3:05 p.m. until the call of the Chair.

**Carried**

DRAFT

**DRAFT**

**Emergency Management Program Committee meeting  
held on Thursday, November 28, 2024, 5:00 p.m.  
Dunchurch Community Centre**

Present: George Comrie, Mayor, **Council Representative**  
David Creasor, Public Works Manager, **Operations Section Chief**  
Eva Fincham, CEO Whitestone Library, **Information Officer**  
John Stothers, **Alternate CEMC and Committee Chair**  
Kathy Whitman, **CEMC** (by phone)  
Bob Whitman, **Fire Chief**

Regrets: Michelle Hendry, CAO-Clerk

1. **Roll Call and Call to Order** 5:05 p.m.

2. **Approval of the Agenda**

**Resolution No. 2024-5 EMPC**

**Moved by:** Fire Chief Bob Whitman

**Seconded by:** David Creasor

**WHEREAS** the Members of the Emergency Management Program Committee (EMPC) have been presented with an Agenda for this meeting;

**BE IT RESOLVED THAT** the Agenda for this meeting be adopted as presented.

**Carried**

3. **Approval of Minutes**

**Resolution No. 2024-6 EMPC**

**Moved by:** Mayor George Comrie

**Seconded by:** Fire Chief Bob Whitman

**WHEREAS** the Members of the Emergency Management Program Committee have been presented with the minutes for the EMPC meeting held September 26, 2024;

**BE IT RESOLVED THAT** the Minutes for that meeting be adopted as presented.

**Carried**

**4. Presentations and Delegations – None**

**5. Reports / Correspondence – None**

**6. Discussion**

**7. Unfinished Business**

**7.1 Draft Terms of Reference.**

The Chair noted that the CAO had revised the Draft Terms of Reference presented by the Chair at the last meeting. It was agreed that the Members would review the Draft and be prepared to discuss them at the next meeting of the committee. The Chair noted that they included having the Fire Chief as a member of the EMPC as approved by Council.

**7.2 Status of Compliance Activities**

The CEMC reported on the status of Compliance Activities under the following headings.

**7.3 Proposed date for exercise**

After discussion it was agreed to hold the exercise on Monday, December 16, 2024 at 5:00 p.m. in the Community Centre.

**7.4 Proposed date for training**

After discussion it was agreed to hold the training on Monday, December 16, 2024 at 5:00 p.m. in the Community Centre.

**7.5 Emergency Plan Updates**

The CEMC briefly outlined the changes to the Emergency Plan that had been approved by Council.

**7.6 Possible Grant Applications**

**7.6.1 Fire Smart**

The Fire Chief stated that he intended to apply for a Fire Smart grant in the new year.

**7.6.2 Flood Hazard Identification and Mapping**

The Chair stated that the CAO had recommended that this item be removed from the purview of the EMPC and that the CAO and

Mayor oversee this item in cooperation with neighboring municipalities. The Chair agreed with this recommendation but felt that it would be useful if the Committee could be kept updated on any progress.

The Mayor committed to contact MNRF for a status update on this item. The Public Works Manager stated that he was able to access a great deal of GIS data from MNRF concerning flood risk in the municipality.

#### 7.6.3 Emergency Preparedness Grant

The Public Works Manager stated that he had re-submitted the grant application.

#### 7.7 Review of Public Information

The PIO stated that she was continuing to post Emergency Management information on the website as she receives it. She requested that anyone with EM related items share them with her via email.

#### 8. New Business – None

#### 9. Announcements – None

#### 10. Recommendations to Council - None

#### 11. Next Meeting and Adjournment

**WHEREAS** the business of this Meeting has concluded.

**BE IT RESOLVED THAT** this Meeting be adjourned at 6:15 p.m. until the next meeting of Wednesday, March 26, 2025, at 5:00 p.m. or at the call of the chair.

**Carried**

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**Chairperson,  
John Stothers, Alternate CEMC**



**Minutes of the Recreation Committee  
October 24, 2024, at 7:00 p.m.**

**Whitestone Library & Technology Centre**

**Present:** Alaina Barry  
Deborah Comrie (Secretary)  
Mayor George Comrie  
Tanya Fraser (Chair)  
Jan Hill  
Carol McClellan  
Patricia Xerri

**Staff:** Kassondra Keck

**Regrets:** Andrew Lackram  
Melanie Stanford

**Guests:** None

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**1. Roll Call and Call to Order** 7:04 p.m.

**2. Disclosure of Pecuniary Interest**  
The Chair requested that any pecuniary interest be declared for the record.  
None declared.

**3. Approval of the Agenda**

**Resolution No. 2024-032RC**

**Moved by:** Jan Hill

**Seconded by:** Patricia Xerri

**WHEREAS** the members of the Recreation Committee have been presented with the Agenda for this meeting;

**BE IT RESOLVED THAT** the Agenda for this meeting be adopted as presented.

**Carried**

**4. Approval of Minutes**

**Resolution No. 2024-033RC**

**Moved by:** Deborah Comrie

**Seconded by:** Carol McClellan

4.1 Minutes of September 26, 2024

**WHEREAS** the Recreation Committee has reviewed the Minutes of September 26, 2024

**NOW THEREFORE BE IT RESOLVED THAT** the Minutes of the Recreation Committee dated September 26, 2024, be approved.

**Carried**

**5. Presentations - None**

**6. Reports/Correspondence**

6.1 Revenue and Expense Report

The Recreation Committee reviewed the Expense Report to ensure everything was up to date and that all items were accounted for.

**7. Discussions- none**

**8. Unfinished Business**

8.1 Food Pantry

The Recreation Committee continues to work on relocating the small building behind the Grange, donated to the Municipality, to a more central location for the Food Pantry. The move will proceed once the Municipality confirms ownership of the building. Mayor George Comrie will follow up with Cogeco.

8.2 Halloween

Alaina Barry and Meagan Meyntz are planning a haunted house at the Whitestone Library and a trick or treat event at the Community Centre on October 26<sup>th</sup>, from 6:00 p.m. to 8:00 p.m. There will be large board games at the Community Centre as well as treats. Alaina Barry discussed that they will need more decorations. Deborah Comrie volunteered to pick up more decorations tomorrow. Fire Department volunteers will help assist children crossing the street.

8.3 Proposal for the Twist Property

Deborah Comrie wrote a proposal to Council to use the Twist building temporarily for recreation storage. The reason the Recreation Committee is seeking this space is to store large donated items, such as a ping pong table currently stored at the Grange.

8.4 Christmas Craft Sale

Jan Hill reported that the Christmas Craft Sale is fully booked with a waiting list. 710 flyers have been distributed. Jan will complete an Expense Form and submit it to the Municipal Office, along with the revenue from the craft sale. Deborah Comrie

also emailed David Creasor to request Facilities' assistance with setting up vendor tables.

**8.5 Christmas Planning**

The Recreation Committee is hosting Breakfast with Santa on December 7<sup>th</sup>, Secret Santa on December 8<sup>th</sup>, and Cookie Decorating with Santa on December 15<sup>th</sup>. Patricia Xerri will be baking the cookies for the Cookie Decorating event. The Recreation Committee is also seeking gift donations for the Secret Santa event.

**8.6 Christmas Tree**

The Recreation Committee is considering placing donation jars in the community to raise funds for the Christmas tree lighting. Tanya Fraser will reach out to the Duck Rock General Store to inquire about placing a donation jar there. Mayor George Comrie and David Creasor are discussing going to a tree nursery and finding a 12 ft to 15 ft tree and relocating to the Twist Property. They would like to have this completed in the next two weeks.

**8.7 Budget for 2025**

The budget for 2025 has been deferred to next meeting.

**9. New Business**

**9.1 Cooking with Trish Event**

The Recreation Committee discussed doing a cooking class with Patricia Xerri on November 27<sup>th</sup>. The food Patricia will be cooking for the class is pizza, wings and caesar salad.

**10. Adjournment**

**Resolution No. 2024-034RC**

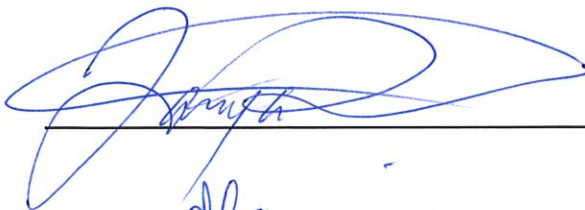
**Moved by:** Alaina Barry

**Seconded by:** Deborah Comrie

**WHEREAS** the business of this Meeting has concluded;

**NOW THEREFORE BE IT RESOLVED THAT** this Meeting be adjourned at 8:40 p.m. until the next regular meeting of November 28, 2024 at 7:00 p.m. or at the call of the chair.

**Carried**



**Chair**



**Recording Secretary**

## **Committee and Board Minutes**

**NORTH BAY PARRY SOUND DISTRICT HEALTH UNIT  
FINANCE AND PROPERTY COMMITTEE OF THE BOARD OF HEALTH  
MINUTES – FINANCE AND PROPERTY COMMITTEE, June 26, 2024  
345 Oak Street West, Nipissing Room, North Bay, Ontario**

**PRESENT:**

**Nipissing District:**

Central Appointee

Karen Cook

Central Appointee

Sara Inch

Central Appointee

Maurice Switzer

Central Appointee

Dave Wolfe

Eastern Appointee

Rick Champagne (*Chairperson*)

**Parry Sound District:**

Southeastern Appointee

Marianne Stickland

**Public Appointees:**

Tim Sheppard

**REGRETS:**

Central Appointee

Jamie Lowery (*Vice-Chairperson*)

Western Appointee – Nipissing District

Jamie Restoule

Northeastern Appointee

Blair Flowers

Western Appointee – Parry Sound District

Jamie McGarvey

Public Appointee

Catherine Still

**ALSO IN ATTENDANCE:**

Medical Officer of Health/Executive Officer

Dr. Carol Zimbalatti

Executive Director, Finance

Isabel Churcher

Executive Assistant, Office of the Medical Officer of Health

Ashley Lecappelain

Executive Assistant, Executive Director's Office

Christine Neily

**RECORDER:**

Executive Assistant, Office of the MOH/EO

Sheri Beaulieu

**1.0 CALL TO ORDER**

The Finance and Property Committee members joined the meeting in person from the Nipissing Room at 345 Oak Street West, North Bay, Ontario, and virtually via Teams video conference. The meeting was open to the public and live streaming of the meeting was available to the media and public through a link provided on the Health Unit's website.

Marianne Stickland, Finance and Property Committee Chairperson, called the June 26, 2024, Finance and Property Committee meeting to order at 5:01 p.m.

Traditional territory land acknowledgement was provided by Karen Cook.

## 2.0 APPROVAL OF AGENDA

The following motion regarding the June 26, 2024, Finance and Property Committee agenda was read:

### **Finance and Property Recommendation #FP/2024/06/01 \*Wolfe/Cook**

***Be It Resolved***, that the Finance and Property Committee agenda, dated June 26, 2024, be approved.

The recorded vote was as follows:

**RECORDED VOTE FOR CIRCULATION: Yes / No (Please circle one)**

Name:	For:	Against:	Abstain:	Name:	For:	Against:	Abstain:
Rick Champagne	X			Jamie Restoule	A		
Karen Cook	X			Tim Sheppard	X		
Blair Flowers	A			Marianne Stickland	X		
Sara Inch	X			Catherine Still	R		
Jamie Lowery	R			Maurice Switzer	X		
Jamie McGarvey	R			Dave Wolfe	X		

*“Carried”*

## 3.0 CONFLICT OF INTEREST

There were no conflicts of interest declared.

## 4.0 APPROVAL OF PREVIOUS MINUTES

### 4.1 Finance and Property Committee Minutes – April 24, 2024

The minutes from the April 24, 2024, Finance and Property Committee meeting were presented.

The following motion was read:

### **Finance and Property Recommendation #FP/2024/06/02 \*Champagne/Sheppard**

***Be It Resolved***, that the minutes from the Finance and Property Committee meeting held on April 24, 2024, be approved as presented.

The recorded vote was as follows:

**RECORDED VOTE FOR CIRCULATION: Yes / No (Please circle one)**

Name:	For:	Against:	Abstain:	Name:	For:	Against:	Abstain:
Rick Champagne	X			Jamie Restoule	A		

Karen Cook	X	Tim Sheppard	X
Blair Flowers	A	Marianne Stickland	X
Sara Inch	X	Catherine Still	R
Jamie Lowery	R	Maurice Switzer	X
Jamie McGarvey	R	Dave Wolfe	X

*"Carried"*

## 5.0 DATE OF NEXT MEETING

Date: September 25, 2024

Time: To be determined

Location: To be determined

## 6.0 BUSINESS ARISING

There was nothing brought forward under Business Arising.

## 7.0 NEW BUSINESS

### 7.1 Insurance Program Annual Report

An annual review of the General Insurance Program is required by the Board of Health.

A written report was provided in the agenda package and the floor was opened for questions or comments. There was no further discussion.

The following motion was read:

#### **Finance and Property Recommendation #FP/2024/06/03 \*Inch/Switzer**

***Whereas***, the North Bay Parry Sound District Health Unit (Health Unit) has held a contract with the Healthcare Insurance Reciprocal of Canada (HIROC) since 2013, and

***Whereas***, the service provider and costs related to the service have been very satisfactory to management and the Board of Health.

***Therefore Be It Resolved***, that the Finance and Property Committee recommends that the Board of Health for the North Bay Parry Sound District Health Unit approve continuation of the contract for the general insurance program with the Healthcare Insurance Reciprocal of Canada until notified of any changes, and

***Furthermore Be It Resolved***, that the Finance and Property Committee be updated annually, at a minimum, on insurance matters.

The recorded vote was as follows:

**RECORDED VOTE FOR CIRCULATION: Yes / No (Please circle one)**

<b>Name:</b>	<b>For:</b>	<b>Against:</b>	<b>Abstain:</b>	<b>Name:</b>	<b>For:</b>	<b>Against:</b>	<b>Abstain:</b>
Rick Champagne	X			Jamie Restoule	A		
Karen Cook	X			Tim Sheppard	X		
Blair Flowers	A			Marianne Stickland	X		
Sara Inch	X			Catherine Still	R		
Jamie Lowery	R			Maurice Switzer	X		
Jamie McGarvey	R			Dave Wolfe	X		

*“Carried”*

## **7.2 Risk Management Assessment Report**

A report on the risk management assessment activities is required annually. A written report was provided as part of the agenda package.

The report provided a breakdown of the active risks and an update on the number of risk assessment sessions conducted since the previous year’s report. It was noted that the work required to investigate the potential for merging with neighbouring health units has impacted on the number of sessions conducted, however, the current activity is related to the risks associated with the position of not merging.

Comments and questions were received and addressed.

## **7.3 First Quarter Financial Statements – January 1 to May 31, 2024**

The first quarter financial statements were extended to the end of May 2024 and are provided to the Finance and Property Committee for information purposes.

Questions and comments were received and addressed.

## **7.4 First Quarter Medical Officer of Health Expenses – January 1 to May 31, 2024**

The first quarter expenses of the Medical Officer of Health/Executive Officer were extended to the end of May 2024 and are provided to the Finance and Property Committee for information purposes.

## **8.0 IN CAMERA**

There was nothing brought forward requiring a closed session.

## 9.0 ADJOURNMENT

Having no further business, the Chairperson adjourned the Finance and Property Committee meeting at 5:20 p.m.

Original Signed by Marianne Stickland	2024/12/04
Chairperson/Vice-Chairperson	Date (yyyy/mm/dd)
Original Signed by Ashley Lecappelain	2024/12/04
Sheri Beaulieu, Recorder	Date (yyyy/mm/dd)

**RECEIVED**

December 13, 2024  
Municipality of  
Whitestone  
Clerk's Office

A meeting of the Board of Health for the North Bay Parry Sound District Health Unit was held on Wednesday, November 27, 2024, via teleconference. The meeting was open to the public and live streaming of the proceedings was provided for the media and public through a link on the Health Unit's website.

**PRESENT:****Nipissing District:**

Central Appointee	Karen Cook
Central Appointee	Sara Inch
Central Appointee	Jamie Lowery ( <i>Vice-Chairperson</i> )
Central Appointee	Maurice Switzer
Central Appointee	Dave Wolfe
Eastern Appointee	Rick Champagne ( <i>Chairperson</i> )
Western Appointee – Nipissing District	Jamie Restoule

**Parry Sound District:**

Northeastern Appointee	Blair Flowers
Southeastern Appointee	Marianne Stickland
Western Appointee	Jamie McGarvey

**Public Appointees:**

Tim Sheppard  
Catherine Still

**REGRETS:****ALSO IN ATTENDANCE:**

Medical Officer of Health/Executive Officer	Dr. Carol Zimbalatti
Executive Assistant, Executive Director's Office	Christine Neily

**Recorder**

Executive Assistant, Office of the Medical Officer of Health	Ashley Lecappelain
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**1.0 CALL TO ORDER**

The Board of Health members joined the meeting in person from the Nipissing Room at 345 Oak Street West, North Bay, Ontario, and virtually via Teams video conference.

Rick Champagne, Board of Health Chairperson called the meeting to order at 5:58 p.m.

**2.0 APPROVAL OF THE AGENDA**

The agenda for the November 27, 2024, Board of Health meeting was reviewed, and the following motion was read:

**Board of Health Resolution #BOH/2024/11/01 \*Still/Stickland**

***Be It Resolved***, that the Board of Health Agenda, dated November 27, 2024, be approved.

The recorded vote was as follows:

**RECORDED VOTE FOR CIRCULATION: Yes / No (Please circle one)**

Name:	For:	Against:	Abstain:	Name:	For:	Against:	Abstain:
Rick Champagne	x			Jamie Restoule	x		
Karen Cook	x			Tim Sheppard	x		
Blair Flowers	x			Marianne Stickland	x		
Sara Inch	x			Catherine Still	x		
Jamie Lowery	x			Maurice Switzer	x		
Jamie McGarvey	x			Dave Wolfe	x		

*“Carried”*

### **3.0 CONFLICT OF INTEREST DECLARATION**

There were no conflicts of interest declared.

### **4.0 APPROVAL OF PREVIOUS MINUTES**

#### **4.1 Board of Health Minutes – October 16, 2024**

The minutes from the special Board of Health meeting held on October 16, 2024, were reviewed and the following motion was read:

**Board of Health Resolution #BOH/2024/11/02 \*Sheppard/Cook**

***Be It Resolved***, that the minutes from the special Board of Health meeting held on October 16, 2024, be approved as presented.

The recorded vote was as follows:

**RECORDED VOTE FOR CIRCULATION: Yes / No (Please circle one)**

Name:	For:	Against:	Abstain:	Name:	For:	Against:	Abstain:
Rick Champagne	x			Jamie Restoule	x		
Karen Cook	x			Tim Sheppard	x		
Blair Flowers	x			Marianne Stickland	x		

Sara Inch	x	Catherine Still	x
Jamie Lowery	x	Maurice Switzer	x
Jamie McGarvey	x	Dave Wolfe	x

*“Carried”*

#### **4.2 Board of Health In-Camera Minutes – October 16, 2024**

The in-camera minutes from the special Board of Health meeting held on October 16, 2024, were reviewed and the following motion was read:

##### **Board of Health Resolution #BOH/2024/11/03 \*Wolfe/Restoule**

***Be It Resolved***, that the in-camera minutes from the special Board of Health meeting held on October 16, 2024, be approved as presented.

The recorded vote was as follows:

##### **RECORDED VOTE FOR CIRCULATION: Yes / No (Please circle one)**

<b>Name:</b>	<b>For:</b>	<b>Against:</b>	<b>Abstain:</b>	<b>Name:</b>	<b>For:</b>	<b>Against:</b>	<b>Abstain:</b>
Rick Champagne	x			Jamie Restoule	x		
Karen Cook	x			Tim Sheppard	x		
Blair Flowers	x			Marianne Stickland	x		
Sara Inch	x			Catherine Still	x		
Jamie Lowery	x			Maurice Switzer	x		
Jamie McGarvey	x			Dave Wolfe	x		

*“Carried”*

#### **5.0 DATE OF THE NEXT MEETING**

**Date:** December 4, 2024

**Time:** to be determined

**Place:** to be determined

#### **6.0 BUSINESS ARISING**

There was no discussion under Business Arising.

#### **7.0 REPORT OF MEDICAL OFFICER OF HEALTH**

The Report of the Medical Officer of Health for the November 27, 2024, meeting was presented to the Board of Health for information purposes.

Questions and comments were received and addressed.

## 8.0 BOARD COMMITTEE REPORTS

### 8.1 Personnel Policy, Employee/Labour Relations Committee

A Personnel Policy, Employee/Labour Relations Committee meeting was held prior to the Board of Health meeting. The following motion was read:

#### **Board of Health Resolution #BOH/2024/11/04 \*Sheppard/McGarvey**

***Whereas***, the performance appraisal of the Medical Officer of Health/Executive Officer is required as per Board of Health Bylaw Section IV, #54; and

***Whereas***, an Ad Hoc Performance Appraisal Committee was created in 2024 to conduct the performance appraisal process; and

***Whereas***, a performance appraisal survey was sent to 26 individuals, including all Board of Health members, Executive Team members, selected managers and staff, with responses and comments summarized into themes;

***Now Therefore Be It Resolved***, that on the recommendation of the Personnel Policy, Labour/Employee Relations Committee that the Board of Health for the North Bay Parry Sound District Health Unit approve the performance appraisal survey results completed by the Medical Officer of Health performance Appraisal Committee for Dr. Carol Zimbalatti, Medical Officer of Health/Executive Officer; and

***Furthermore Be It Resolved***, on the recommendation of the Personnel Policy, Labour/Employee Relations Committee that the Board of Health for the North Bay Parry Sound District Health Unit approves remuneration for this activity in accordance with the Board of Health Bylaw Section VI, #79.

The recorded vote was as follows:

#### **RECORDED VOTE FOR CIRCULATION: Yes / No (Please circle one)**

<b>Name:</b>	<b>For:</b>	<b>Against:</b>	<b>Abstain:</b>	<b>Name:</b>	<b>For:</b>	<b>Against:</b>	<b>Abstain:</b>
Rick Champagne	x			Jamie Restoule	x		
Karen Cook	x			Tim Sheppard	x		
Blair Flowers	x			Marianne Stickland	x		
Sara Inch	x			Catherine Still	x		
Jamie Lowery	x			Maurice Switzer	x		
Jamie McGarvey	x			Dave Wolfe	x		

***“Carried”***

## 9.0 CORRESPONDENCE

Board of Health correspondence listed for the November 27, 2024, meeting is made available for review by Board members in the Board of Health online portal.

## 10.0 NEW BUSINESS

### 10.1 Association of Local Public Health Agencies (alPHA) 2024 Fall Symposium Summary

A written summary of the course of events from the November 6-8, 2024, alPHA Fall Symposium was provided in the package, along with verbal update by the two attendees.

Additional questions were discussed and addressed.

### 10.2 Restructuring of Executive Director Positions

The following motion was read:

#### **Board of Health Resolution #BOH/2024/11/05 \* Lowery/Flowers**

*Whereas, the Board of Health for the North Bay Parry Sound District Health Unit was presented, on October 16, 2024, with recommendations from the organizational review confidential presentation report for informational purposes;*

*Therefore be it Resolved, that the Board of Health for the North Bay Parry Sound District Health Unit hereby declares the following position redundant as of January 1, 2025:*

- *Executive Director, Human Resources*

*Be it Further Resolved, that the following new position shall be created:*

- *Executive Director, Organizational Effectiveness*

*Be it Further Resolved, that the hiring process for this position will be done expeditiously.*

The recorded vote was as follows:

#### **RECORDED VOTE FOR CIRCULATION: Yes / No (Please circle one)**

<b>Name:</b>	<b>For:</b>	<b>Against:</b>	<b>Abstain:</b>	<b>Name:</b>	<b>For:</b>	<b>Against:</b>	<b>Abstain:</b>
Rick Champagne	x			Jamie Restoule	x		
Karen Cook	x			Tim Sheppard	x		
Blair Flowers	x			Marianne Stickland	x		

Sara Inch	x	Catherine Still	x
Jamie Lowery	x	Maurice Switzer	x
Jamie McGarvey	x	Dave Wolfe	x

*“Carried”*

### 10.3 Board of Health Bylaws – Revisions

Revisions to the Board of Health Bylaws were presented to the Board for their review and approval.

Having no discussion related to the proposed revisions to the Board of Health Bylaws, the following motion was read:

#### **Board of Health Resolution #BOH/2024/11/06 \*Restoule/Inch**

***Whereas,** the Board of Health received and reviewed written notice in the November 27, 2024, agenda package of proposed revisions to the Board of Health Bylaws as follows:*

#### **Section I – Agenda**

12. The Medical Officer of Health/Executive Officer shall have prepared for the use of members at the regular Board of Health meetings an agenda of the following items:

- a) Call to Order
- b) Land Acknowledgement \*
- c) Approval of Agenda
- d) Conflict of Interest Declaration
- e) Approval of Previous Minutes
- f) Date of Next Meeting
- g) Business Arising
- h) Report of Medical Officer of Health/Executive Officer
- i) Board Committee Reports
- j) Correspondence
- k) New Business
- l) In Camera
- m) Adjournment

*\*A land Acknowledgement is required to be read **provided** after the call to order of the first meeting on the schedule.*

***Now Therefore Be It Resolved,** that the Board of Health approves the proposed revisions to the Board of Health Bylaws Regulating the Board of Health, as presented.*

The recorded vote was as follows:

**RECORDED VOTE FOR CIRCULATION: Yes / No (Please circle one)**

<b>Name:</b>	<b>For:</b>	<b>Against:</b>	<b>Abstain:</b>	<b>Name:</b>	<b>For:</b>	<b>Against:</b>	<b>Abstain:</b>
Rick Champagne	x			Jamie Restoule	x		
Karen Cook	x			Tim Sheppard	x		
Blair Flowers	x			Marianne Stickland	x		
Sara Inch	x			Catherine Still	x		
Jamie Lowery	x			Maurice Switzer	x		
Jamie McGarvey	x			Dave Wolfe	x		

*“Carried”*

**10.4 Third Quarter Medical Officer of Health Expenses – July 1 to September 30, 2024**

The third quarter expenses for the Medical Officer of Health/Executive Officer were provided to the Board of Health for information purposes.

**11.0 IN CAMERA**

There was no in camera.

**12.0 ADJOURNMENT**

Having no further business, Rick Champagne the Board of Health Chairperson adjourned the Board of Health meeting at 6:25 p.m.

Original Signed by Rick Champagne

2024/12/04

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Chairperson/Vice-Chairperson

Date (yyyy/mm/dd)

Original Signed by Ashley Lecappelain

2024/12/04

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Ashley Lecappelain, Recorder

Date (yyyy/mm/dd)

## **ACCOUNTS PAYABLE**

Date Printed  
12-24-2024 11:42 AM

**Municipality of Whitestone**  
**List of Accounts for Approval**  
Batch: 2024-00226 to 2024-00243

Page 1

Bank Code - AP - AP-GENERAL OPER

**COMPUTER CHEQUE**

Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
<b>37522</b> 383748	<b>12-10-2024</b>	<b>James McMurdo</b>			
		16-123 - Admin - Volunteer Appr	Staff & Volunteer appreciat	3,962.34	
		11-210-2 - A/R HST Receivable	HST Tax Code	437.66	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	506.20 NL	4,400.00
<b>37523</b> AGG-10081-24	<b>12-10-2024</b>	<b>Bruman Construction Inc.</b>			
		16-386 - Sanding/Salting-Goods	Winter sand services	33,996.05	
		11-210-2 - A/R HST Receivable	HST Tax Code	3,754.99	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	4,343.04 NL	37,751.04
<b>37524</b> 1254	<b>12-10-2024</b>	<b>Ardco Systems Inc.</b>			
		16-334 - Garage - Building Main	service and repairs	325.63	
		11-210-2 - A/R HST Receivable	HST Tax Code	35.97	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	41.60 NL	361.60
<b>37525</b> 2024-041	<b>12-10-2024</b>	<b>Municipality Of Magnetawan</b>			
		16-304 - Roads-Office-Training/I	Winter control refresher - N	518.98	
		16-304 - Roads-Office-Training/I	Winter control refresher - N	41.39	
		11-210-2 - A/R HST Receivable	HST Tax Code	57.32	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	66.30 NL	617.69
<b>37526</b> 2024-463	<b>12-10-2024</b>	<b>Ahmic Excavating Ltd.</b>			
		16-260-1 - Helipad Maintenance	mobiliz. of person.& equip t	3,337.73	
		11-210-2 - A/R HST Receivable	HST Tax Code	368.67	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	426.40 NL	3,706.40
<b>37527</b> Dec 3/24	<b>12-11-2024</b>	<b>Jasper Keck</b>			
		16-302 - Roads-Office-Wages/B	boots	198.42	
		16-302 - Roads-Office-Wages/B	clothing	175.53	
		11-210-2 - A/R HST Receivable	HST Tax Code	41.30	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	47.77 NL	415.25
<b>37528</b> Dec 3/24	<b>12-11-2024</b>	<b>Darcy St. Jean</b>			
		16-302 - Roads-Office-Wages/B	clothing	134.06	
		11-210-2 - A/R HST Receivable	HST Tax Code	14.81	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	17.13 NL	148.87
<b>37529</b> Dec. 12/24	<b>12-18-2024</b>	<b>Louise Ford</b>			
		16-790 - Recreation Cmttee-Pro	recreation committee expen	16.00	
		16-790 - Recreation Cmttee-Pro	recreation committee expen	183.17	
		16-790 - Recreation Cmttee-Pro	recreation committee expen	69.20	
		16-790 - Recreation Cmttee-Pro	recreation committee expen	424.94	
		11-210-1 - A/R Gst Recoverable	GST Tax Code	0.80	
		99-999 - Gst Paid (Statistical) N	GST Tax Code	0.80 NL	
		11-210-2 - A/R HST Receivable	HST Tax Code	27.87	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	32.24 NL	721.98
<b>37530</b> 3621112416131	<b>12-18-2024</b>	<b>Minister Of Finance</b>			
		16-223-3 - CPA Fire Cost	Special forest protection fee	1,200.64	1,200.64
<b>37531</b> Dec/24 Fire Twr	<b>12-24-2024</b>	<b>Bell Mobility</b>			
		16-212 - Fire - Radio Tower & Ai	Fire Tower	119.77	
		11-210-2 - A/R HST Receivable	HST Tax Code	13.23	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	15.30 NL	133.00

**Municipality of Whitestone**  
**List of Accounts for Approval**  
Batch: 2024-00226 to 2024-00243

**COMPUTER CHEQUE**

Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
<b>37532</b>	<b>12-24-2024</b>	<b>BKC Inc.</b>			
1882		16-261 - Station 2 -Tanker- Insp	repairs & maintenance	2,047.81	
		11-210-2 - A/R HST Receivable	HST Tax Code	226.19	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	261.61 NL	2,274.00
<b>37533</b>	<b>12-24-2024</b>	<b>Blitz Electric</b>			
10178		16-806 - Library - Building Maint	service call	345.17	
		11-210-2 - A/R HST Receivable	HST Tax Code	38.13	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	44.10 NL	383.30
10179		19-714-1 - Concrete work Comm	service call	558.36	
		11-210-2 - A/R HST Receivable	HST Tax Code	61.67	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	71.33 NL	620.03
			Payment Total:		1,003.33
<b>37534</b>	<b>12-24-2024</b>	<b>EH Environmental</b>			
10171		16-444-3 - Freon Removal	Landfill Freon Removal	1,904.95	
		11-210-2 - A/R HST Receivable	HST Tax Code	210.41	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	243.36 NL	2,115.36
<b>37535</b>	<b>12-24-2024</b>	<b>North of Muskoka Embroidery</b>			
8385		16-233 - Station 1 - Minor Purch	cuff toque with logo	254.40	
		11-210-2 - A/R HST Receivable	HST Tax Code	28.10	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	32.50 NL	282.50
<b>37536</b>	<b>12-24-2024</b>	<b>TMI Brushing</b>			
143		16-389 - Roadside Grasscutting	roadside mowing	5,596.81	
		11-210-2 - A/R HST Receivable	HST Tax Code	618.19	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	715.00 NL	6,215.00
<b>37537</b>	<b>12-24-2024</b>	<b>ULINE</b>			
15301499		16-769 - Facilities / Parks Mainte	supplies	465.13	
		11-210-2 - A/R HST Receivable	HST Tax Code	51.37	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	59.42 NL	516.50
15363736		16-742 - Pavilion - Building Mtce	supplies - rubber gym mat	1,367.38	
		11-210-2 - A/R HST Receivable	HST Tax Code	151.03	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	174.68 NL	1,518.41
			Payment Total:		2,034.91
<b>37538</b>	<b>12-24-2024</b>	<b>Ministry of Natural Resources</b>			
Dec 10/24		16-223-3 - CPA Fire Cost	CPC	1,224.18	1,224.18
			Total Computer Cheque:		64,605.75

**ONLINE BANKING**

Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
<b>OB-049</b>	<b>12-10-2024</b>	<b>Minister Of Finance</b>			
Nov F&C Remit		12-332 - Employer Health Tax	Nov. 1 - 30 Fire & Council F	366.68	366.68
<b>OB-050</b>	<b>12-18-2024</b>	<b>TD Visa</b>			
Dec 24 Lib		11-223 - Due to Due (from) Libr	December Visa - Library	585.70	585.70
<b>OB-051</b>	<b>12-18-2024</b>	<b>TD Visa</b>			
Dec 24 MH		16-710 - Dunchurch Hall -High S	Starlink	142.46	
		11-230 - A/R Other Municipalitie	fraud adjustment	-563.87	
		11-210-2 - A/R HST Receivable	HST Tax Code	15.74	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	18.20 NL	-405.67

**Municipality of Whitestone**  
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**ONLINE BANKING**

Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
<b>OB-052</b>	<b>12-18-2024</b>	<b>Bell Canada</b>			
Nov. 20/24		16-162 - High Speed Internet	high speed internet	166.89	
		11-210-2 - A/R HST Receivable	HST Tax Code	18.43	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	21.32 NL	185.32
<b>OB-053</b>	<b>12-18-2024</b>	<b>Hydro One Networks Inc.-Auld</b>			
Nov. 24 - Aulds		16-466-1 - Aulds Landfill - Hydro	November 2024 - Aulds	101.05	
		16-466-1 - Aulds Landfill - Hydro	November 2024 - Aulds	-16.20	
		11-210-2 - A/R HST Receivable	HST Tax Code	11.16	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	12.91 NL	96.01
<b>OB-054</b>	<b>12-18-2024</b>	<b>Hydro One Networks Inc.-York</b>			
Nov 24 York LF		16-446-1 - York Landfill - Hydro	November 2024 York	84.05	
		16-446-1 - York Landfill - Hydro	November 2024 York	-12.89	
		11-210-2 - A/R HST Receivable	HST Tax Code	9.29	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	10.74 NL	80.45
<b>OB-055</b>	<b>12-18-2024</b>	<b>Minister Of Finance</b>			
Nov Admin Rem		12-332 - Employer Health Tax	November remittance - EHT	1,722.22	1,722.22
<b>OB-056</b>	<b>12-18-2024</b>	<b>Receiver General</b>			
Nov Remit Admi		12-331 - Payroll Deductions	November 1-30 Remittance	21,641.19	21,641.19
<b>OB-057</b>	<b>12-23-2024</b>	<b>Hydro One Networks Inc.-All</b>			
Dec. 3/24		16-743 - Pavilion - Hydro	Pavilion - Hydro	97.15	
		16-743 - Pavilion - Hydro	Pavilion - Hydro	-14.04	
		16-705 - Dunchurch Hall - Hydro	Dunchurch Hall - Hydro	339.83	
		16-705 - Dunchurch Hall - Hydro	Dunchurch Hall - Hydro	-47.80	
		16-439 - Roads - Street Lights	Roads - Street Lights - Hydro	16.76	
		16-439 - Roads - Street Lights	Roads - Street Lights - Hydro	-2.36	
		16-439 - Roads - Street Lights	Roads - Street Lights - Hydro	299.74	
		16-439 - Roads - Street Lights	Roads - Street Lights - Hydro	-42.28	
		16-323 - Garage - Hydro	Garage - Hydro	223.56	
		16-323 - Garage - Hydro	Garage - Hydro	-31.24	
		16-232 - Station 1 - Hydro	Station 1- Hydro	822.00	
		16-232 - Station 1 - Hydro	Station 1- Hydro	-115.72	
		16-251 - Station 2 - Hydro	Station 2 - Hydro	63.49	
		16-251 - Station 2 - Hydro	Station 2 - Hydro	-9.33	
		16-719 - Maple Is. Hall - Heat/Hy	Maple Is. Hall - Hydro	119.51	
		16-719 - Maple Is. Hall - Heat/Hy	Maple Is. Hall - Hydro	-17.23	
		16-719 - Maple Is. Hall - Heat/Hy	Maple Is. Hall - Hydro	33.37	
		16-719 - Maple Is. Hall - Heat/Hy	Maple Is. Hall - Hydro	-3.49	
		16-731-3 - 2125 HWY 124 - Hyd	2125 Hwy 124 - Hydro	66.23	
		16-731-3 - 2125 HWY 124 - Hyd	2125 Hwy 124 - Hydro	-9.22	
		11-210-2 - A/R HST Receivable	HST Tax Code	229.91	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	265.92 NL	2,018.84
Total Online Banking:					26,290.74

**EFT**

Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
<b>2640</b>	<b>12-17-2024</b>	<b>Air Automotive Tracking</b>			
WS2412		16-310 - Roads-Supplies GPS M	Wireless tracking	254.40	
		11-210-2 - A/R HST Receivable	HST Tax Code	28.10	

**Municipality of Whitestone**  
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EFT						
Payment #	Date	Vendor Name	GL Transaction Description	Detail Amount	Payment Amount	
Invoice #	GL Account					
	99-999-1 - HST (Statistical) Non-	HST Tax Code		32.50 NL		282.50
<b>2641</b>	<b>12-17-2024</b>	<b>Adams Bros Construction Ltd</b>				
177896	16-459 - York Landfill - Bulk Wa:	Empty & return bins - York		264.58		
	16-471 - Auld Landfill - Bulk Wa:	Empty & return bins - Aulds		356.16		
	11-210-2 - A/R HST Receivable	HST Tax Code		68.56		
	99-999-1 - HST (Statistical) Non-	HST Tax Code		79.30 NL		689.30
177767	16-452 - York Landfill - Maintena	Service customer owned toi		101.76		
	11-210-2 - A/R HST Receivable	HST Tax Code		11.24		
	99-999-1 - HST (Statistical) Non-	HST Tax Code		13.00 NL		113.00
				Payment Total:		802.30
<b>2642</b>	<b>12-17-2024</b>	<b>A.J. Stone Company Ltd.</b>				
0000187550	16-202 - Fire - Training	supplies		842.24		
	11-210-2 - A/R HST Receivable	HST Tax Code		93.03		
	99-999-1 - HST (Statistical) Non-	HST Tax Code		107.60 NL		935.27
<b>2643</b>	<b>12-17-2024</b>	<b>Azimuth Environmental Consult</b>				
42992	16-478 - Auld's Landfill - Monito	landfill monitoring		2,254.03		
	11-210-2 - A/R HST Receivable	HST Tax Code		248.97		
	99-999-1 - HST (Statistical) Non-	HST Tax Code		287.96 NL		2,503.00
42991	16-456 - York Landfill - Monitorir	landfill monitoring - York		6,521.40		
	11-210-2 - A/R HST Receivable	HST Tax Code		720.32		
	99-999-1 - HST (Statistical) Non-	HST Tax Code		833.12 NL		7,241.72
				Payment Total:		9,744.72
<b>2644</b>	<b>12-17-2024</b>	<b>Canadian National Non Freight</b>				
91769667	16-414 - Bunny Trail RR Crossir	Bunny Trail		403.50		403.50
<b>2645</b>	<b>12-17-2024</b>	<b>George Comrie</b>				
Dec. 1/24	16-790 - Recreation Cmttee-Pro	supplies for tree lighting		155.41		
	16-790 - Recreation Cmttee-Pro	supplies for tree lighting		2.00		
	16-790 - Recreation Cmttee-Pro	supplies for tree lighting		23.76		
	16-790 - Recreation Cmttee-Pro	mileage to get supplies		42.00		
	11-210-2 - A/R HST Receivable	HST Tax Code		19.79		
	99-999-1 - HST (Statistical) Non-	HST Tax Code		22.89 NL		242.96
Nov. 23/24	16-790 - Recreation Cmttee-Pro	christmas decorations		97.68		
	16-790 - Recreation Cmttee-Pro	christmas decorations		386.84		
	16-790 - Recreation Cmttee-Pro	christmas decorations		122.02		
	16-790 - Recreation Cmttee-Pro	christmas decorations		27.58		
	16-790 - Recreation Cmttee-Pro	christmas decorations		31.30		
	11-210-2 - A/R HST Receivable	HST Tax Code		73.49		
	99-999-1 - HST (Statistical) Non-	HST Tax Code		85.00 NL		738.91
				Payment Total:		981.87
<b>2646</b>	<b>12-17-2024</b>	<b>Craig's Welding &amp; Fabrication</b>				
2300	16-404-3 - 2020 Freightliner Sn	repairs and maintenance		1,199.41		
	11-210-2 - A/R HST Receivable	HST Tax Code		132.48		
	99-999-1 - HST (Statistical) Non-	HST Tax Code		153.23 NL		1,331.89
<b>2647</b>	<b>12-17-2024</b>	<b>Canadian Union of Public</b>				
Oct. 2024 Remit	12-338 - CUPE-Union Dues	October 2024 Remittance		1,017.23		1,017.23
<b>2648</b>	<b>12-17-2024</b>	<b>Deborah Comrie</b>				
Nov. 26/24	16-790 - Recreation Cmttee-Pro	D&D supplies, cooking clas:		189.19		
	16-790 - Recreation Cmttee-Pro	D&D supplies, cooking clas:		65.95		
	16-790 - Recreation Cmttee-Pro	D&D supplies, cooking clas:		365.22		

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		EFT			
Payment #	Date	Vendor Name			
Invoice #		GL Account	GL Transaction Description	Detail Amount	Payment Amount
Dec. 2/24		11-210-1 - A/R Gst Recoverable	GST Tax Code	3.30	
		99-999 - Gst Paid (Statistical) Non-	GST Tax Code	3.30 NL	
		11-210-2 - A/R HST Receivable	HST Tax Code	20.91	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	24.18 NL	644.57
		16-790 - Recreation Cmttee-Pro	Christmas tree lighting, fire	26.39	
		16-790 - Recreation Cmttee-Pro	Christmas tree lighting, fire	59.91	
		16-790 - Recreation Cmttee-Pro	Christmas tree lighting, fire	27.46	
		11-210-2 - A/R HST Receivable	HST Tax Code	5.95	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	6.88 NL	119.71
				Payment Total:	764.28
<b>2649</b>	<b>12-17-2024</b>	<b>Duck Rock Resort</b>			
083109		16-110 - Admin - Office Supplies	office supplies	4.06	
		16-110 - Admin - Office Supplies	office supplies	4.53	
		11-210-2 - A/R HST Receivable	HST Tax Code	0.45	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	0.52 NL	9.04
083110		16-279 - Building Dept Truck - F	gas - CBO	149.50	
		11-210-2 - A/R HST Receivable	HST Tax Code	16.51	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	19.10 NL	166.01
083108		16-769 - Facilities / Parks Mainte	gas for tractor and office su	37.65	
		16-769 - Facilities / Parks Mainte	gas for tractor and office su	4.53	
		11-210-2 - A/R HST Receivable	HST Tax Code	4.16	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	4.81 NL	46.34
083106		16-316 - Garage - Miscellaneous	supplies	24.56	24.56
083107		16-234 - Station 1 - Fuel & Oil	fuel	668.41	
		11-210-2 - A/R HST Receivable	HST Tax Code	73.83	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	85.39 NL	742.24
				Payment Total:	988.19
<b>2650</b>	<b>12-17-2024</b>	<b>Gin-Cor Industries</b>			
88419		16-404-3 - 2020 Freightliner Sn	supplies	1,709.79	
		11-210-2 - A/R HST Receivable	HST Tax Code	188.85	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	218.43 NL	1,898.64
88549		16-329 - Garage - Heating	supplies	1,009.90	
		11-210-2 - A/R HST Receivable	HST Tax Code	111.54	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	129.01 NL	1,121.44
				Payment Total:	3,020.08
<b>2651</b>	<b>12-17-2024</b>	<b>Glen Martin Limited</b>			
409918		16-233 - Station 1 - Minor Purch	supplies	166.67	
		11-210-2 - A/R HST Receivable	HST Tax Code	18.41	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	21.29 NL	185.08
<b>2652</b>	<b>12-17-2024</b>	<b>Hicks Morley LLP</b>			
Nov. 28/24		16-120 - Admin - Legal Expense	Legal Services re Inv. sum 1	2,692.57	
		11-210-2 - A/R HST Receivable	HST Tax Code	297.41	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	343.98 NL	2,989.98
<b>2653</b>	<b>12-17-2024</b>	<b>Ideal Supply Company Ltd.</b>			
860059 Credit		16-404-3 - 2020 Freightliner Sn	credit re Invoice #737199	-300.18	
		11-210-2 - A/R HST Receivable	HST Tax Code	-33.16	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	-38.35 NL	-333.34
790922		16-404 - 2017 Freightliner Single	supplies	51.87	
		11-210-2 - A/R HST Receivable	HST Tax Code	5.73	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	6.63 NL	57.60
797596		16-775 - 2016 Facilities Truck - I	supplies	324.61	

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EFT					
Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
		11-210-2 - A/R HST Receivable	HST Tax Code	35.85	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	41.47 NL	360.46
			Payment Total:		84.72
<b>2654</b>	<b>12-17-2024</b>	<b>Jamie Osborne</b>			
Nov 29/24		16-280 - Bld Official- Wages/Dir	Nov. 26 - mileage McKellar	4.20	
		16-280 - Bld Official- Wages/Dir	Nov. 29 - mileage McKellar	30.80	35.00
<b>2655</b>	<b>12-17-2024</b>	<b>Kidd's Home Hardware</b>			
2953489		16-790 - Recreation Cmttee-Pro	supplies	76.80	
		11-210-2 - A/R HST Receivable	HST Tax Code	8.48	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	9.81 NL	85.28
2953176		16-769 - Facilities / Parks Mainte	supplies - christmas decor	148.48	
		11-210-2 - A/R HST Receivable	HST Tax Code	16.40	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	18.97 NL	164.88
2953265 Credit		16-769 - Facilities / Parks Mainte	return of tree topper	-28.48	
		11-210-2 - A/R HST Receivable	HST Tax Code	-3.15	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	-3.64 NL	-31.63
			Payment Total:		218.53
<b>2656</b>	<b>12-17-2024</b>	<b>Local Authority Services Ltd.</b>			
MGBP00000783		16-110 - Admin - Office Supplies	Supplies	172.19	
		11-210-2 - A/R HST Receivable	HST Tax Code	19.02	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	22.00 NL	191.21
MGBP00000795		16-334 - Garage - Building Main	Supplies - PW	155.55	
		11-210-2 - A/R HST Receivable	HST Tax Code	17.18	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	19.87 NL	172.73
			Payment Total:		363.94
<b>2657</b>	<b>12-17-2024</b>	<b>Law N Mowers</b>			
Nov. 2024		16-275 - By-Law Enforcement	by-law enforcement	2,272.57	2,272.57
<b>2658</b>	<b>12-17-2024</b>	<b>MAP Sundridge</b>			
906141/3		16-404-3 - 2020 Freightliner Sn	hydraulic coupler	25.95	
		11-210-2 - A/R HST Receivable	HST Tax Code	2.87	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	3.32 NL	28.82
<b>2659</b>	<b>12-17-2024</b>	<b>Magnetawan Building Centre Ltd</b>			
104-112123		16-404-3 - 2020 Freightliner Sn	Supplies	158.68	
		11-210-2 - A/R HST Receivable	HST Tax Code	17.53	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	20.27 NL	176.21
<b>2660</b>	<b>12-17-2024</b>	<b>Moore Propane Limited</b>			
6023480		16-329 - Garage - Heating	liquid propane	622.38	
		11-210-2 - A/R HST Receivable	HST Tax Code	68.74	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	79.51 NL	691.12
3016942		16-457 - York Landfill - Heating	liquid propane - York	108.13	
		11-210-2 - A/R HST Receivable	HST Tax Code	11.94	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	13.81 NL	120.07
			Payment Total:		811.19
<b>2661</b>	<b>12-17-2024</b>	<b>North Bay Parry Sound District</b>			
December Levy		16-549 - Health Unit Operating (	December Levy	2,657.62	2,657.62
<b>2662</b>	<b>12-17-2024</b>	<b>Magnetawan Truck and Trailer</b>			
2794		16-409 - 2007 International-Mair	maintenance and repairs	5,429.92	
		11-210-2 - A/R HST Receivable	HST Tax Code	599.76	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	693.68 NL	6,029.68

**Municipality of Whitestone**  
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EFT					
Payment #	Date	Vendor Name			
Invoice #	GL Account	GL Transaction Description	Detail Amount	Payment Amount	
<b>2663</b>	<b>12-17-2024</b>	<b>Munisoft</b>			
2024/25-03190	16-115 - Admin - Computer Supp	Munisoft workstation setup/i	151.62		
	11-210-2 - A/R HST Receivable	HST Tax Code	16.75		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	19.37	NL	168.37
<b>2664</b>	<b>12-17-2024</b>	<b>My-Tech Information Technology</b>			
Nov 30/24	16-115 - Admin - Computer Supp	IT support	1,169.43		
	11-210-2 - A/R HST Receivable	HST Tax Code	129.17		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	149.40	NL	1,298.60
<b>2665</b>	<b>12-17-2024</b>	<b>OMERS</b>			
Oct. 24 Remit	12-339 - OMERS	October 2024 Remittance	18,682.96		18,682.96
<b>2666</b>	<b>12-17-2024</b>	<b>Parry Sound Home Hardware</b>			
Nov. 20/24 Cred	16-404-3 - 2020 Freightliner Sn	payment made twice in error	-20.31		
	11-210-2 - A/R HST Receivable	HST Tax Code	-2.24		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	-2.59	NL	-22.55
184971	16-790 - Recreation Cmttee-Pro	mulch	79.25		
	11-210-2 - A/R HST Receivable	HST Tax Code	8.75		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	10.12	NL	88.00
		Payment Total:			65.45
<b>2667</b>	<b>12-17-2024</b>	<b>Patricia Xerri</b>			
Nov. 26/24	16-790 - Recreation Cmttee-Pro	pizza dough for Nov. 27 coc	36.28		36.28
Oct. 15/24	16-092 - Council - Miscellaneous	Council lunch - Oct. 15 mee	100.00		100.00
		Payment Total:			136.28
<b>2668</b>	<b>12-17-2024</b>	<b>Ricoh Canada Inc.</b>			
SCO94690655	16-113 - Admin - Office Equipme	copy usage	648.79		
	11-210-2 - A/R HST Receivable	HST Tax Code	71.66		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	82.88	NL	720.45
<b>2669</b>	<b>12-17-2024</b>	<b>Sands Canada Inc.</b>			
00725157	16-252 - Station 2 - Minor Purch	supplies	212.55		
	11-210-2 - A/R HST Receivable	HST Tax Code	23.47		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	27.15	NL	236.02
<b>2670</b>	<b>12-17-2024</b>	<b>Muriel Stiles</b>			
Nov. 26/24	16-501-1 - Staking Fees	staking fees	55.00		55.00
<b>2671</b>	<b>12-17-2024</b>	<b>Safe Play Recreation Inc.</b>			
3221	16-769 - Facilities / Parks Mainte	received inv in Nov	788.64		
	11-210-2 - A/R HST Receivable	HST Tax Code	87.11		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	100.75	NL	875.75
<b>2672</b>	<b>12-17-2024</b>	<b>Canadian TODS Limited</b>			
116389200	11-300 - Prepaid	Signage (TODS) Program	1,200.77		
	11-210-2 - A/R HST Receivable	HST Tax Code	132.63		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	153.40	NL	1,333.40
116389197	11-300 - Prepaid	Signage (TODS) Program	1,221.12		
	11-210-2 - A/R HST Receivable	HST Tax Code	134.88		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	156.00	NL	1,356.00
		Payment Total:			2,689.40
<b>2673</b>	<b>12-17-2024</b>	<b>Town of Parry Sound</b>			
23071	16-455 - York Landfill -Hazardou	HHW - Jan. - June	3,232.13		3,232.13
<b>2674</b>	<b>12-18-2024</b>	<b>Adams Bros Construction Ltd</b>			
178066	16-452 - York Landfill - Mainten	service cust. owned toilets -	101.76		

**Municipality of Whitestone**  
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		EFT			
Payment #	Date	Vendor Name			
Invoice #		GL Account	GL Transaction Description	Detail Amount	Payment Amount
		16-473 - Auld Landfill - Maintenance	service cust. owned toilets -	101.76	
		11-210-2 - A/R HST Receivable	HST Tax Code	22.48	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	26.00 NL	226.00
<b>2675</b>	<b>12-18-2024</b>	<b>Agriculture Forestry Const.Inc</b>			
6414		16-439-1 - Hyundai Excavator	repairs & maintenance	3,147.86	
		11-210-2 - A/R HST Receivable	HST Tax Code	347.69	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	402.14 NL	3,495.55
<b>2676</b>	<b>12-18-2024</b>	<b>BERRN Consulting Ltd.</b>			
202406089		16-271 - Defibrillator Expense	supplies and equipment	1,803.51	
		11-210-2 - A/R HST Receivable	HST Tax Code	199.20	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	230.40 NL	2,002.71
<b>2677</b>	<b>12-18-2024</b>	<b>Beverly's</b>			
Balance - Jul		16-123 - Admin - Volunteer Appr	Bal.owing for Jul inv - vol ap	2,011.83	
		11-210-2 - A/R HST Receivable	HST Tax Code	222.22	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	257.02 NL	2,234.05
<b>2678</b>	<b>12-18-2024</b>	<b>Fisher's Regalia &amp; Uniform</b>			
56333		16-233 - Station 1 - Minor Purch	Deputy Chief Cap	99.98	
		11-210-2 - A/R HST Receivable	HST Tax Code	11.04	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	12.77 NL	111.02
<b>2679</b>	<b>12-18-2024</b>	<b>Jenn Gerlach</b>			
2560		16-126 - Admin - Communication	November 2024 Newsletter	350.00	350.00
<b>2680</b>	<b>12-18-2024</b>	<b>Lewis Motor Sales Inc.</b>			
397111		16-409 - 2007 International-Mair	repairs & maintenance	354.70	
		11-210-2 - A/R HST Receivable	HST Tax Code	39.18	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	45.31 NL	393.88
<b>2681</b>	<b>12-18-2024</b>	<b>McDougall Energy</b>			
7532442		16-394-2 - 2018 Dodge Ram 20	Dodge Ram - Fuel	225.13	
		16-408-1 - 2022 1 tTone Fule	1 tTone - Fuel	225.14	
		16-776 - 2016 Facilities Truck - I	Facilities - truck fuel	260.61	
		11-210-2 - A/R HST Receivable	HST Tax Code	78.52	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	90.82 NL	789.40
<b>2682</b>	<b>12-18-2024</b>	<b>Moore Propane Limited</b>			
158015712		16-457 - York Landfill - Heating	Propane - York LDF	212.57	
		11-210-2 - A/R HST Receivable	HST Tax Code	23.48	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	27.16 NL	236.05
6023618		16-150 - Office - Heating/Hydro	Office - heating	544.63	
		16-236 - Station 1 - Heating	Station 1 - heating	544.62	
		11-210-2 - A/R HST Receivable	HST Tax Code	120.31	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	139.15 NL	1,209.56
6023620		16-741-1 - Pavilion-Heating	Pavilion - heating	1,067.85	
		11-210-2 - A/R HST Receivable	HST Tax Code	117.95	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	136.42 NL	1,185.80
			Payment Total:		2,631.41
<b>2683</b>	<b>12-18-2024</b>	<b>Near North Laboratories Inc.</b>			
106065		16-779 - Water Testing	water testing	65.94	
		11-210-2 - A/R HST Receivable	HST Tax Code	7.28	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	8.42 NL	73.22

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EFT					
Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
<b>2684</b>	<b>12-18-2024</b>	<b>The Flag Store</b>			
81841		16-110 - Admin - Office Supplies	Custom Whitestone Flags	541.36	
		11-210-2 - A/R HST Receivable	HST Tax Code	59.80	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	69.16 NL	601.16
<b>2685</b>	<b>12-18-2024</b>	<b>Parry Sound Home Hardware</b>			
185138		16-210 - Fire - Miscellaneous	Canada Fire blanket	50.86	
		11-210-2 - A/R HST Receivable	HST Tax Code	5.62	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	6.50 NL	56.48
185139		16-210 - Fire - Miscellaneous	batteries	38.55	
		11-210-2 - A/R HST Receivable	HST Tax Code	4.25	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	4.92 NL	42.80
			Payment Total:		99.28
<b>2686</b>	<b>12-18-2024</b>	<b>Point To Point Communications</b>			
0000275163		16-245 - Station 1 - Radio Equip	radio pager and charger	1,045.08	
		16-263 - Station 2 - Radio Equip	radio pager and charger	690.95	
		11-210-2 - A/R HST Receivable	HST Tax Code	191.75	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	221.78 NL	1,927.78
0000275166		16-248 - Stat 1 - Pumper #1 /Pui	headset	672.63	
		11-210-2 - A/R HST Receivable	HST Tax Code	74.30	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	85.93 NL	746.93
			Payment Total:		2,674.71
<b>2687</b>	<b>12-18-2024</b>	<b>Russell Christie LLP</b>			
Nov. 28/24		16-120 - Admin - Legal Expense	legal services	308.05	
		11-210-2 - A/R HST Receivable	HST Tax Code	34.02	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	39.35 NL	342.07
<b>2688</b>	<b>12-18-2024</b>	<b>SignCraft Canada Inc.</b>			
2983		16-233 - Station 1 - Minor Purch	signage	213.70	
		11-210-2 - A/R HST Receivable	HST Tax Code	23.60	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	27.30 NL	237.30
<b>2689</b>	<b>12-18-2024</b>	<b>Sturgeon Falls Brush Cont</b>			
J006136		16-472 - Auld Landfill - Brushgrii	Bulk grinding at Aulds LF	28,289.34	
		11-210-2 - A/R HST Receivable	HST Tax Code	3,124.66	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	3,614.00 NL	31,414.00
<b>2690</b>	<b>12-18-2024</b>	<b>Wurth Canada Limited</b>			
26157155		16-404 - 2017 Freightliner Single	supplies	131.28	
		11-210-2 - A/R HST Receivable	HST Tax Code	14.50	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	16.77 NL	145.78
<b>2691</b>	<b>12-18-2024</b>	<b>Xplore (Aulds)</b>			
INV54436321		16-479-1 - Aulds Landfill - Intern	internet	86.49	
		11-210-2 - A/R HST Receivable	HST Tax Code	9.55	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	11.05 NL	96.04
<b>2692</b>	<b>12-18-2024</b>	<b>Your Way Automotive</b>			
6813		16-290 - 2019 SUV Bld Official-1	CBO vehicle maintenance	164.05	
		11-210-2 - A/R HST Receivable	HST Tax Code	18.12	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	20.96 NL	182.17
<b>2693</b>	<b>12-24-2024</b>	<b>A.J. Stone Company Ltd.</b>			
0000187218		16-219 - Fire - Air Bottle Hydrosi	supplies	1,002.90	
		11-210-2 - A/R HST Receivable	HST Tax Code	110.77	

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		EFT			
Payment #	Date	Vendor Name			
Invoice #		GL Account	GL Transaction Description	Detail Amount	Payment Amount
		99-999-1 - HST (Statistical) Non-	HST Tax Code	128.12 NL	1,113.67
<b>2694</b>	<b>12-24-2024</b>	<b>Township Of The Archipelago</b>			
GNET-2024-11		16-843 - Planning & Developmei	2024 Annual WPSGN Mem	9,150.00	9,150.00
<b>2695</b>	<b>12-24-2024</b>	<b>Township of Armour</b>			
ARM 23-114		16-275 - By-Law Enforcement	By-law - Livestock evaluator	450.15	
		11-210-2 - A/R HST Receivable	HST Tax Code	49.72	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	57.51 NL	499.87
<b>2696</b>	<b>12-24-2024</b>	<b>Local Authority Services Ltd.</b>			
16-110		16-110 - Admin - Office Supplies	office supplies	186.18	
		11-210-2 - A/R HST Receivable	HST Tax Code	20.57	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	23.79 NL	206.75
<b>2697</b>	<b>12-24-2024</b>	<b>MHBC Planning LTD</b>			
5035353		16-843 - Planning & Developmei	Trailer By-law Review	1,641.39	
		11-210-2 - A/R HST Receivable	HST Tax Code	181.30	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	209.69 NL	1,822.69
<b>2698</b>	<b>12-24-2024</b>	<b>Northern Upfitters Inc.</b>			
16036		16-407-1 - 2022 1 Ton- Mainten:	parts/labour	91.85	
		11-210-2 - A/R HST Receivable	HST Tax Code	10.14	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	11.73 NL	101.99
<b>2699</b>	<b>12-24-2024</b>	<b>Point To Point Communications</b>			
0000275926		16-233 - Station 1 - Minor Purch	portable radio battery	707.23	
		11-210-2 - A/R HST Receivable	HST Tax Code	78.12	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	90.35 NL	785.35
<b>2700</b>	<b>12-24-2024</b>	<b>Russell Christie LLP</b>			
Dec. 10/24		16-120 - Admin - Legal Expense	legal services	522.18	
		11-210-2 - A/R HST Receivable	HST Tax Code	57.68	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	66.71 NL	579.86
2024-Dec. 10		16-843 - Planning & Developmei	TME Properties - Encroachm	1,182.43	
		11-210-2 - A/R HST Receivable	HST Tax Code	130.61	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	151.06 NL	1,313.04
			Payment Total:		1,892.90
<b>2701</b>	<b>12-24-2024</b>	<b>Sands Canada Inc.</b>			
00725320		16-233 - Station 1 - Minor Purch	defib for community centre	233.09	
		11-210-2 - A/R HST Receivable	HST Tax Code	25.75	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	29.78 NL	258.84
<b>2702</b>	<b>12-24-2024</b>	<b>Simcoe Fence Company</b>			
3571		16-731-6 - 2211 HWY 124 Prop	reissuing payment due to pc	1,017.60	
		19-810-1 - 2211 HWY 124 Lanc	reissuing payment due to pc	6,108.87	
		11-210-2 - A/R HST Receivable	HST Tax Code	787.15	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	910.42 NL	7,913.62
<b>2703</b>	<b>12-24-2024</b>	<b>Michael Skof, Prosecutor</b>			
Nov. 30/24		16-120 - Admin - Legal Expense	legal services	479.54	
		11-210-2 - A/R HST Receivable	HST Tax Code	52.97	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	61.26 NL	532.51
<b>2704</b>	<b>12-24-2024</b>	<b>Sundridge Laundromat</b>			
1256		16-702 - Dunchurch Hall - Suppl	wash, dry & fold table cloths	496.08	
		11-210-2 - A/R HST Receivable	HST Tax Code	54.80	

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Payment #	Date	Vendor Name			
Invoice #		GL Account	GL Transaction Description	Detail Amount	Payment Amount
		99-999-1 - HST (Statistical) Non-	HST Tax Code	63.38 NL	550.88
<b>2705</b>	<b>12-24-2024</b>	<b>Telizon Inc.</b>			
0631912024121		16-109 - Admin - Telephone	Office - long distance	7.39	
		16-109 - Admin - Telephone	Office - long distance	0.06	
		16-237 - Station 1 - Telephone	Station 1- long distance	1.60	
		16-803 - Library - Expenses	Library - long distance	0.45	
		11-210-2 - A/R HST Receivable	HST Tax Code	1.04	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	1.21 NL	10.54
<b>2706</b>	<b>12-24-2024</b>	<b>Vianet</b>			
Dec 2024		16-321 - Garage - High Speed Ir	internet - garage	106.80	
		16-720 - Maple Is. Hall - Teleph	internet - Maple Is. Hall	106.80	
		16-457-1 - York Landfill - Interne	internet - Maple Is. Hall	160.72	
		11-210-2 - A/R HST Receivable	HST Tax Code	41.35	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	47.82 NL	415.67
<b>2707</b>	<b>12-24-2024</b>	<b>Weeks Construction Inc.</b>			
99418		16-375 - Gravel-Summer Mainte	reissuing payment due to pr	1,454.74	
		11-210-2 - A/R HST Receivable	HST Tax Code	160.69	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	185.85 NL	1,615.43
99415		19-813-1 - Boat Launches	reissuing payment due to pr	1,517.70	
		11-210-2 - A/R HST Receivable	HST Tax Code	167.64	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	193.89 NL	1,685.34
			Payment Total:		3,300.77
<b>2708</b>	<b>12-24-2024</b>	<b>Whitmell, Ron</b>			
Dec. 15/24		16-501-1 - Staking Fees	staking fees	55.00	55.00
<b>2709</b>	<b>12-31-2024</b>	<b>A.J. Stone Company Ltd.</b>			
10075631-0		16-202-1 - Fire-New Recruits	Supplies	1,005.39	
		11-210-2 - A/R HST Receivable	HST Tax Code	111.05	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	128.44 NL	1,116.44
0000187993		16-202 - Fire - Training	supplies	1,119.36	
		11-210-2 - A/R HST Receivable	HST Tax Code	123.64	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	143.00 NL	1,243.00
			Payment Total:		2,359.44
<b>2710</b>	<b>12-31-2024</b>	<b>Nigel Black</b>			
Dec. 18/24		16-131 - Admin - HR Contingenc	Nicole's flight home	391.74	
		16-131 - Admin - HR Contingenc	Nicole's flight home - seat s	50.85	
		16-131 - Admin - HR Contingenc	Ferry NL - NS	331.99	
		16-131 - Admin - HR Contingenc	Ferry NL - NS (Cabin)	129.07	
		16-131 - Admin - HR Contingenc	highway toll	5.25	
		16-131 - Admin - HR Contingenc	highway toll	11.60	
		16-131 - Admin - HR Contingenc	airport parking	28.00	
		16-131 - Admin - HR Contingenc	baggage	39.55	
		16-131 - Admin - HR Contingenc	gas	1,399.28	
		16-131 - Admin - HR Contingenc	food	322.56	
		16-131 - Admin - HR Contingenc	food - TIP	34.13	
		16-131 - Admin - HR Contingenc	Hotel	164.91	
		16-131 - Admin - HR Contingenc	Hotel	148.57	
		11-210-2 - A/R HST Receivable	HST Tax Code	307.86	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	356.08 NL	3,365.36
<b>2711</b>	<b>12-31-2024</b>	<b>George Comrie</b>			

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Payment #	Date	Vendor Name	GL Transaction Description	Detail Amount	Payment Amount
Invoice #		GL Account			
Dec. 18/24		16-092 - Council - Miscellaneous	gift for Michele	473.00	473.00
<b>2712</b>	<b>12-31-2024</b>	<b>Craig's Welding &amp; Fabrication</b>			
2306		19-308 - Roads-Capital-Structure	repairs	3,656.04	
		11-210-2 - A/R HST Receivable	HST Tax Code	403.82	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	467.06 NL	4,059.86
<b>2713</b>	<b>12-31-2024</b>	<b>Fire Marshal's Public Fire</b>			
IN167514		16-208 - Fire - Prevention/Educ	Detect. combo alarm	240.44	
		11-210-2 - A/R HST Receivable	HST Tax Code	26.56	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	30.72 NL	267.00
<b>2714</b>	<b>12-31-2024</b>	<b>Freightliner North Bay</b>			
RN11983		16-402 - 2015 Freightliner Tand	Repairs & Maintenance	1,890.64	
		11-210-2 - A/R HST Receivable	HST Tax Code	208.84	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	241.54 NL	2,099.48
<b>2715</b>	<b>12-31-2024</b>	<b>Glen Martin Limited</b>			
410961		16-702 - Dunchurch Hall - Suppl	lens cleaning station	67.63	
		11-210-2 - A/R HST Receivable	HST Tax Code	7.47	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	8.64 NL	75.10
411111		16-702 - Dunchurch Hall - Suppl	supplies	90.28	
		11-210-2 - A/R HST Receivable	HST Tax Code	9.97	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	11.53 NL	100.25
			Payment Total:		175.35
<b>2716</b>	<b>12-31-2024</b>	<b>Ideal Supply Company Ltd.</b>			
942821		16-775 - 2016 Facilities Truck - I	supplies	34.59	
		11-210-2 - A/R HST Receivable	HST Tax Code	3.82	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	4.42 NL	38.41
<b>2717</b>	<b>12-31-2024</b>	<b>Mac Lang (Sundridge) Limited</b>			
208899		16-407-1 - 2022 1 Ton- Mainten	repairs & maintenance	149.56	
		11-210-2 - A/R HST Receivable	HST Tax Code	16.52	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	19.11 NL	166.08
209002		16-407-1 - 2022 1 Ton- Mainten	repairs & maintenance	802.74	
		11-210-2 - A/R HST Receivable	HST Tax Code	88.66	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	102.55 NL	891.40
209502		16-407-1 - 2022 1 Ton- Mainten	repairs & maintenance	958.47	
		11-210-2 - A/R HST Receivable	HST Tax Code	105.87	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	122.45 NL	1,064.34
			Payment Total:		2,121.82
<b>2718</b>	<b>12-31-2024</b>	<b>McDougall Energy</b>			
7543074		16-403 - 2015 Freightliner Tand	LS Diesel Clear	1,469.44	
		16-404-2 - 2020 Freightliner - Sr	LS Diesel Clear	1,469.44	
		16-404-1 - 2017 Freightliner Sin	LS Diesel Clear	1,469.43	
		11-210-2 - A/R HST Receivable	HST Tax Code	486.92	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	563.17 NL	4,895.23
7543077		16-427-1 - 2022 Backhoe -Fuel	Dyed Diesel	630.14	
		11-210-2 - A/R HST Receivable	HST Tax Code	69.60	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	80.50 NL	699.74
			Payment Total:		5,594.97
<b>2719</b>	<b>12-31-2024</b>	<b>Moore Propane Limited</b>			
163004072		16-329 - Garage - Heating	liquid propane	1,378.25	
		11-210-2 - A/R HST Receivable	HST Tax Code	152.23	

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Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
		99-999-1 - HST (Statistical) Non	HST Tax Code	176.07 NL	1,530.48
<b>2720</b>	<b>12-31-2024</b>	<b>Near North Industrial Solution</b>			
97175		16-421 - 2010 Grader - Mainten	supplies	180.13	
		11-210-2 - A/R HST Receivable	HST Tax Code	19.89	
		99-999-1 - HST (Statistical) Non	HST Tax Code	23.01 NL	200.02
<b>2721</b>	<b>12-31-2024</b>	<b>OMERS</b>			
Nov. 24 Remit		12-339 - OMERS	November 2024 Remittance	17,816.36	17,816.36
<b>2722</b>	<b>12-31-2024</b>	<b>Patricia Xerri</b>			
3/24		16-092 - Council - Miscellaneous	Council meeting lunch	100.00	100.00
4/24		16-092 - Council - Miscellaneous	Michelle's lunch	75.00	75.00
			Payment Total:		175.00
<b>2723</b>	<b>12-31-2024</b>	<b>Parry Sound Auto Parts Co Ltd</b>			
1-3053700		16-210 - Fire - Miscellaneous	supplies	31.17	
		11-210-2 - A/R HST Receivable	HST Tax Code	3.44	
		99-999-1 - HST (Statistical) Non	HST Tax Code	3.98 NL	34.61
<b>2724</b>	<b>12-31-2024</b>	<b>Parry Sound Fuels</b>			
874350		16-256 - Station 2 - Heating	premium furnace oil	509.64	
		11-210-2 - A/R HST Receivable	HST Tax Code	56.29	
		99-999-1 - HST (Statistical) Non	HST Tax Code	65.11 NL	565.93
			Total EFT:		181,873.47
			Total AP:		272,769.96

Report prepared for Council December-24-24

  
Janice Barnes , Asst. to the Treasurer

## **BY-LAWS**

# THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE

## BY-LAW NO. 01-2025

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### Being a By-law to authorize borrowing from time to time to meet expenditures during the fiscal year ending December 31, 2025

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**WHEREAS** pursuant to Section 407 (1) of the *Municipal Act* (the Act), 2001 S.O. c. 25 as amended, at any time during a fiscal year, a municipality may authorize temporary borrowing, until the taxes are collected and other revenues are received, of the amounts that the municipality considers necessary to meet the expenses of the municipality for the year;

**AND WHEREAS** pursuant to Section 407 (2) of the Act, except with the approval of the Local Planning Appeal Tribunal, the total amount borrowed at any one time plus any outstanding amounts of principal borrowed and accrued interest shall not exceed

- (a) from January 1st to September 30th in the year, 50 percent of the total estimated revenues of the municipality as set out in the budget adopted for the year; and
- (b) from October 1st to December 31st in the year, 25 percent of the total estimated revenue of the municipality as set out in the budget adopted for the year;

**AND WHEREAS** pursuant to Section 407 (3) of the Act, until the budget is adopted in a year, the limits upon borrowing under subsection (2) shall temporarily be calculated using the estimated revenues of the municipality set out in the budget adopted for the previous year;

**NOW THEREFORE** the Council of the Corporation of the Municipality of Whitestone enacts as follows:

1. **THAT** the Head of Council and the Treasurer are hereby authorized to borrow from time to time by way of promissory note or banker's acceptance up to \$1,000,000.00 during the year 2025, (hereafter referred to as the current year) such sums as may be necessary to meet, until the taxes are collected, and until other revenues are received, the current expenditures of the Corporation and the other amounts that are set out in Section 407 (1) of the Act;
2. **THAT** a promissory note or banker's acceptance made under Section 407(1) of the Act shall be signed by the Head of Council, or such other person as is authorized by By-law to sign it, and by the Treasurer;
3. **THAT** the lenders from whom amounts may be borrowed under authority of this By-law shall be The Toronto Dominion Bank and such other lender(s) and reserve funds of the Municipality as may be determined from time to time by resolution of the Council;

4. **THAT** the total amount which may be borrowed at any one time under this By-law, together with the total of any similar borrowings that have not been repaid, shall not exceed, from January 1st until September 30th of the current year, 50 percent of the estimated revenues of the Corporation as set forth in the estimates adopted for that year. Such borrowing shall not exceed, from October 1st until December 31st of the current year, 25 percent of the said estimated revenues of the Corporation as set forth in the estimates adopted for that year. For purposes of this By-law, the estimated revenues of the Corporation shall not include revenues derivable or derived from,
- (a) borrowing or issues of debentures, or
  - (b) a surplus, including arrears of levies, or
  - (c) a transfer from the capital fund, reserve funds or reserves
5. **THAT** the Treasurer shall, at the time when any amount is borrowed under this By-law, ensure that the lender is or has been furnished with a certified copy of this By-law, a certified copy of the resolution mentioned in Item 3 above, determining the lender is applicable, and a certified copy of the estimates of the Corporation adopted for the current year and also showing the total of any other amounts borrowed from any and all sources under authority of Section 407 of the Act that have not been repaid;
6. **THAT** if the estimates for the current year have not been adopted at the time an amount is borrowed under this By-law:
- (a) The limitation on total borrowing, as set out in Item 4 above, shall be calculated for the time being upon the estimated revenues of the Corporation as set forth in the estimates adopted for the preceding year, and
  - (b) A certified copy furnished under Item 5 above shall show the nature and amount of the estimated revenues of the Corporation as set forth in the estimates adopted for the preceding year.
7. **THAT** all of any sums borrowed under this By-law shall, with interest thereon, be a charge upon the whole of the revenues of the Corporation for the current year and for any preceding years as and when such revenues are received, but such charge does not defeat or affect and is subject to any prior charge then subsisting in favour of any other lender.
8. **THAT** the Treasurer is hereby authorized and directed to apply in payment of all or any sums borrowed under this By-law, together with interest thereon, all or any of the money hereafter collected or received, either on account of or realized in respect to the taxes levied for the current year and preceding years or from any other source, which may lawfully be applied for such purpose, and
9. **THAT** By-law No. 01-2025 being a By-law to authorize borrowing from time to time to meet expenditures during the fiscal year ending December 31, 2025 is hereby passed this 23rd day of January 2025.

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**Mayor**

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George Comrie

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**CAO/Clerk**

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Nigel Black

# THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE

## BY-LAW NO. 02-2025

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### Being a By-law to levy certain interim rates, taxes and charges for the year 2025

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**WHEREAS** Section 317 of the *Municipal Act*, 2001, as revised, provides that the Council of a local municipality, before the adoption of the estimates for the year under Section 290, may pass a By-law levying amounts on the assessment of property in the local municipality rateable for local municipal purposes;

**AND WHEREAS** the Council of the Corporation of the Municipality of Whitestone deems it advisable and expedient that such a levy should be made;

**NOW THEREFORE** the Council of the Corporation of the Municipality of Whitestone hereby enacts as follows:

1.
  - (1) **THAT** the following interim taxes, rates and charges are hereby levied, rated and imposed to be collected on the whole of the rateable properties in the Municipality of Whitestone in the following manner:
    - (a) For all properties in Residential, Pipeline, Farmland and Managed Forest property classes there shall be imposed and collected an interim tax levy of 50% of the total taxes for municipal and school purposes levied in the year 2024.
    - (b) For all properties in Multi-Residential, Commercial and Industrial property classes there shall be imposed and collected an interim tax levy of 50% of the total taxes for municipal and school purposes levied in the year 2024.
  - (2) **THAT** for the purposes of calculating the total amount of taxes for the year 2024 under paragraph 1, if any taxes for municipal and school purposes were levied on the property for only part of 2024 because assessment was added to the collector's roll during 2024, an amount shall be added equal to the additional taxes that would have been levied on the property if taxes for municipal and school purposes had been levied for the entire year.
  - (3) **THAT** the provisions of this By-law shall apply in the event that assessment is added for the year 2024 to the collector's roll after the date this By-law is passed and an interim levy shall be imposed and collected.
  - (4) **THAT** all taxes levied under this By-law shall be payable into the hands of the Treasurer in accordance with the provisions of this By-law.
2. **THAT** the said interim tax levy shall become due and payable as follows:

50% percent of the interim levy rounded upwards shall become due and payable on the last business day of March, 2025; 50% percent on the interim levy rounded upwards to the next whole dollar shall become due and payable on the last business

day of May, 2025 and nonpayment of the amount on the dates stated in accordance with this section shall constitute default under the installment payment plan. Pre Authorized Payment Plan is due the last day of every month.

3. **THAT** the Treasurer may mail or cause the same to be mailed to the residence or place of business of such person indicated on the last revised assessment roll, a written or printed notice specifying the amount of taxes payable.
4. **THAT** the taxes are payable at the Municipality of Whitestone Municipal Office, 21 Church Street, Dunchurch, Ontario.
5. **THAT** the subsequent levy for the year 2025 to be made under the *Municipal Act* shall be reduced by the amount to be raised by the levy imposed by the By-law.
6. **THAT** the provisions of Section 290 of the *Municipal Act*, as amended, apply to this By-law with necessary modifications.
7. **THAT** the Treasurer is hereby authorized to accept part payment from time to time on account of any taxes due or to become due and to give a receipt for such part payment, provided that the acceptance of any such part payment shall not affect the collection of any percentage charge imposed and collectable in respect of non-payment of any taxes or of any installment thereof.
8. **THAT** nothing in this By-law shall prevent the Treasurer from proceeding at any time with the collection of any tax, or any part thereof, in accordance with the provisions of the statutes and By-laws governing the collection of taxes and,
9. **THAT** By-law No. 02-2025 being a By-law to levy certain interim rates, taxes and charges for the year 2025 is hereby passed this 23rd day of January, 2025.

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**Mayor** George Comrie

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**CAO/Clerk** Nigel Black

## THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE

## BY-LAW NO. 03-2025

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**Being a By-law to authorize an agreement between the  
Municipality of Whitestone and WahWashKesh Conservation Association for the  
transfer of ownership of the docks and associated structures at Bennett's Bay  
Landing and Indian Narrows from the Lake WahWashKesh Conservation  
Association to the Municipality of Whitestone  
and to repeal By-law No. 62-2024**

---

**WHEREAS** under Section 8 of the *Municipal Act*, 2001, S.O. 2001, c. 25, as amended, the powers of a municipality shall be interpreted broadly to enable it to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

**AND WHEREAS** under Section 9 of the *Municipal Act*, 2001, S.O. 2001, c. 25, as amended, a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

**AND WHEREAS** pursuant to Section 5.3 of the *Municipal Act*, 2001, S.O. 2001, c.25, the powers of every Council shall be exercised by By-law;

**AND WHEREAS** the Municipality of Whitestone has agreed to assume ownership of the docks and associated structures at Bennett's Bay Landing and Indian Narrows from the Lake WahWashKesh Conservation Association;

**NOW THEREFORE** the Council of the Corporation of the Municipality of Whitestone hereby enacts as follows:

1. **THAT** the Mayor and CAO-Clerk of the Municipality of Whitestone are hereby authorized to execute under seal of the Corporation an agreement being Schedule 'A' of this By-law between the Municipality of Whitestone and the Lake WahWashKesh Conservation Association;
2. **THAT** the following By-law is hereby repealed: By-law 62-2024; and
3. **THAT** By-law No. 03-2025, is hereby passed and comes into full force and effect this 23<sup>rd</sup> day of January, 2025.

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**Mayor** George Comrie

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**CAO-Clerk** Nigel Black



## MEMORANDUM

**To:** Mayor and Council  
**From:** Paula Macri, Planning Assistant  
**Agenda Date:** January 23, 2025  
**Re:** WahWashKesh Docks and Infrastructure – transfer of ownership

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### Background

At the November 19, 2024, Regular Council meeting the following Resolution was passed:

**Resolution No. 2024-457**

**Moved by:** Councillor Nash

**Seconded by:** Councillor Woods

- 10.4 **THAT** By-law No. 62-2024, being a By-law to enter into an agreement with the WahWashKesh Conservation Association for the transfer of ownership of the docks and associated structures at Bennett's Bay Landing and Indian Narrows from the Lake WahWashKesh Conservation Association to the Municipality of Whitestone, is hereby passed this 19th day of November, 2024.

**Carried**

The By-law No. 62-2024 was provided to the Municipality's solicitor, who subsequently contacted the solicitor for the Lake WahWashKesh Conservation Association. Both parties did not have sufficient time to finalize the transaction by December 4, 2024, as stipulated in By-law No. 62-2024. As a result, By-law No. 62-2024 is being repealed, and By-law No. 03-2025 is being presented to Council without a specified closing date.

### Attachment 1

- By-law No. 62-2024

## THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE

## BY-LAW NO. 62-2024

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**Being a By-law to authorize an agreement between the  
Municipality of Whitestone and WahWashKesh Conservation Association for the  
transfer of ownership of the docks and associated structures at Bennett's Bay  
Landing and Indian Narrows from the Lake WahWashKesh Conservation  
Association to the Municipality of Whitestone**

---

**WHEREAS** under Section 8 of the *Municipal Act*, 2001, S.O. 2001, c. 25, as amended, the powers of a municipality shall be interpreted broadly to enable it to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

**AND WHEREAS** under Section 9 of the *Municipal Act*, 2001, S.O. 2001, c. 25, as amended, a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

**AND WHEREAS** pursuant to Section 5.3 of the *Municipal Act*, 2001, S.O. 2001, c.25, the powers of every Council shall be exercised by By-law;

**AND WHEREAS** the Municipality of Whitestone has agreed to assume ownership of the docks and associated structures at Bennett's Bay Landing and Indian Narrows from the Lake WahWashKesh Conservation Association;

**NOW THEREFORE** the Council of the Corporation of the Municipality of Whitestone hereby enacts as follows:

1. **THAT** the Mayor and CAO-Clerk of the Municipality of Whitestone are hereby authorized to execute under seal of the Corporation an agreement being Schedule 'A' of this By-law between the Municipality of Whitestone and the Lake WahWashKesh Conservation Association with a closing date of December 4, 2024; and
2. **THAT** By-law No. 62-2024, 2024 is hereby passed and comes into full force and effect this 19th day of November, 2024

\_\_\_\_\_  
**Mayor** George Comrie

\_\_\_\_\_  
**CAO-Clerk** Michelle Hendry

**THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE**  
**By-law No. 04-2025**

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**Being a By-law to amend By-law No. 07-2018 (the Zoning By-law)  
for Part of Lots 27 and 28, Concession 4 being Parts 1- 4 on Plan 42R-22530  
Geographic Township of McKenzie  
(EWIN, John and Inga)**

---

**WHEREAS** the Council of the Municipality of Whitestone has the authority to enact zoning By-laws under Section 34 of the *Planning Act*, R.S.O. 1990;

**AND WHEREAS** the applicants have applied for and received a provisional consent to allow for two (2) new lot additions to existing waterfront lots fronting on Wahwashkesh Lake from the Parry Sound Area Planning Board, under consent application B33/2023(W) subject to a site specific rezoning to implement the consent;

**AND WHEREAS** the Council of the Municipality of Whitestone deem it appropriate and necessary to rezone the subject land;

**NOW THEREFORE** the Council of the Municipality of Whitestone hereby enacts as follows:

1. Schedule 'A', Sheet No.7 of By-law No.07-2018 as amended is hereby further amended by rezoning Part of Lots 27 and 28, Concession 4 being Parts 1, 2, 3, & 4 on Plan 42R-22530 in the geographic Township of McKenzie, now in the Municipality of Whitestone, being Part of PIN Nos. 52250-0207 and 52250-0208 from the Waterfront Residential 2 – Limited Services (WF2-LS) Zone to the Waterfront Residential 2 Exception No. 7 - Limited Services (WF2 -7-LS) Zone; and Waterfront Residential 2 Exception No. 8 - Limited Services (WF2 -8-LS) Zone as shown on a copy of Part of Schedule 'A', Sheet No. 7 attached to this By-law as Schedule "1" and more particularly shown on Plan No. 42R-22530, a copy of which is attached as Schedule '2'.
2. This By-law shall take effect and come into force in accordance with Section 34 of the *Planning Act*.
3. **THAT** By-law No. 04-2025 being a By-law to amend By-law No. 07-2018 (the Zoning By-law) for Part of Lots 27 and 28, Concession 4 being Parts 1-4 on Plan 42R-22530 is hereby passed this 23<sup>rd</sup> day of January, 2025.

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Mayor

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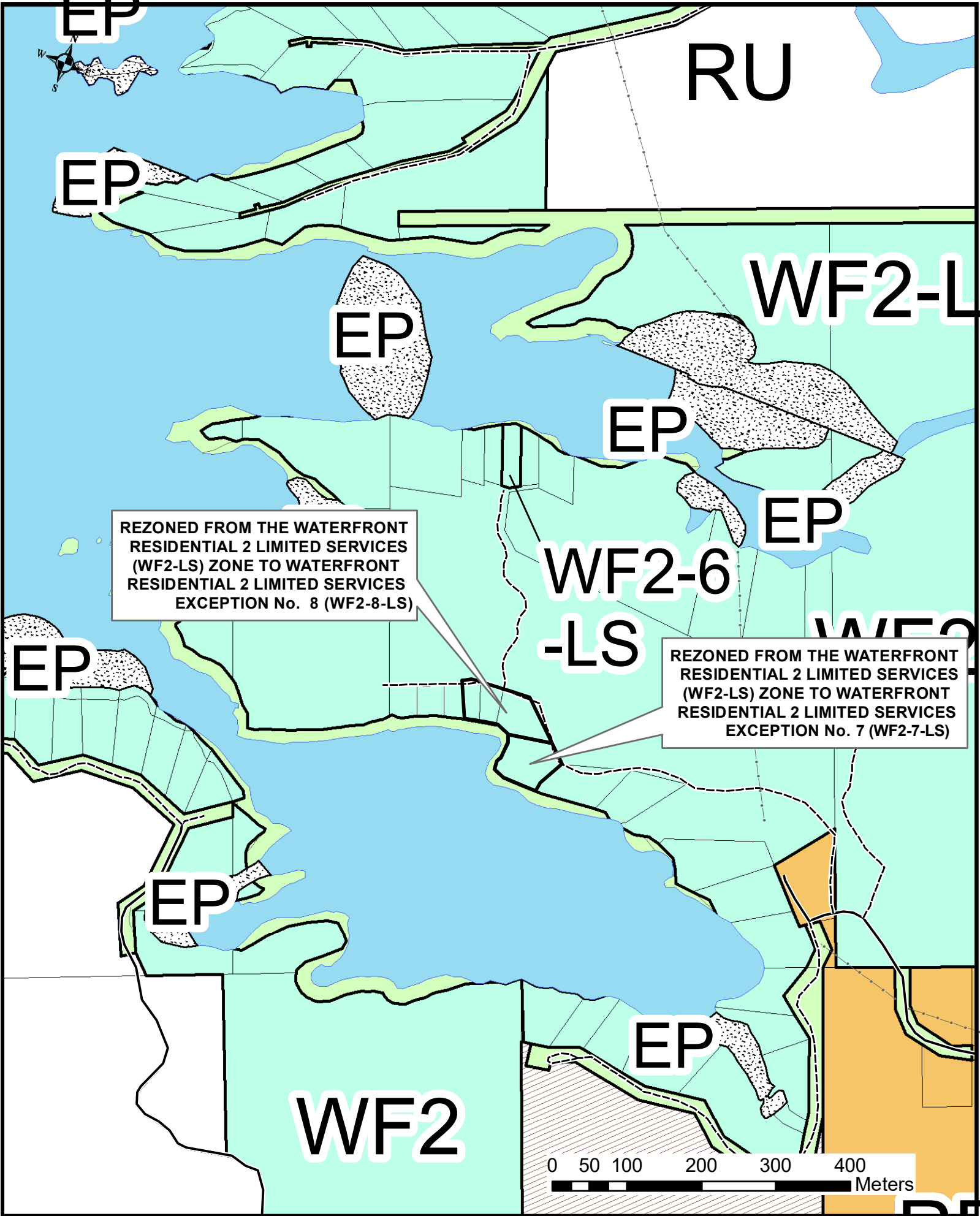
George Comrie

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CAO/Clerk

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Nigel Black



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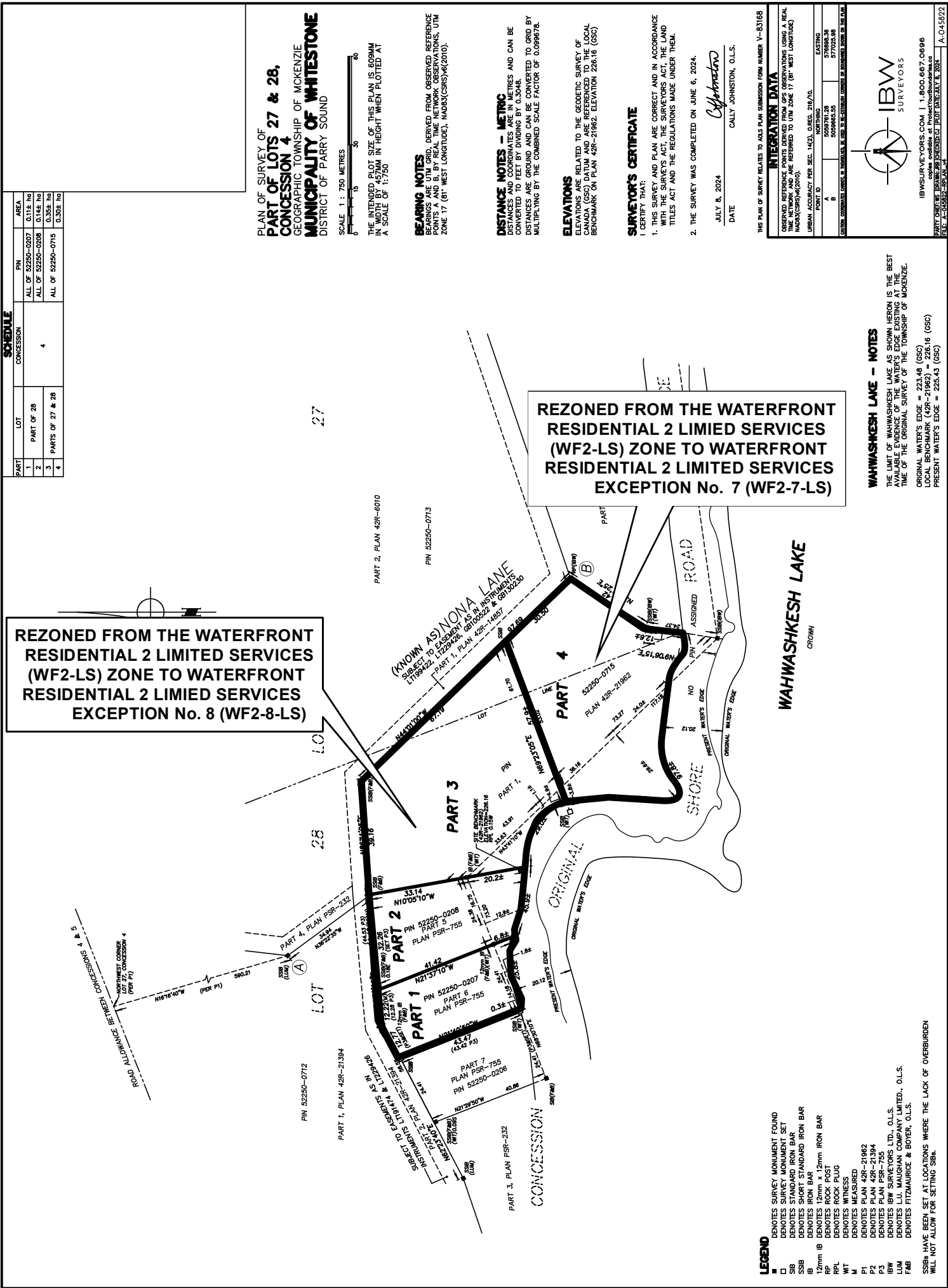
THIS IS SCHEDULE "1" TO BY-LAW No. 04-2025

MUNICIPALITY OF WHITESTONE

PASSED THIS 23RD DAY OF JANUARY , 2025

MAYOR - George Comrie

CAO-CLERK - Nigel Black



THIS IS SCHEDULE "2" TO BY-LAW No. 04-2025

MUNICIPALITY OF WHITESTONE

PASSED THIS 23RD DAY OF JANUARY , 2025

MAYOR - George Comrie

CAO-CLERK - Nigel Black

# **BUSINESS MATTERS**



1 Church Street  
Dunchurch, Ontario P0A 1G0  
Phone: 705-389-2466 Fax: 705-389-1855

[www.whitestone.ca](http://www.whitestone.ca)  
E-mail: [info@whitestone.ca](mailto:info@whitestone.ca)

## MEMORANDUM

**To:** Mayor and Council  
**From:** Paula Macri, Planning Assistant  
**Report Date:** January 7, 2025  
**Council Agenda** January 23, 2025  
**Re:** Council member appointment to the Committee of Adjustment

---

### Background

At the Regular Council meetings on December 13, 2022 and May 21, 2024 Council appointed Councillor Brian Woods as the Council Representative to the Committee of Adjustment.

The Committee of Adjustment comprises of three voting members, one is a member of Council. According to Section 44(3) of the *Planning Act*, members of the Committee of Adjustment who are also members of the Municipal Council are to be appointed annually.

#### **Section 44 (3), Term of office**

*The members of the committee who are not members of a municipal council shall hold office for the term of the council that appointed them and the members of the committee who are members of a municipal council shall be appointed annually. R.S.O. 1990, c. P.13, s. 44 (3).*

### Next Steps

That Councillor Brian Woods be appointed as Council Representative to the Committee of Adjustment at the January 23, 2025 Regular Council meeting, for the year 2025.

**From:** S Boggs <[REDACTED]>

**Sent:** November 29, 2024 1:30 PM

**To:** [michelle.hendry@whitestone.ca](mailto:michelle.hendry@whitestone.ca)

**Cc:** Trudie Johnson <[REDACTED]>

**Subject:** resolution of support

Dear Mayor and Council:

On behalf of the Board of Directors of the Parry Sound Curling Club, I am writing to request your support for the Curling Club's application to the Northern Ontario Heritage Fund (NOHFC) and the Ontario Trillium Foundation for accessibility infrastructure improvements to the Club. Specifically, the Club is applying for funding to install a lift to provide access to all levels in the building and to make other accessibility improvements such as automatic doors and accessible washrooms.

As you may know, the Curling Club is an important social hub in the community, providing recreational and social activities for the whole of the West Parry Sound Area. The membership is diverse and inclusive with an active junior curling program and seniors leagues as well as darts and social events. With the addition of these accessibility improvements to the building, the club will be all the more inclusive.

On behalf of the Curling Club, thank you for your consideration and anticipated support. Below is a sample resolution.

Best regards and good curling,

Shawn Boggs

[REDACTED]

cc. Trudy Johnson

"That the Council of the Municipality of Whitestone support the Parry Sound Curling Club's funding application to the Northern Ontario Heritage Fund and the Ontario Trillium Foundation for accessibility improvements to the Curling Club building."

**Head Office**

P.O. Box 3110  
963 Airport Road.  
North Bay, ON  
P1B 8H1  
Fax: 705.472.9927

Main switchboard  
for all offices:  
705.472.8170

Toll free:  
1.800.278.4922

Web site:  
[www.nearnorthschools.ca](http://www.nearnorthschools.ca)

VIA EMAIL and MAIL

October 21, 2024

Honourable Jill Dunlop  
Minister of Education  
438 University Avenue  
Toronto, ON

Dear Minister Dunlop:

Re: Closure of McDougall Public School – Near North DSB

This letter is on behalf of the Near North Board of Trustees.

There is support from affected and surrounding municipalities, staff and stakeholder support as well as endorsed by our local MPP Graydon Smith, we respectfully request that the Ministry of Education permit the Near North District School Board to continue operating McDougall Public School K- 6.

This decision supports student success and well-being and aligns with our strategic priorities, including the following:

**Fostering Positive Relationships and an Engaged, Inclusive Board Culture.** Our current chair welcomed McDougall Mayor Dale Robinson the opportunity to address our board during a board meeting in June 2024. Trustee Fuscaldo and Trustee Wesley participated in a community Town Hall in McDougall Township, where the overwhelming message was clear: the desire to keep McDougall Public School open to house elementary students.

**Promoting Innovative 21st-Century Learning and Integrated Solutions** We value our rural schools and consulted experts to inform our needs for the new Parry Sound build, which includes 238 elementary spaces with two short-term portable edupods. Original forecasts anticipated a total of 408 kindergarten to grade 8 students across affected schools in 2024-2025 as indicated in the included Dalip report on page 20 on our website, however actual current board enrolment numbers as noted on October 8, 2024, is **473** students. This increase in enrolment challenges the Ministry's decision to reduce the planned capacity from 1085 students in 2015 to 815 students in 2020. The continued operation of McDougall Public school will help in this matter.

**Supporting Inclusive, Responsive, Experiential Learning for All Learners**

McDougall Public School offers a unique outdoor learning environment, including a large, forested area, a baseball diamond, spacious indoor and outdoor play areas and classrooms for elementary students, and an exceptional kindergarten learning and play yard, and has the ability to hold a regional elementary track meet and other regional events

**Ensuring Effective Communication and Clarity of Goals**

During the moratorium on new Accommodation Reviews, our board and your Ministry received numerous requests to address concerns about the new Parry Sound build. Now that construction is underway, we continue to receive appeals from the same communities to save McDougall Public School.

Our Executive Staff have consistently provided information updates to the Ministry regarding our new school build and the community's interest in preserving McDougall Public School.

We urge the Ministry of Education to initiate a swift process in their decision towards our goal for the new Parry Sound build 7-12 and allowing McDougall Public School to serve as a K-6 for elementary students.

As these moves are scheduled to take place in September 2025, and time is of the essence, we respectfully ask that a decision be rendered to us no later than February 2025 so that we have adequate time to communicate with affected families and ensure a successful transition.

Yours truly,



Jeanie Fuscaldo  
NNDSB Trustee Area 3

cc: NNDSB Trustees  
NNDSB Executive Council

enclosure (1)

**From:** Scott Nash [mailto:councillor.nash@whitestone.ca]  
**Sent:** January 9, 2025 2:39 PM  
**To:** Wendy Schroeder <deputy.clerk@whitestone.ca>; Nigel Black <nigel.black@whitestone.ca>  
 <nigel.black@whitestone.ca>  
**Cc:** councillor.nash@whitestone.ca  
**Subject:** Agenda Item Request for January 23, 2025 related to Resolution 2022-331 from 2022

Wendy and Nigel

I would formally request that an item be added to the January 23, 2025 Council Agenda under Business Matters.

The Item relates to the Road Grant Protocol By-Law 30- 2017 along with a past Resolution 2022-331- ITEM D ( from the September 20, 2022 Agenda).

- Attached is the Correspondence letter that was Item D in the September 20, 2022 Agenda and have highlighted. That Relates to additional funding from the municipality by counting the residences/households that use the Bolger Landing for the Road Grant from the Magnetawan Pioneers Association (MPA) .
- Attached is also the Road Grant Protocol By Law 30-2017 that has been highlighted .

I would like the Item D Correspondence, the Resolutions 2022-330 and 2022-331 along with the Road Grant Protocol By-Law 30-2017 including in the Agenda Package

## 12. Correspondence (listed on page 4 of the Agenda)

### Resolution No. 2022-330

**Moved by:** Councillor Joe Lamb

**Seconded by:** Councillor Beth Gorham-Matthews

**WHEREAS** the Council of the Municipality of Whitestone has reviewed the Correspondence Items as listed on page 4 of the September 20, 2022 Council agenda;

**NOW THEREFORE BE IT RESOLVED THAT** Council receive the correspondence items for information, with the following extracted for further discussion/action:

- A. Town of Kingsville resolution regarding Bill 3, Strong Mayors, Building Homes Act, 2022 dated September 1, 2022
- C. Cathy Lamb email sent on September 11, 2022 in regards to the Dunchurch Community Centre – Accessibility
- D. Magnetawan Pioneer Association request for additional funding for roads leading to Bolger Landing through Road Grant program.

**Carried**

### Resolution No. 2022-331

**Moved by:** Councillor Joe McEwen

**Seconded by:** Councillor Beth Gorham-Matthews

### Matters Arising from Correspondence

**Item A** – General discussion

**Item C** – Staff will consider accessibility needs at the Dundome, the Community Centre and Municipal Office for discussion during the 2023 budget

#### Item D -

**THAT** the Council of the Municipality of Whitestone does hereby receive for information correspondence item D., Magnetawan Pioneer Association request for additional funding for roads leading to Bolger Landing through the Road Grant program, dated September 13, 2022;

**AND THAT** the Council of the Municipality of Whitestone does hereby direct staff to count residences/households that use the roads to Bolger Landing in their application of the Road Grant Protocol.

**Carried**

**THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE**

**BY-LAW NO. 30-2017**

**Being a by-law to adopt a protocol for the authorizing  
of annual grants for the purposes of assisting road maintenance costs  
to property owners on private and unassumed roads**


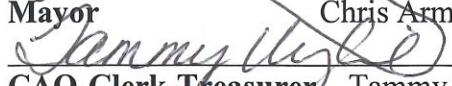
**WHEREAS** the Municipal Act, 2001 Revised allows a Municipal Council to pass by-laws respecting to matters within the spheres of jurisdiction of sec. 11 (3) Subsection 1 Highways, including parking and traffic on highways in the Municipality of Whitestone;

**WHEREAS** the Council of the Municipality of Whitestone deems it desirable to adopt a protocol for the authorizing of annual grants for the purposes of assisting road maintenance costs to property owners on private and unassumed roads:



**BE IT THEREFORE ENACTED** by the Municipal Council of The Corporation of the Municipality of Whitestone as follows:

1. The Corporation adopts protocol for the authorizing of annual grants for the purposes of assisting road maintenance costs to property owners on private and unassumed roads within the Municipality of Whitestone as per Schedule "A" to By-Law No. 30-2017.
2. This by-law shall take effect and come into force upon passage by Council.
3. By-Law No. 24-2016 is hereby rescinded.

**Read a First and Second time** this 19<sup>th</sup> day of June, 2017.

  
\_\_\_\_\_  
**Mayor** Chris Armstrong  
  
\_\_\_\_\_  
**CAO-Clerk-Treasurer** Tammy Wylie

**Read a Third time and Passed, Signed and Sealed** this 19<sup>th</sup> day of June, 2017.

  
\_\_\_\_\_  
**Mayor** Chris Armstrong  
  
\_\_\_\_\_  
**CAO-Clerk-Treasurer** Tammy Wylie

## Schedule 'A' of By-Law 30-2017

Protocol for the authorizing of annual grants for the purposes of assisting property owners with their costs of maintaining private and unassumed roads:

1. To be eligible to receive a grant, property owners fronting on and/or utilizing one or more opened private or unassumed road(s) must form a "road group", duly constituted as defined in paragraph 2, whose membership must include/represent at least two-thirds (2/3) of the households serviced by the road, including undeveloped lots.
2. "Duly constituted" means that the property owners served by the road have, from time to time, agreed in writing:
  - to submit an application for a grant;
  - how any grant received will be used to maintain the road; and
  - to designate one or more members of the group to represent it with respect to the applications and authorize them to arrange for maintenance work to be completed and to report its completion to the Municipality.

It is not necessary for the road group to be incorporated; however road groups are encouraged to have written constitutions providing for election/appointment of officers and to facilitate group decision making with respect to maintenance to be undertaken. A ratepayers association may serve as a road group for purposes of this By-Law.

3. If a private road, the application must be accompanied with written confirmation from the owner of the road approving the application and the work to be completed, unless the applicant(s) can demonstrate that the owner of the road is inaccessible, to the satisfaction of the CAO-Clerk-Treasurer.
4. The grant to be provided shall be determined by Council during the yearly budget process, based on a calculation of x factor and y factor, where:
  - x factor represents dollars (\$) per kilometer, and
  - y factor represents dollars (\$) per household.
5. A road group representing several different roads may apply for grants for any or all affected roads unless a separate road group has already applied for a road grant on their own.
6. Approved grants will be given in one draw, with a grant application deadline of September 30<sup>th</sup>. Funds will be released at the discretion of the Municipal Treasurer.
7. Applications shall be accompanied by a budget of estimated annual expenditures and a statement of current uncommitted funds on hand in the Road Group's statement of record.

8. All applications shall be forwarded to the Municipal Treasurer who shall have the responsibility/authority of determining grant eligibility and authorizing grants.
9. The Road Group will be solely responsible to oversee the administration and supervision of annual work programs and related budget and furthermore the Municipality will have no responsibility, obligation or exercise any degree of operational control with respect to maintenance of the affected roads.
10. Grants are not guaranteed and due to budgeting constraints may be curtailed at any time by resolution of Council.
11. Council may from time to time establish further conditions on the approval of grants that may be generally applied or specific to a particular situation.
12. All grants must be used on specified roads in the calendar year of issuance and a written summary of money spent must be submitted to the Municipality.
13. Failure to follow reporting requirements will result in that particular road group not to be included for grants in the following calendar year.



**11.4.3**

21 Church Street  
Dunchurch, Ontario P0A 1G0  
Phone: 705-389-2466 Fax: 705-389-1855

[www.whitestone.ca](http://www.whitestone.ca)  
E-mail: [info@whitestone.ca](mailto:info@whitestone.ca)

## APPLICATION FOR MUNICIPAL ROAD GRANT

---

**SUBMISSION DEADLINE: SEPTEMBER 30, 2024**

**FILE #** \_\_\_\_\_

### PLEASE COMPLETE ALL AREAS

Private or Unassumed Road Name(s):  
\_\_\_\_\_

Road Group Name:  
\_\_\_\_\_

Road Group Representation

#1

#2

Name:

\_\_\_\_\_

\_\_\_\_\_

Position:

\_\_\_\_\_

\_\_\_\_\_

Address:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Postal Code:

\_\_\_\_\_

\_\_\_\_\_

Telephone Number/Cell Number:

\_\_\_\_\_

\_\_\_\_\_

E-mail:

\_\_\_\_\_

\_\_\_\_\_

Please describe exactly what the 2024 municipal funds will be used for:

---

---

Did you apply for the Municipal Road Grant in 2023?

Yes:		No:	
------	--	-----	--

If yes, have you submitted a written summary of how the money was spent, as well as copies of supporting invoices?

---

---

Any work being done on road(s) (or portion of road(s)) that is privately owned requires written submission from the owner of the road(s) (or portion of the road(s)) approving the application and approving the work to be completed.

If the owner of the road is inaccessible, please state reason:

---

---

### **Declaration of Road Group's Designated Representation**

We certify that, to the best of our knowledge, the information provided herein is accurate and complete and agreement is endorsed by the Road Group, which we represent.

Signature:

---

Date:

---

Cheque Payable to

---

### **All Applications Must Include the Following:**

1. Current List of Membership with mailing address and telephone numbers (representing at least two-thirds of the membership) serviced by the road, agreeing to:
  - i) Submit an application for a grant;
  - ii) How any grant received will be used to maintain the road; and
  - iii) Designate one or more members of the group to represent it with respect to the applications and to authorize them to arrange for maintenance work to be completed and to report its completion to the Municipality.
2. Budget of the Estimated 2024 Annual Expenditures.
3. Statement of Uncommitted Funds on Hand at the end of the Current Year, if any.
4. The Road Group will be solely responsible to oversee the administration and supervision of annual work programs and related budget and furthermore the Municipality will have no responsibility, obligation or exercise any degree of operational control with respect to maintenance of the affected road(s).

Any questions or if clarification is required, please contact the Municipal Treasurer at 705-389-2466 ext. 125.

**To:** Municipality of Whitestone Council

**Subject:** Proposal for Temporary Use of "The Twist" Property for Storage and Recreation Programming

---

## Introduction

This proposal requests the temporary use of "The Twist" property as a dual-purpose facility to address immediate needs for storage and to expand community recreation programming. This approach will not only provide a cost-effective solution for the Municipality's storage needs but will also allow for the utilization of an otherwise vacant space to benefit the community.

## Objective

The objective is to:

1. **Provide secure storage space** for municipal assets, recreation equipment, and seasonal supplies.
2. **Utilize available space for recreation programming**, creating opportunities for community engagement through flexible, adaptive programming.

## Rationale

The Twist property is currently underutilized and offers ample space suitable for both storage and temporary recreational programming. As the demand for municipal storage has always outweighed the supply, repurposing part of this property will alleviate space constraints at existing facilities. Additionally, activating a portion of the property for recreation aligns with community interest and municipal goals for enhancing recreational opportunities.

## Proposed Use and Logistics

1. **Storage**
  - Secure and partitioned areas of the building will store municipal assets such as:
    - Large recreation equipment (e.g., ping pong tables, BBQ, off season sports equipment).
    - Recreational and event supplies (e.g., tables, chairs, awnings).
  - Appropriate security measures will need to be implemented.
2. **Recreation Programming**
  - Available open spaces within the building can be used for programs like:
    - **Pop-up fitness classes** (yoga, aerobics, etc.).
    - **Art workshops** and creative spaces for youth and adult programs.
    - **Indoor sports** (e.g., badminton) for community members.
  - Recreation spaces will be furnished with temporary, movable equipment to allow for flexible program setups.

## Benefits

- **Cost Savings:** Utilizing The Twist property for storage reduces costs associated with replacing recreation supplies and equipment that are lost, misplaced or stolen from current storage facilities.
- **Enhanced Community Engagement:** Recreation programs will provide accessible activities for all ages, meeting a growing community need.
- **Positive Impact on the Local Area:** Activating the property may deter vandalism or misuse of an otherwise empty space.

## Implementation Plan

- **Phase 1** (Months 1-2): Prepare and partition storage areas; initiate basic cleaning/maintenance and set up temporary security measures. Move current recreation items to the property.
- **Phase 2** (Months 2-4): Pilot recreation programming with limited sessions to gauge community interest and identify any logistical adjustments needed.
- **Phase 3** (Months 4-6): Full integration of storage and recreational use, with periodic assessments for usage and maintenance requirements.

## Budget and Funding

No further budgeting will be necessary as plans are already in place to address the following:

- Minor renovations for storage setup
  - Storage costs are part of our budget
- Operational costs such as utilities and maintenance
  - Already being paid by the Municipality

## Conclusion

The temporary use of The Twist property for storage and recreational programming represents a practical solution to current municipal needs while enriching community life. We seek Council's support to implement this proposal for the benefit of our community.

**We respectfully request approval to proceed with this plan.**

**Sincerely,**  
Tanya Fraser

Recreation Chair

## 7.0 Vacant Building

### 7.1 Building Summary

Address:	2125 Hwy 124, Dunchurch
Number of Storeys:	1
Original Construction:	Unknown
Addition/Renovation:	Unknown
Gross Floor Area	
OBC Classification:	

The front end of the vacant building was formerly used a restaurant with an attached residential unit at the rear. At the time of review, the building was no longer in use. The building is founded on a concrete block shallow foundation with a dirt crawlspace. A full basement is located under the restaurant; however, it is only accessible through the crawlspace. The restaurant is lacking in interior accessibility compliance.

It shall be noted that the undersigned is of the opinion that repairs for this building are not recommended. The building should be demolished, and the property use re-evaluated.



Figure 7-1: Exterior view of Vacant Building (Courtesy Google Street View, July 2021) - Formerly Twist Restaurant

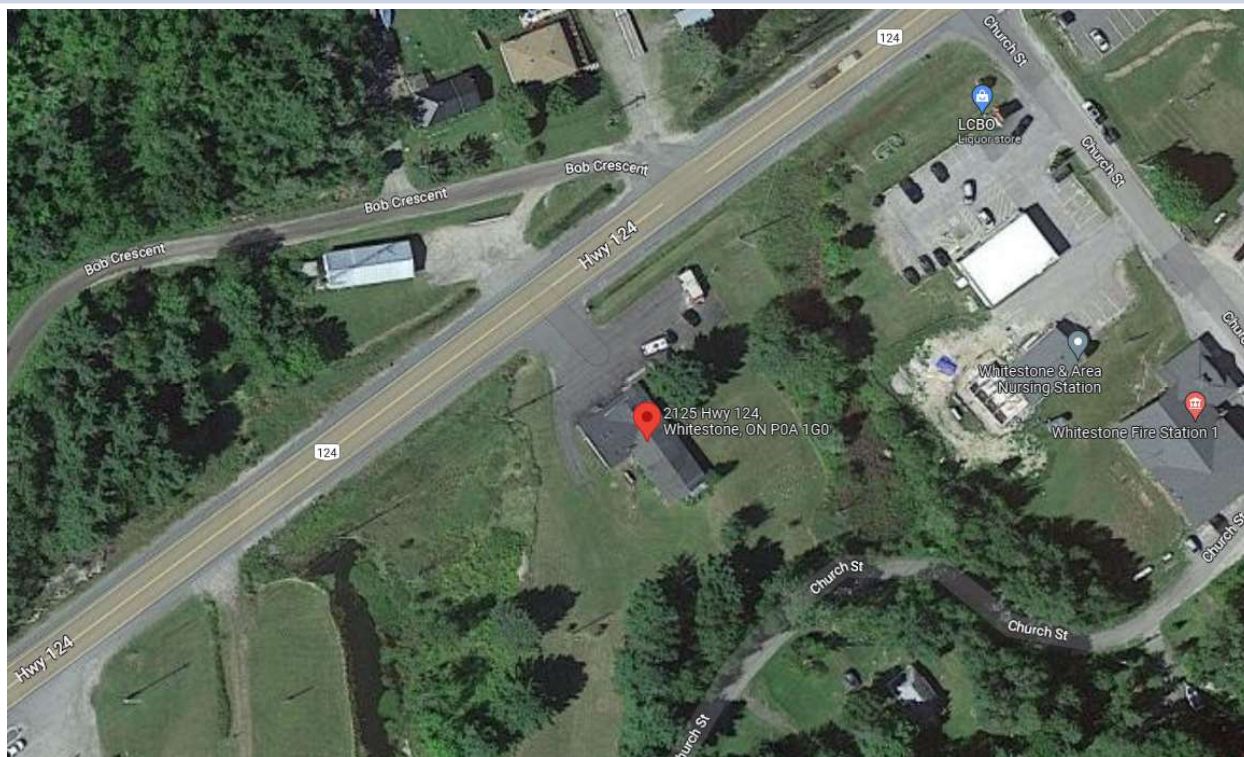


Figure 7-2: Aerial View of Subject Property

## 7.2 Building Systems

### 7.2.1 Structure

The foundation consists of a concrete block foundation wall with dirt crawlspace. A full basement is located below the restaurant. The crawlspace was moist and poorly ventilated with evidence of rot and deterioration of the floor systems. The floors are framed with dimensional lumber and built-up beams. Wood Posts for the built-up beams are often found without proper concrete footings and are in direct contact with soil. The roof is a mix of stick framing and wood-framed trusses. Incomplete renovations within the dwelling unit have left studs exposed or partially removed.

### 7.2.2 Exterior and Building Envelope

The dirt crawlspace does not have a proper vapour barrier installed and ponding water within the basement was observed below the restaurant. Ventilation within the crawlspace is not adequate to remove moist air and can lead to deterioration of building elements, mold, and subsequent health concerns for occupants. Multiple windows are broken within the dining area and signs of roof leaks are evident as well. The thermal seals on multiple windows appear to be broken. Insulation levels throughout the building do not appear to meet the requirements of the OBC.

**7.2.3 Interior**

The building interior finishes are in poor condition. Signs of water staining from roof leaks are evident on the ceilings; Stains on the carpet from diner patrons; Grease stains from kitchen operations and overall poor cleanliness in the residential dwelling are all evident. A guard is missing at the small flight of stairs entering the restaurant kitchen from the dining area. **A fire rated assembly is not provided between the living quarters and restaurant.**

**7.2.4 Mechanical**

Heating appears to come primarily from baseboard heaters and the fireplace in the restaurant area. The hot water tank and pressure tank are located in the crawlspace, but it was noted that the hot water tank was shifting significantly. The kitchen equipment appears to be in fair condition and could be salvaged. Plumbing fixtures in the restaurant area are in fair to poor condition in the restaurant but are decent in the apartment section of the building. It is likely that the building sewage system is a septic system.

**7.2.5 Electrical**

The power was still functional at the time of inspection with primarily fluorescent lighting, but many electrical fixtures had been removed with dangling supply wires. Exit and emergency lighting was present above the entrance door.

**7.3 Accessibility Recommendations**

It is apparent that some effort has been made to install grab bars and create an accessible restaurant within the existing layout. Significant remodelling will be required to create an accessible restaurant in conformance with current OBC requirements.

**7.4 Energy and Environmental Recommendations**

As indicated in 7.2.3 Interior, the structure lacks adequate insulation. Vapour barriers are not installed in the crawlspaces leading to mould concerns and poor air quality. A significant retrofit is required to improve the conditions.

**7.5 Water Conservation**

Standard fixtures are installed. Given the overall condition of the facility, it is not recommended that upgrades be implemented.

**7.6 Indoor Environment Quality**

Refer to 7.4 – Energy and Environmental Recommendations

**7.7 Parking and Access Requirements**

Parking appears to be sufficient, and an access ramp has been provided.

## 7.8 Capital Replacement Budget


The budget to demolish the existing facility in 2023 dollars follows. The amount includes, full removal of building and re-grading of the property.



Demolition	=	\$	\$30,000
Total Removal		\$	\$30,000

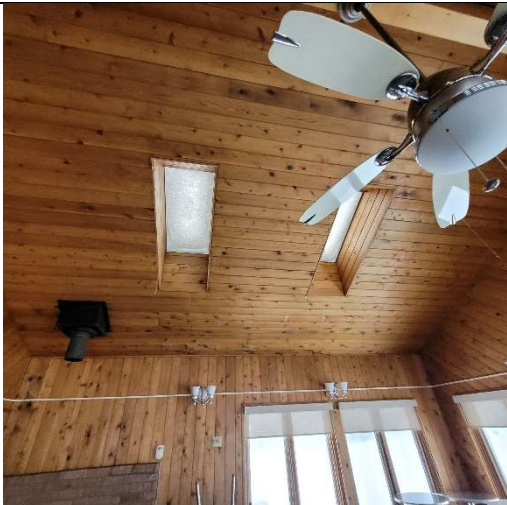
## 7.9 Recommended Repairs / Replacements

Based on the observations made during the initial site review, the undersigned does not see repair as a viable option. It is recommended that the building be demolished, and future uses of the property be determined by City Council.

Images of the observed conditions are provided below.

TABLE 7: RECOMMENDED REPAIRS/REPLACEMENTS	
Class	Photo Documentation
Structural	 <p>Figure 7-3: Basement posts directly on soil or improper footings</p>

<b>Envelope</b>	 <p>Figure 7-4: Loose batts in crawlspace. No vapour barrier</p>
<b>Envelope</b>	 <p>Figure 7-5: Dirt crawlspace with ponding water. No vapor barrier</p>

<b>Envelope</b>	 <p>Figure 7-6: Minimal Insulation in Attic</p>
<b>Interior</b>	 <p>Figure 7-7: Interior skylights - staining from leaks visible in person</p>

**Interior /  
Electrical**



*Figure 7-8: Incomplete renovations. Loose Electrical*

**Mechanical**



*Figure 7-9: Water tanks in basement*

**Mechanical**



*Figure 7-10: Industrial Kitchen with Hood Vents*

# CORRESPONDENCE



THE CORPORATION OF THE TOWN OF PARRY SOUND  
RESOLUTION IN COUNCIL

NO. 2024 – 184

DIVISION LIST

YES NO

DATE: November 19, 2024

Councillor **G. ASHFORD**  
Councillor **J. BELESKEY**  
Councillor **P. BORNEMAN**  
Councillor **B. KEITH**  
Councillor **D. McCANN**  
Councillor **C. McDONALD**  
Mayor **J. McGARVEY**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

MOVED BY:

BK

SECONDED BY:

AA

CARRIED: ✓ DEFEATED: \_\_\_\_\_ Postponed to: \_\_\_\_\_

WHEREAS 74 James Street (Parry Sound Post Office) has been listed on the Directory of Federal Real Property as available for housing development;

AND WHEREAS the status of the federal listing is "Open for Feedback";

AND WHEREAS Parry Sound's Post Office is a district sorting and distribution hub;

AND WHEREAS there are other important government services provided in the building;

AND WHEREAS the services offered by Canada Post and the other government agencies are important to the businesses and residents in West Parry Sound; and

AND WHEREAS the employment created through the provision of these services is important to the local economy:

THEREFORE BE IT RESOLVED THAT:

In response to the federal government's request for feedback, the federal government and Canada Post Corporation be advised that the Town of Parry Sound strongly supports Canada Post services, the services offered by Service Canada out of 74 James Street and that the associated jobs remain in the Town of Parry Sound;

AND THAT this resolution be forwarded to the other six (6) area municipalities that together comprise West Parry Sound; and

AND THAT this resolution be forwarded to MP Scott Aitchison and MPP Graydon Smith.

\_\_\_\_\_  
Mayor Jamie McGarvey

**From:** [Rebecca Johnson](#)  
**To:** [TerrainsPublics-PublicLands@tpsgc-pwgsc.gc.ca](mailto:TerrainsPublics-PublicLands@tpsgc-pwgsc.gc.ca)  
**Cc:** [Scot t Aitchison, MP ; Graydon.Smith@pc.ola.org; james.king@pc.ola.org;](#)  
[Craig Jeffery ; Kevin McIlwain; Lori West; Mackenzie Taylor; Maryann](#)  
[Martin; Wendy Schroeder; Karlee Britton;](#)  
**Subject:** Feedback regarding 74 James Street, Parry Sound ON  
**Sent:** 2024-11-27 2:19:20 PM

---

Address: 74 James Street, Parry Sound  
DFRP property number: 11452  
Province or Territory: Ontario  
Land area: 0.11 hectares

Thank you for your interest in this property. Responding to the following questions will allow the Public Lands for Homes team to efficiently respond to your request.

Name : *Rebecca Johnson, Clerk*

Organization : *The Corporation of the Town of Parry Sound*

What is your idea relating to this property? *See comments below*

What is your level of readiness to implement this project? *See comments below*

*At its November 19, 2024 Meeting, Council of the Corporation of the Town of Parry Sound passed attached Resolution 2024 -184 which identifies the importance of the Parry Sound Post Office within the community; namely, it serves as a district sorting and distribution hub, other important government services are provided in the building, and employment is created through the provision of these services – important to the local economy.*

*In responding to the federal government's request for feedback, The Town of Parry Sound wishes to express its strong support for Canada Post services, the services offered by Service Canada from the building, and that the associated jobs remain in the Town of Parry Sound.*

*On behalf of Parry Sound Council, thank you for this opportunity to provide feedback.*

Rebecca Johnson  
Clerk  
[rjohnson@parrysound.ca](mailto:rjohnson@parrysound.ca)

Town of Parry Sound

52 Seguin St

Parry Sound, ON P2A 1B4



# Seguin Township

5 Humphrey Drive,  
Seguin, Ontario P2A2W8

A1

Tel: (705) 732-4300  
Toll Free: (877) 473-4846  
Fax: (705) 732-6347  
[www.seguin.ca](http://www.seguin.ca)

SENT VIA EMAIL: [scott.aitchison@parl.gc.ca](mailto:scott.aitchison@parl.gc.ca)

December 5<sup>th</sup>, 2024

MP Scott Aitchison  
Parry Sound-Muskoka  
1-15 Northland Lane  
Huntsville, ON P1H 1M4

Dear MP Scott Aitchison;

**RE: Resolution No. 2024-363 – Parry Sound Post Office Building & Services**

At the regular meeting of the Township of Seguin Council held December 2<sup>nd</sup>, 2024, Council passed Resolution No. 2024-363 (copy attached) regarding Parry Sound Post Office Building & Services.

Your attention to this matter is appreciated.

Sincerely,

Donna McLeod  
Clerk's Department

Encl.

cc: (via email)      Town of Parry Sound  
                         Township of McKellar  
                         Municipality of McDougall  
                         Municipality of Whitestone  
                         Township of Carling  
                         Township of The Archipelago  
                         MPP Graydon Smith



Resolution No. 2024- 363

**The Corporation of  
the Township of Seguin**

Moved by GF Gail Finson

Seconded by GG Greg Getty Date December 2<sup>nd</sup>, 2024

---

**WHEREAS** 74 James Street (Parry Sound Post Office) has been listed on the Directory of Federal Real Property as available for housing development;

**AND WHEREAS** the status of the federal listing is "Open for Feedback";

**AND WHEREAS** Parry Sound's Post Office is a district sorting and distribution hub;

**AND WHEREAS** there are other important government services provided in the building;

**AND WHEREAS** the services offered by Canada Post and the other government agencies are important to the businesses and residents in West Parry Sound;

**AND WHEREAS** the employment created through the provision of these services is important to the local economy;

**NOW THEREFORE BE IT RESOLVED THAT** in response to the federal government's request for feedback, the federal government and Canada Post Corporation be advised that Council of The Corporation of the Township of Seguin strongly supports Canada Post services, the services offered by Service Canada out of 74 James Street and that the associated jobs remain in the West Parry Sound area;

**AND FURTHER THAT** this resolution be forwarded to the other six area municipalities that together comprise West Parry Sound;



## The Corporation of the Township of Seguin

**AND FURTHER THAT** this resolution be forwarded to Parry Sound-Muskoka MP  
Scott Aitchison and Parry Sound-Muskoka MPP Graydon Smith.

<u>DIVISION LIST</u>	<u>Yea</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Adams	—	—	—	—
Buszynski	—	—	—	—
Collins	—	—	—	—
Fellner	—	—	—	—
Finnson	—	—	—	—
Getty	—	—	—	—
MacDiarmid	—	—	—	—

CARRIED AM

DEFEATED —

The Corporation of the Municipality of St. Charles  
RESOLUTION PAGE



Regular Meeting of Council

**Agenda Number:** 8.3.

**Resolution Number** 2024-404

**Title:** Resolution Stemming from October 16, 2024 Regular Meeting of Council - Item 8.1 - Correspondence #7

**Date:** November 20, 2024

---

**Moved by:** Councillor Laframboise

**Seconded by:** Councillor Pothier

**BE IT RESOLVED THAT Council for the Corporation of the Municipality of St.-Charles hereby supports Resolution #C-2024-09-16 passed by Tay Valley Township, regarding Public Sector Salary Disclosure; AND BE IT FURTHER RESOLVED THAT a copy of this Resolution be sent to the Premier of Ontario, Doug Ford; the Minister of Municipal Affairs and Housing, Paul Calandra; the Association of Municipalities of Ontario (AMO); our local Member of Provincial Parliament (MPP); and all Ontario Municipalities.**

**CARRIED**

  
MAYOR



September 25, 2024

The Honorable Doug Ford  
Premier of Ontario  
Legislative Building, Queen's Park  
Toronto, ON M7A 1A1

Sent by Email

Dear: Honourable Doug Ford

**RE: Public Sector Salary Disclosure**

The Council of the Corporation of Tay Valley Township at its meeting held on September 24<sup>th</sup>, 2024 adopted the following resolution:

**RESOLUTION #C-2024-09-16**

MOVED BY: Greg Hallam  
SECONDED BY: Wayne Baker

**"THAT**, the Council of the Corporation of Tay Valley Township support the Township of Stirling-Rawdon's resolution regarding Public Sector Salary Disclosure;

**THAT**, the Public Sector Salary Disclosure Act be updated to reflect the inflation rates since 1996;

**THAT**, the Act be further updated so that the inflation rate is applied each year to the requirement to report public salaries;

**AND THAT**, this resolution be sent to the Province of Ontario Premier's Office, the Ministry of Municipal Affairs and Housing, the Association of Municipalities of Ontario and all Ontario Municipalities."

**ADOPTED**

If you require any further information, please do not hesitate to contact the undersigned at (613) 267-5353 ext. 130 or [deputyclerk@tayvalleytwp.ca](mailto:deputyclerk@tayvalleytwp.ca)

Sincerely,



Aaron Watt, Deputy Clerk

Cc: Ministry of Municipal Affairs and Housing  
Association of Municipalities of Ontario (AMO)  
All Ontario Municipalities

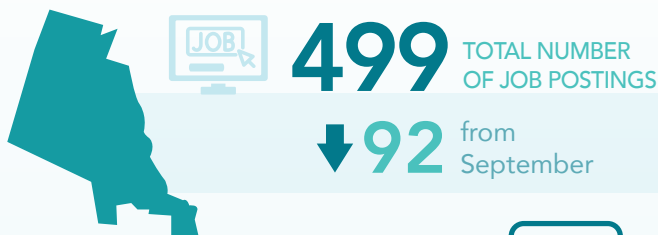
# MONTHLY JOBS REPORT

OCTOBER 2024

The Labour Market Group  
Guiding partners to workforce solutions.

## NIPISSING DISTRICT

There were 499 job postings recorded for Nipissing District in October. While this figure represents a decrease in month-over-month (-15.6%, -92) comparisons, it is an almost proportional increase in year-over-year (+15%, +65) comparisons. 235 Unique employers posted jobs in October; marking a decrease in year-over-year (-6.7%, -17) and month-over-month (-17.3%, -49) comparisons.



### OF THE 499 JOB POSTINGS



**100%**  
Collected from  
online sources.



**1.6%**  
(8) Requiring a  
bilingual individual.

**14.4%**  
(72) Criminal  
Record Check



For postings  
that listed an  
annual salary.



**\$88,764.65/year**  
AVERAGE



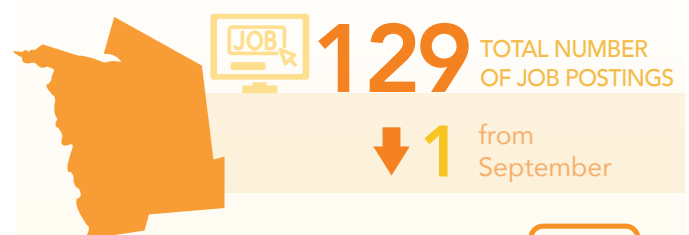
**\$26.75**  
HOURLY WAGE

The average hourly wage  
in October for those  
postings which listed one.

Of the 114 postings which listed an hourly wage 1.8% (2) were listed at the provincial minimum wage of \$17.20/hour.

## PARRY SOUND DISTRICT

There were 129 job postings recorded for the Parry Sound District in October. This is almost identical to both month-over-month (-0.8%, -1) and year-over-year (-0.8%, -1) comparisons. 80 Unique employers posted jobs in October; a notable increase; +15.9% (+11) to the previous month's figure of 69, and to the previous year's (+11.1%, +8) figure of 72.



### OF THE 129 JOB POSTINGS



**100%**  
Collected from  
online sources.



**0.8%**  
(1) Requiring a  
bilingual individual.

**14%**  
(18) Criminal  
Record Check



For postings  
that listed an  
annual salary.



**\$67,355.45/year**  
AVERAGE

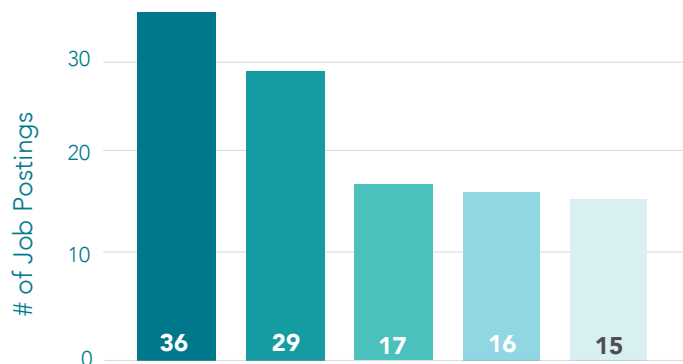
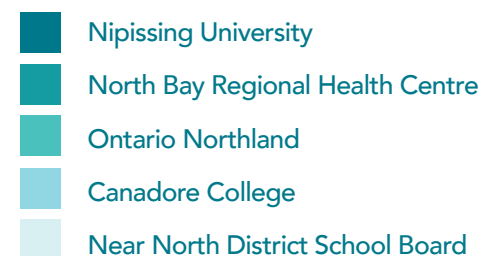


**\$27.50**  
HOURLY WAGE

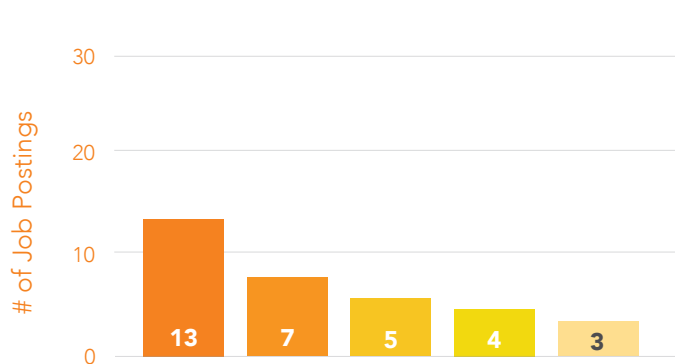
The average hourly wage  
in October for those  
postings which listed one.

Of the 48 postings which listed an hourly wage only 1 was listed at the provincial minimum wage of \$17.20/hour.

## TOP 5 EMPLOYERS POSTING JOBS



## TOP 5 EMPLOYERS POSTING JOBS



## TOP 5 INDUSTRIES HIRING (NAICS)



- 2** **19.2%** : Educational Services (NAIC 61)
- 3** **15.6%** : Retail Trade (NAIC 44-45)
- 4** **9.8%** : Transportation & Warehousing (NAICS 48-49)
- 5** **6.4%** : Accommodation & Food Services (NAICS 72)

The Health Care and Social Assistance (NAICS-62) industry saw the most number of job postings in October with 22.4% (112) of the total. The Education Services (NAICS-61) industry saw the largest month-over-month increase in job posting representation with a +4.3% change from September. The largest month-over-month decrease occurred within the Professional, Scientific and Technical Services (NAICS-54) industry with a -3.4% decrease from the September numbers.

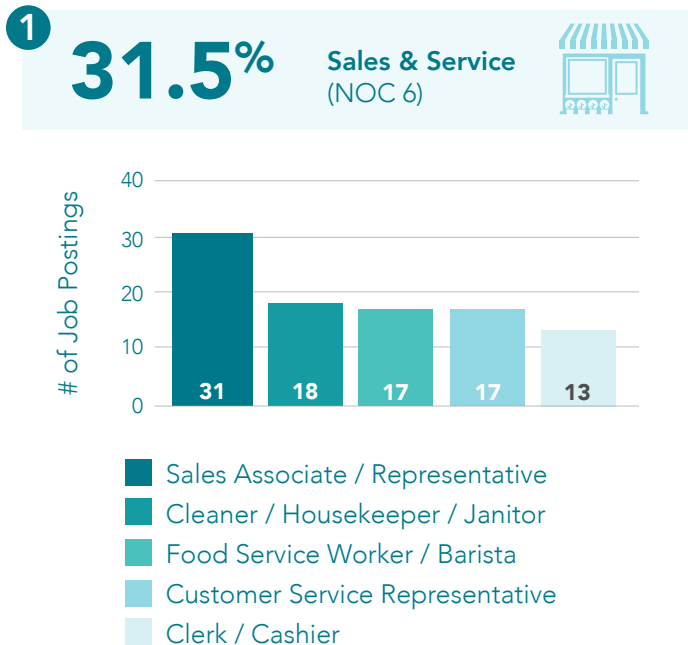
## TOP 5 INDUSTRIES HIRING (NAICS)



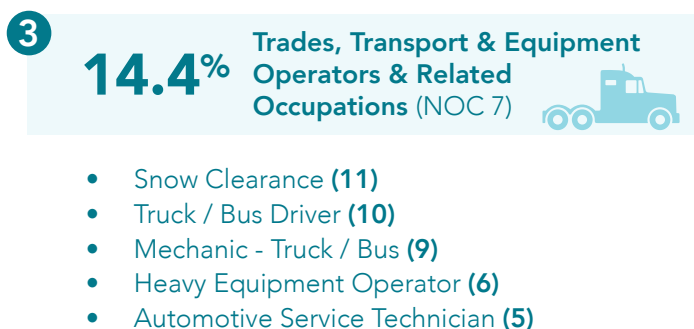
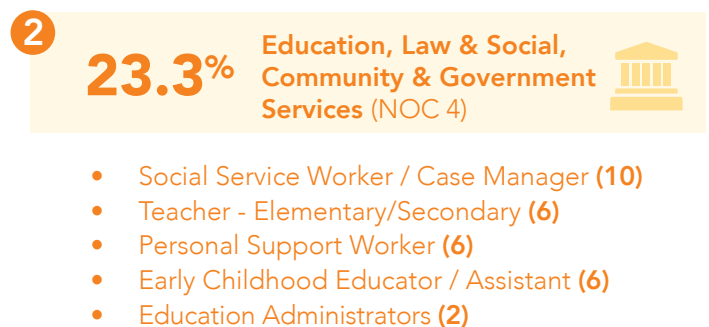
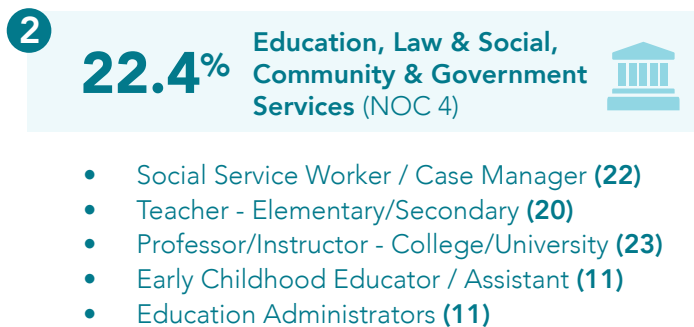
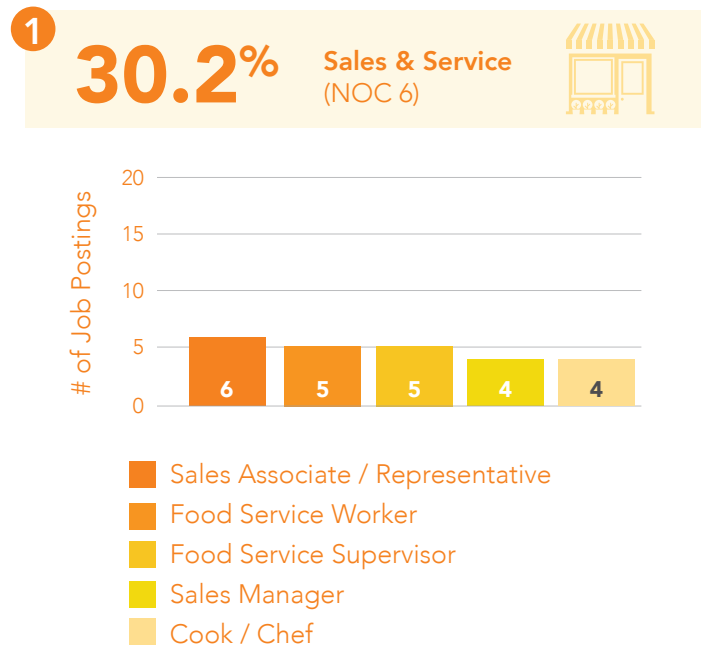
- 2** **17.8%** : Accommodation & Food Services (NAICS 72)
- 3** **21.7%** : Retail Trade (NAICS 44-45)
- 4** **8.5%** : Educational Services (NAICS 61)
- 5** **6.2%** : Manufacturing (NAICS 31-33)

The Health Care and Social Assistance (NAICS-62) industry saw the greatest number of job postings in October with 27.9% (36) of the overall share amongst all major industry classification. The Accommodation and Food Services (NAICS-72) industry saw the largest month-over-month increase of +8.6% when compared to September; accounting for 17.8% (23) of the job share this month. The largest month-over-month decrease of -6.9% occurred within the Educational services (NAICS-61) industry which accounted for 8.5% (11) of the job postings this month, still one of the top 5 contributors.

## TOP 3 OCCUPATIONAL CATEGORIES (NOC)



## TOP 3 OCCUPATIONAL CATEGORIES (NOC)



Sales and Service (NOC-6) based occupations made up the largest portion of job postings with 31.5% (157) of all postings in October when compared to the major occupational classifications. It was the Education, Law and Social, Community and Government Services (NOC 4) based occupations that saw the largest month-over-month increase with a +4% change. The largest month-over-month decrease of -5.4% was seen for Health Services (NOC-3), however, it still made up the top 5 Occupational Classifications this month.

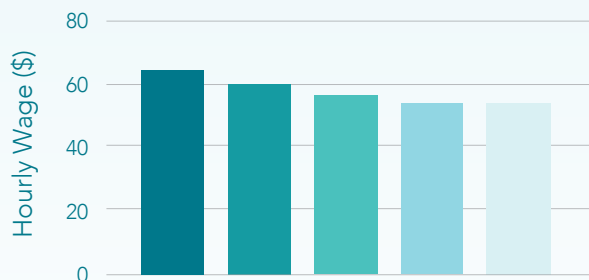
Sales and Service (NOC-6) based occupations represented the largest number of job postings in October with 30.2% (39) of all postings when compared to the other occupational classifications. The largest month-over-month increase; +1.6%, was seen in the Natural and Applied Sciences (NOC-2) and Manufacturing and Utilities (NOC-9) occupations. Business, Finance and Administration (NOC-1) occupations saw the largest month-over-month decrease in job posting share of -3%, however, it still made up the top 5 Occupational Classifications this month.

## TOP 5 HOURLY WAGE VACANCIES



**\$62.23**

**Service Worker - After Hours**  
@ Nijjaansinaanik Child and Family Services



**\$60.00** Registered Nurse - Long-term Care  
@ West Nipissing General Hospital

**\$58.81** Nursing Coordinator - Clinical  
@ North Bay Regional Health Centre

**\$53.51** Manager of Clinical Services - Child And Youth Mental Health Services  
@ Hands, TheFamilyHelpNetwork.ca

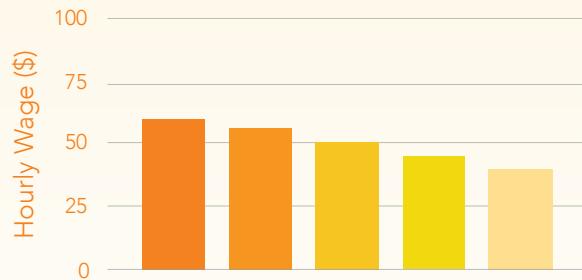
**\$53.51** Human Resources Manager  
@ Hands, TheFamilyHelpNetwork.ca

## TOP 5 HOURLY WAGE VACANCIES



**\$60.00**

**Pharmacist**  
@ IDA Pharmacy



**\$56.00** Registered Nurse - Acute Care / Obstetrics  
@ West Parry Sound Health Centre

**\$50.00** Mechanic - Heavy Equipment  
@ Bowman Landscaping and Excavation

**\$44.26** Therapist - Counselling and Treatment  
@ Canadian Mental Health Association - Muskoka Parry Sound Branch

**\$38.32** Case Manager  
@ Canadian Mental Health Association - Muskoka Parry Sound Branch

## TOP 3 ANNUAL SALARY VACANCIES

**\$239,000.00**

**Associate Director of Care**  
@ Sienna Senior Living



**\$212,000.00**

**Software Developer - Intermediate**  
@ ThinkOn

**\$185,000.00**

**Engineering Manager**  
@ Cementation Canada

**Lowest Annual Salary \$36,000.00**

**Clerk - Grocery/Produce**  
@ Metro - North Bay

## TOP ANNUAL SALARY VACANCY

**\$153,000.00**

**Director Of Finance**  
@ District of Parry Sound Social Services Administration Board



**\$116,000.00**

**Sales Manager - Retail (Assistant)**  
@ The Home Depot - Parry Sound

**\$95,000.00**

**Registered Nurse**  
@ Closing the Gap Healthcare

**Lowest Annual Salary \$36,000.00**

**Food Service Worker**  
@ Tim Hortons - Parry Sound

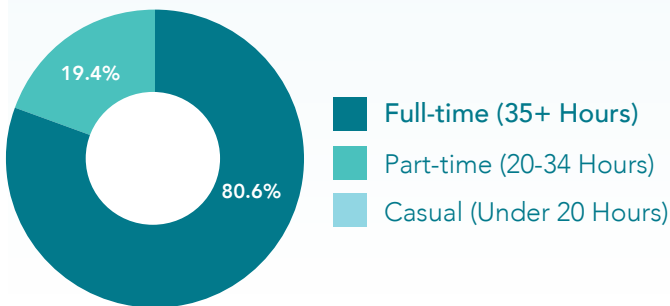
The average hourly wage in October, for those postings which listed (22.8%) one, was \$26.75/hour. This is fairly similar to the current 12-month average of \$26.40/hour. Of the 114 postings, which listed an hourly wage, only 1.8% (2) were listed at the provincial minimum wage of \$17.20/hour. For postings that listed an annual salary, the average was \$88,764.65/year. This is a significant increase (+17.7%) to the current 12-month average of \$75,395.14/year.

The average hourly wage in October for those postings which listed (37.2%) one was \$27.50/hour. This figure is consistent; +0.9% (+\$0.24/hour), to the current 12-month average of \$27.25/hour. Of the 48 postings which listed an hourly wage only 1 was listed at the new provincial minimum wage of \$17.20/hour. The average annual salary listed was \$67,355.45; slightly lower; -3.2% (-\$2,216.77/year), than the current 12-month average annual salary of \$69,572.22/year.

## FULL-TIME / PART-TIME BREAKDOWN

**80.6%** of listings in October  
↓ **10.2%** from September

80.6% (402) of the listings in October indicated that the employment offered would be classified as full-time. This figure represents a significant decrease; -10.2%, from the previous month when 89.8% of the job postings were classified as full-time.

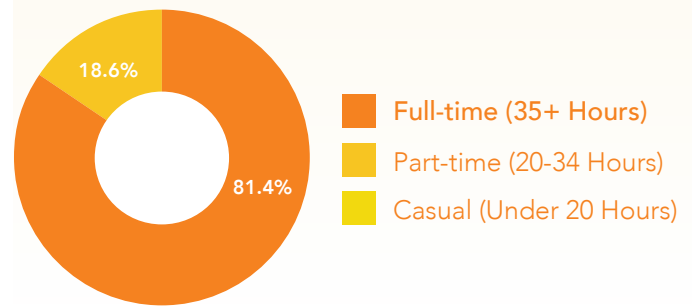


**499** Postings listed hours offered (100%)

## FULL-TIME / PART-TIME BREAKDOWN

**81.4%** of listings in October  
↓ **3.2%** from September

81.4% (105) of the listings in October indicated that the employment offered would be classified as full-time. This is a minor decrease; -3.2%, from the previous month where 84.6% of the job postings were classified as full-time.

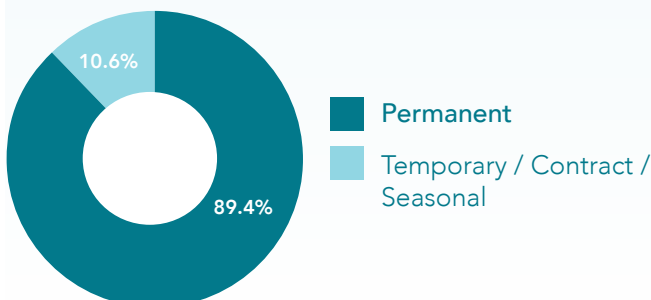


**129** Postings listed hours offered (100%)

## TERM OF EMPLOYMENT

**89.4%** of listings in October  
↑ **1.6%** from September

89.4% (446) of the listings in October stated that the opportunity in question would be permanent. This is nearly identical (+1.6%) to the previous month's figure of 88%.

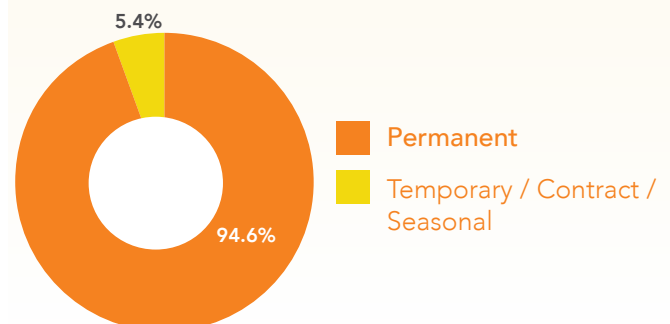


**499** Postings listed hours offered (100%)

## TERM OF EMPLOYMENT

**94.6%** of listings in October  
↑ **10.8%** from September

94.6% (122) of the listings in October stated that the opportunity in question would be permanent. This is significantly higher (+10.8%) than the previous month's figure of 83.8%.



**129** Postings listed hours offered (100%)

# ALL EMPLOYERS WITH POSTINGS IN MONTH



## NIPISSING DISTRICT

401 Auto - North Bay Chrysler  
Advance Auto Parts Inc.  
AIM Kenny U-Pull  
Alex McKillop Tax Ltd.  
AllRoads Auto Sales  
American Eagle Outfitters  
AMJ Campbell  
AMRITSARI BITES  
Apollo Transport  
Aramark Canada Ltd.  
Arctica Heating and Cooling Ltd.  
Ardene  
Bay Roofing and Exteriors Ltd.  
Bay Truck Stop Family Restaurant  
Bayland Property Management  
Berry Global / Fabrene Inc.  
Bessette Contracting  
Binx Professional Cleaning  
BioPed Footcare  
BNA Lawn Maintenance  
Boart Longyear - North Bay  
Bradwick Property Management  
Brainworks  
BrokerLink - Parry Sound  
Bulk Barn Foods Limited  
Bumper to Bumper - H.E. Brown  
Burger King  
Caisse Alliance  
Campus Living Centres  
Canada Post  
Canadian Adventure Camp  
Canadian Bearings Ltd.  
Canadian Forces Morale and Welfare Services  
Canadian Mental Health Association  
- North Bay and Area  
Canadian Red Cross  
Canadian Tire - North Bay  
Canadore College - Aviation Campus  
Canadore College - College Drive  
Canadore College - Commerce Court  
Canor Construction  
Carlson Sports Limited  
CARQUEST Canada Ltd.  
Carter's/OshKosh  
Cascades Casino  
Cash Money  
Cassellholme Home for the Aged  
Cecil's Brewhouse & Kitchen  
Cementation Canada  
Central Welding & Iron Works  
Churchill's  
Cineplex Inc.  
Closing the Gap Healthcare  
Comfort Inn - Airport  
Community Counselling Centre of Nipissing  
Community Living North Bay  
Complete Landscaping  
Conseil Scolaire Catholique Franco-Nord  
Conseil scolaire public du Nord-Est de l'Ontario  
Contrans Flatbed Group  
Creative Learning Toys  
CSN Collision Centre - Phil's  
Curo Group Holdings Corp.  
Dawson Dental - North Bay  
Designed Roofing Inc.  
District of Nipissing Social Services  
Administration Board  
District School Board Ontario North East  
Dollarama L.P.  
Dr. Karim Dentistry  
East Ferris Bus Lines  
East Side Mario's  
Eastview Development  
Eclipse Stores Inc  
Ed Seguin & Sons Trucking and Paving  
Empire Living Centre  
Essential Exteriors  
Estee Lauder Companies  
Everest Solutions and Imaging Ltd.  
Fastenal  
FDM4  
FedEx Express Canada  
First Choice Haircutters  
First Student / First Transit  
Fix Auto North Bay  
Foundever  
Fowler Construction Company Limited  
FreshCo  
G&P Welding and Ironworks  
GardaWorld  
Gardewine  
Gateway Signs And Service  
GFL Environmental  
Giant Tiger - North Bay  
Golden Harvest Cannabis Co.  
GoodLife Fitness  
Grounded Electrical  
Groupe Optimum Inc.  
Hamelins Outdoor Power Equipment  
Hands, TheFamilyHelpNetwork.ca  
Hickory Farms  
Holiday Inn Express North Bay  
Home Depot  
Homewood Suites by Hilton North Bay  
Hopper Buick GMC  
HOSE TECH  
IDA pharmacy  
Indigo Books & Music  
Intelcom Express  
Kal Tire  
Karis Disability Services (formerly Christian Horizons)  
Kennedy Insurance Brokers Inc.  
Kia North Bay  
Kristin Hodge Dentistry  
L.N. Figures  
Lakeshore Dental Care  
LifeLabs  
Liquor Control Board of Ontario / LCBO  
Little Kickers Sudbury & North Bay  
Loblaw Companies Limited  
Loss Prevention Services Limited  
Luxe Laser + Skin LOUNGE  
M&M Food Market  
Manitoulin Group of Companies  
Marina Point Village  
Mattawa Hospital  
Maurices  
McDonald's (North Bay)  
Metro - North Bay  
Miller Paving  
Miller Waste Systems  
Ministry of the Solicitor General  
Ministry of Transportation  
Mister Transmission  
MisterSnow  
Modern College of Hairstyling and Esthetics  
Municipality of Calvin  
Municipality of West Nipissing  
Murray Ok Tire  
Near North District School Board  
Neddy's North Bay Hyundai  
Nijjaansinaanik Child and Family Services  
Nipissing Serenity Hospice  
Nipissing Transition House  
Nipissing University  
Nipissing-Parry Sound Catholic  
District School Board  
North Bay Golf & Country Club  
North Bay Jack Garland Airport  
North Bay Police Service  
North Bay Regional Health Centre  
North Bay Stamp & Coin Ltd.  
North Bay Titans  
North Care Dental  
Northern Diversified Limited  
Northern Lakes Dental  
Northland Glass & Metal  
Nutrition Club Canada  
One Kids Place Children's Medical Treatment  
Center of North East Ontario  
Ontario Health  
Ontario Ministry of Natural Resources  
and Forestry  
Ontario Northland  
Ontario Public Service  
Onyx Beauty Co  
Outstanding Services  
Paragon Bay Group Ltd.

Paramed Home Health Care  
Pearle Vision  
Pepsico  
PerrinAhmad LLP  
Petro Canada - Algonquin Ave.  
PHARA  
Premier Mining Products  
QE Home /Quilts Etc  
Redpath Mining Contractors and Engineers  
Regis Canada  
Respite Services  
Rideau Supply  
Roots Canada  
S.A. Marshall Enterprises Inc  
Santa'Ville  
Seaboard Transport Group  
Shoppers Drug Mart - Cassells St.  
Shoppers Drug Mart / Pharmaprix  
Sienna Senior Living  
Simcoe Building Centre  
Spencer Gifts  
Spirit Halloween  
Staples Canada  
Starbucks - North Bay  
Stewart & Bain Professional Corporation  
Stock Transportation  
Subway - Lakeshore Drive  
Subway - Main Street  
Subway - Pinewood Park Drive  
Subway - Shirreff Ave.  
Subway - Sturgeon Falls  
Subway - Trout Lake Road  
Sword Management  
Syl's Neighbourhood Kitchen  
Tan Tan Wok  
TELUS Communications Inc.  
The Children's Aid Society of the  
District of Nipissing and Parry Sound  
The Corporation of the City of North Bay  
The Erb Group of Companies  
The Next Step Fitness Centre  
The Sisters of St. Joseph of Sault Ste. Marie  
The Skyline Group of Companies  
The Submarine Place  
The TJX Companies  
ThinkOn  
Tim Hortons - North Bay  
Tim Hortons - Sturgeon Falls  
TJX Companies - Homesense  
Total Cabinet Modules  
Township of Bonfield  
Tranquil Care Inc.  
Trans Canada Safety  
True North Chevrolet Cadillac Ltd / Fix Auto  
North Bay  
Tulloch Engineering  
Tutor Match  
Underground Solutions  
U-Need-A-Cab  
Valois Motel & Restaurant  
Value Village  
Victorian Order of Nurses / VON  
Volkswagen North Bay  
Voyageur Aviation Corp  
Voyago  
Wagg's Petroleum Equipment Ltd.  
Walmart - North Bay  
Waters Edge Care Community  
Wendy's Restaurant  
West Nipissing General Hospital  
Wine Rack  
Winmar Property Restoration  
Workplace Safety North  
YMCA of Northeastern Ontario



## PARRY SOUND DISTRICT

180 Smoke  
Adams Bros. Construction  
Almaguin Forest Products  
Almaguin Highlands Community Living  
on works

Best Western Plus Parry Sound  
Bourgeois Ford North  
Bowman Landscaping and Excavation  
C.A. Boyes & Sons Construction Ltd.  
Canada Post  
Canadian Mental Health Association  
Canadian Mental Health Association  
- Muskoka Parry Sound Branch  
Canadore College - Parry Sound Campus  
CarePartners  
Closing the Gap Healthcare  
Community Living Parry Sound  
Contact North  
Crofters Food Ltd  
CSN Buchans  
Culligan 5070N  
Danielle Smith Professional  
Accounting Services  
Dawson Dental - Callander Bay Dental  
DayCon Limited  
District of Parry Sound Social Services  
Administration Board  
Eastholme Home for the Aged  
Gardens of Parry Sound Retirement Home  
Grand Tappattoo Resort  
Harvey's Parry Sound  
Homestay Care  
IBW Surveyors  
IDA pharmacy  
Jolly Roger Inn & Resort  
Kawartha Credit Union  
KFC - Parry Sound  
Lakeside Cottage Care  
Lawson Landscapes  
Lifemark Health Group  
Mac Lang  
Magnetawan Grill and Grocery  
Maid to Perfection  
Muskoka Auto Parts (MAP) / Lou Dennis  
Automotive & Marine  
Near North District School Board  
Nijjaansinaanik Child and Family Services  
Nipissing-Parry Sound Catholic  
District School Board  
Oak Ridge Timber Company  
Ontario Ministry of Natural Resources  
and Forestry  
OUR Center Foster Care  
Parry Sound Inn and Suites  
Pepsico  
Phoenix Building Components Inc  
Pizza Hut - Parry Sound  
Powassan Drug Mart  
Quality Hardwoods Ltd.  
Red Apple Stores Inc.  
S1 FOOD SERVICE INC.  
Scotiabank - Parry Sound  
SMRT Computer Solutions  
Soundseals Insulation  
Southern Connection Auto  
St. James United Church  
Stacked Pancake and Breakfast House  
Starbucks - Parry Sound  
Subway - Burk's Falls  
Subway - Parry Sound  
Sunrise Inn  
The Friends  
The Home Depot - Parry Sound  
The Salvation Army  
The Wagon Wheel  
Tim Hortons  
Tim Hortons - Parry Sound  
Town of Parry Sound  
Township of The Archipelago  
True North Cannabis Company  
Upton Developments  
Valu-Mart  
Walmart - Parry Sound  
West Parry Sound Health Centre  
Westburne  
YMCA of Simcoe/Muskoka



# WHAT IS THE LMG MONTHLY JOBS REPORT?

This Jobs Report is a monthly publication produced by the Labour Market Group.

Each month we compile this report based on our job portal **readysethired.ca**.

**Readysethired.ca** is an online job portal that provides and collects real time job postings within the districts of Nipissing and Parry Sound. These postings are updated daily and provide job seekers with a one stop shop for local current employment opportunities.

FOR MORE INFORMATION & FURTHER DETAILS ABOUT LOCAL JOBS, PLEASE CONTACT :

The Labour Market Group  
readysethired.ca  
info@thelabourmarketgroup.ca



## IN THIS EDITION

AUTO SECTOR,  
ZERO-EMISSION VEHICLES (ZEVs)

IN-DEMAND OCCUPATIONS  
- MANUFACTURING SECTOR

## JOBS REPORT OCTOBER 2024

TOTAL NUMBER OF JOB POSTINGS

**499**

NIPISSING

**129**

PARRY SOUND

**92**

from  
September

**1**

from  
September

TOP INDUSTRY WITH VACANCIES

### NIPISSING

Health Care & Social  
Assistance (22.4%)

### PARRY SOUND

Health Care & Social  
Assistance (27.9%)

To view the full report, visit our website  
[www.thelabourmarketgroup.ca](http://www.thelabourmarketgroup.ca)  
[readysethired.ca](http://readysethired.ca)

Questions or concerns?  
Feel free to contact us at  
[info@thelabourmarketgroup.ca](mailto:info@thelabourmarketgroup.ca)



T. 705.478.9713

150 First Ave. West  
Suite 103, North Bay, ON  
P1B 3B9

The Labour Market Group is funded by:



November 2024

# LABOURFOCUS

## AUTO SECTOR, ZERO-EMISSION VEHICLES (ZEVs)

According to the International Energy Agency, (IEA), **global spending on electric cars exceeded USD \$425 BILLION in 2022**, up 50% relative to 2021.



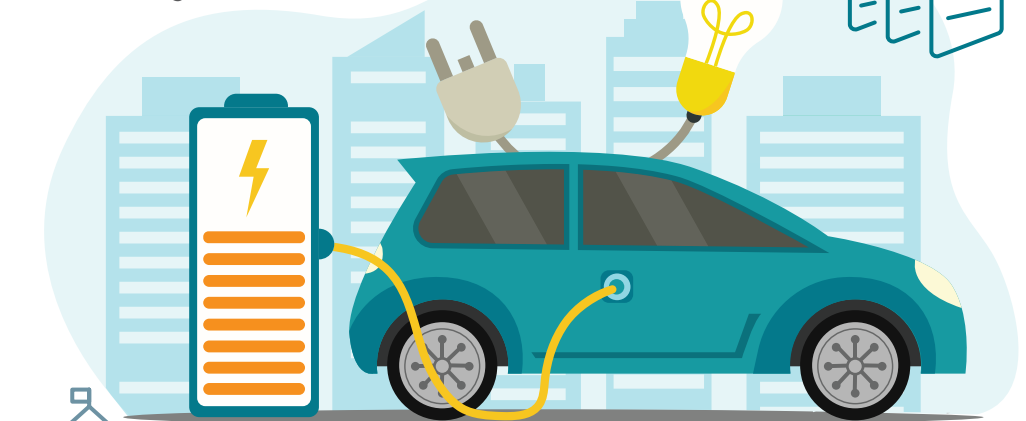
This shift to zero-emission vehicles (ZEVs) represents a **UNIQUE OPPORTUNITY FOR ONTARIO**, while also presenting challenges as it relates to the workforce.



As automakers navigate the transition, skills in **software design, programming, and battery management** are likely to witness greater demand in the manufacturing of ZEVs.



Detailed occupational profiles and analysis of jobs that may be able to effectively transition to **EV manufacturing** have been recently prepared.



This transition calls for **significant updating of existing curricula** for schools, colleges and universities and developing new, relevant programs.



Some examples: in Southwestern Ontario, a **new two-year Green Vehicle Technology Program** was developed for Fall 2024;

the team at the Ontario Battery and Electro-Chemistry (OBEC) is **working to accelerate the development of innovative technologies**;

and in Eastern Ontario, partnerships with local industry and the Ontario government are on going to create a **battery manufacturing certification program**.



## IN-DEMAND OCCUPATIONS - MANUFACTURING SECTOR

### MORE FROM THE OCTOBER JOBS REPORT:

#### TOP OCCUPATIONS

##### NIPISSING

Sales & Services (31.5%)

Education, Law & Social,  
Community & Gov (22.4%)

Trades, Transport &  
Equipment Operators &  
Related Occupations (14.4%)

##### PARRY SOUND

Sales & Services (30.2%)

Education, Law & Social,  
Community & Gov (23.3%)

Trades, Transport &  
Equipment Operators &  
Related Occupations (15.5%)

To view the full report, visit our website  
[www.thelabourmarketgroup.ca](http://www.thelabourmarketgroup.ca)  
[readysethired.ca](http://readysethired.ca)

Questions or concerns?  
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Suite 103, North Bay, ON  
P1B 3B9

The Labour Market Group is funded by:



### Industrial Mechanic (Millwright)



**\$85,000**

Median Annual Income (2021)

#### In-demand Skills

- Foundational (troubleshooting, maintenance, teamwork, work area maintenance),
- specialized (repair, machinery, industrial mechanic experience, lathes, hydraulics, grinders),
- and software (SAP, PowerPoint, Word, Lockout).

**Recent Trends:** With the rise of artificial intelligence, technology proficiency will need to increase, as maintenance programs will increasingly rely upon predictive software and data analytics.

**Sources:** Canada Job Bank Labour Market Information, Ontario Labour Market Information, Skilled Trades Ontario



**Education:** An apprenticeship training program consists of on-the-job and in-school training. The timeframe to become competent is 8,000 hours, or approximately four years. This trade is non-compulsory, meaning the certificate does not have to be renewed, and the information of individuals practicing it will not appear on the Skilled Trades Ontario Public Register.

### Instrumentation Technician



**\$103,000**

Median Annual Income (2021)

#### In-demand skills

- Foundational (troubleshooting, communication, teamwork, problem solving),
- specialized (repair, machinery, power tools, hand tools),
- and software (MS Excel, SAP, Word, PowerPoint, AutoCAD).

**Recent Trends:** Driven by the digitization of manufacturing and increased demand for connected equipment, demand for instrumentation technicians is expected to rise significantly in coming years.

**Sources:** National Occupational Classification 2021, Ontario Labour Market Information, Skilled Trades Ontario



**Education:** Four-or five-year apprenticeship program in industrial instrument repair and completion of a two-year college program in industrial instrumentation technology. This trade is non-compulsory, meaning the certificate does not have to be renewed, and the information of individuals practicing it will not appear on the Skilled Trades Ontario Public Register.





374028 6TH LINE • AMARANTH ON • L9W 0M6

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December 24, 2024

The Right Honourable Justin Trudeau  
Prime Minister of Canada  
Office of the Prime Minister  
80 Wellington Street  
Ottawa, ON K1A 0A2

Sent by email to: [justin.trudeau@parl.gc.ca](mailto:justin.trudeau@parl.gc.ca)

**Re: Council Resolution Regarding Requesting the Redistribution of  
Provincial Land Transfer Tax and GST to Municipalities for Sustainable  
Infrastructure Funding**

At its regular meeting of Council held on December 4, 2024, the Township of Amaranth Council passed the following motion:

**Resolution #: 5**

**Moved by:** B. Metzger

**Seconded by:** A. Stirk

**BE IT RESOLVED THAT:**

Whereas municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and

Whereas the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and

Whereas the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and

Whereas the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and

Whereas redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and

Whereas a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;

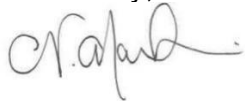
Now Therefore Be It Hereby Resolved That Township of Amaranth Council formally requests

1. The Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and Request the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding
2. Be It Further Resolved That the Township of Amaranth Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and
3. Be It Further Resolved That this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and
4. Be It Further Resolved That copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and
5. Be It Further Resolved That copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

**CARRIED**

Please do not hesitate to contact the office if you require any further information on this matter.

Yours truly,



Nicole Martin, Dipl. M.A.  
CAO/Clerk



## **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

[www.southhuron.ca](http://www.southhuron.ca)

December 11, 2024

Via email: [justin.trudeau@parl.gc.ca](mailto:justin.trudeau@parl.gc.ca)

Office of the Prime Minister  
80 Wellington Street  
Ottawa, ON K1A 0A2

Dear Prime Minister Trudeau

### **Re: Redistribution of Land Transfer Tax and GST**

Please be advised that South Huron Council passed the following resolution at their December 9, 2024, Regular Council Meeting:

518-2024

Moved By: Marissa Vaughan

Seconded by: Aaron Neeb

Result: Carried

**Whereas municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and**

**Whereas the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and**

**Whereas the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and**

**Whereas the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and**

**Whereas redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax**

**burden on residents or homebuyers; and**

**Whereas a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;**

**Now therefore be it hereby resolved that the Municipality of South Huron Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and**

**Be it further resolved that the Municipality of South Huron Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and**

**Be it further resolved that this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and**

**Be it further resolved that copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and**

**Be it further resolved that copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy**

Respectfully,

Kendra Webster, Legislative & Licensing Co-ordinator  
Municipality of South Huron  
[kwebster@southhuron.ca](mailto:kwebster@southhuron.ca)  
519-235-0310 x. 232

Encl.

cc: Premier of Ontario, Hon. Doug Ford, [doug.fordco@pc.ola.org](mailto:doug.fordco@pc.ola.org)  
Ontario Minister of Finance, Hon. Peter Bethlenfalvy,  
[Peter.Bethlenfalvy@pc.ola.org](mailto:Peter.Bethlenfalvy@pc.ola.org)



**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

[www.southhuron.ca](http://www.southhuron.ca)

---

Minister of Municipal Affairs and Housing, Hon. Paul Calandra,

[Paul.Calandra@pc.ola.org](mailto:Paul.Calandra@pc.ola.org)

MP Huron-Bruce, Hon. Ben Lobb, [ben.lobb@parl.gc.ca](mailto:ben.lobb@parl.gc.ca)

MPP Huron-Bruce, Hon. Lisa Thompson, [Lisa.Thompsonco@pc.ola.org](mailto:Lisa.Thompsonco@pc.ola.org)

FCM, [resolutions@fcm.ca](mailto:resolutions@fcm.ca)

AMO, [resolutions@amo.on.ca](mailto:resolutions@amo.on.ca)

444 Ontario Municipalities.



**PORT COLBORNE**

Legislative Services

Municipal Offices: 66 Charlotte Street  
Port Colborne, Ontario L3K 3C8 • [www.portcolborne.ca](http://www.portcolborne.ca)

T 905.228.8031 F 905.834.5746

E [charlotte.madden@portcolborne.ca](mailto:charlotte.madden@portcolborne.ca)

December 5, 2024

Via Email: [justin.trudeau@parl.gc.ca](mailto:justin.trudeau@parl.gc.ca)

The Honourable Justin Trudeau  
Prime Minister of Canada  
Office of the Prime Minister  
80 Wellington Street  
Ottawa, ON K1A 0A2

Via Email: [premier@ontario.ca](mailto:premier@ontario.ca)

The Honourable Doug Ford  
Premier of Ontario  
Legislative Building, Queen's Park  
Toronto, ON M7A 1A1

Dear Hon. Justin Trudeau, Prime Minister of Canada and Hon. Doug Ford, Premier of Ontario

**Re: City of Port Colborne Support the Township of McGarry Redistribution of Land Transfer Tax**

Please be advised that, at its meeting of November 26, 2024 the Council of The Corporation of the City of Port Colborne supported the resolution from the Township of McGarry regarding Redistribution of Land Transfer Tax.

Please find attached the Township of McGarry correspondence for your consideration.

Sincerely,

Charlotte Madden  
City Clerk

ec: Peter Bethlenfalvy, Ontario Minister of Finance  
Paul Calandra, Minister of Municipal Affairs and Housing  
Vance Badawey, Member of Parliament, Niagara Centre  
Dean Allison, Niagara West MP  
Chris Bittle, St. Catharines MP  
Tony Baldinelli, Niagara Falls MP  
Jeff Burch, Niagara Centre MPP  
Wayne Gates, Niagara Falls MPP  
Sam Oosterhoff, Niagara West MPP  
Jennifer Stevens, St. Catharines MPP  
Federation of Canadian Municipalities  
Association of Municipalities of Ontario  
Ontario Municipalities



*Town of*  
**Kearney**

## COUNCIL RESOLUTION # 2024 - 398

Date: December 19, 2024

**MOVED BY:**

- ☒ Beaucage, Keven
- ☐ Pateman, Heather
- ☐ Rickward, Michael – Deputy Mayor
- ☐ Sharer, Jill

**SECONDED BY:**

- ☐ Beaucage, Keven
- ☒ Pateman, Heather
- ☐ Rickward, Michael – Deputy Mayor
- ☐ Sharer, Jill

**WHEREAS** the Council of the Corporation of the Town of Kearney has received a communication from the Minister of Municipal Affairs and Housing, Paul Calandra, regarding changes to the Planning Act through the More Homes Built Faster Act, 2022, and the Cutting Red Tape to Build More Homes Act, 2024;

**AND WHEREAS** this announcement from Minister Calandra does not fully address the needs of Rural or Northern municipalities;

**NOW THEREFORE BE IT RESOLVED** that Council confirms their desire for the attached letter to be sent to the Minister of Municipal Affairs & Housing, Paul Calandra; MPP Graydon Smith; MP Scott Aitchison; Premier Doug Ford; AMO; FONOM; ROMA and to affected municipalities in Rural/Northern Ontario for their support.

**CARRIED** ☒

**DEFEATED** ☐

\_\_\_\_\_

Recorded Vote Requested by: \_\_\_\_\_

Recorded Vote:

For

Opposed

Beaucage, Keven

☐
☐

Pateman, Heather

☐
☐

Philip, Cheryl – Mayor

☐
☐

Rickward, Michael – Deputy Mayor

☐
☐

Sharer, Jill

☐
☐



8 Main Street, P.O. Box 38, Kearney, Ontario POA-1M0

Ph.# (705) 636-7752 Fax # (705) 636-0527

<https://townofkearney.ca> email [admin@townofkearney.ca](mailto:admin@townofkearney.ca)

December 19, 2024,

Dear Hon. Paul Calandra, Minister of Municipal Affairs and Housing,

Thank you for your recent communication regarding the changes to the Planning Act through the More Homes Built Faster Act, 2022, and the Cutting Red Tape to Build More Homes Act, 2024.

While we appreciate the government's efforts to address the housing supply crisis by promoting the creation of additional residential units (ARUs), we must express our concerns about the applicability of these changes in rural municipalities.

The "as-of-right" permission to develop up to three units per lot is only permitted in urban areas where municipal servicing is provided. In these areas, the demand for housing is high, and land is scarce. However, in rural municipalities, where population density is lower and land availability is not typically a constraint, these changes do not apply.

Rural municipalities often struggle with infrastructure limitations, specifically with water supply, sewage systems, and transportation networks. While these changes the Province has made does cut red tape for urban areas of Ontario, they do not address constraints rural municipalities deal with when trying to increase density without municipal servicing. Additionally, the increased residential density permitted by the amendments may not be compatible with the rural character and lifestyle that residents value.

We believe that a one-size-fits-all approach to ARU development may inadvertently overlook the distinct needs of rural communities. As municipalities in rural, Northern Ontario have before, we urge the government to consider creating tailored policies that recognize the specific conditions and requirements of rural areas, ensuring that any regulatory changes support sustainable and contextually appropriate growth.

We appreciate the opportunity to provide our feedback and look forward to working collaboratively with the Ministry of Municipal Affairs and Housing to develop solutions that are beneficial to all Ontarians and where they choose to live.

Sincerely,

Mayor, Cheryl Philip

On behalf of the Council of the Corporation of the Town of Kearney



Finance Minister Chrystia  
Freeland  
VIA EMAIL:  
[chrystia.freeland@parl.gc.ca](mailto:chrystia.freeland@parl.gc.ca)

Hon. Paul Calandra  
VIA EMAIL:  
[minister.mah@ontario.ca](mailto:minister.mah@ontario.ca)

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON N0B 2J0  
[www.puslinch.ca](http://www.puslinch.ca)

December 13, 2024

Association of Municipalities  
of Ontario (AMO)  
VIA EMAIL:  
[amo@amo.on.ca](mailto:amo@amo.on.ca)

Top Aggregate Producing  
Municipalities of Ontario  
(TAPMO)  
VIA EMAIL:  
[info@tapmo.ca](mailto:info@tapmo.ca)

Rural Ontario Municipalities  
Association (ROMA)  
VIA EMAIL:  
[roma@roma.on.ca](mailto:roma@roma.on.ca)

Hon. Ted Arnott, MPP  
VIA EMAIL:  
[ted.arnottco@pc.ola.org](mailto:ted.arnottco@pc.ola.org)

RE: TAPMO Letter regarding Pre Budget Announcement

Please be advised that Township of Puslinch Council, at its meeting held on November 27, 2024 considered the aforementioned topic and subsequent to discussion, the following was resolved:

**Resolution No. 2024-430:**

Moved by Councillor Sepulis and  
Seconded by Councillor Bailey

**That the Consent Agenda items listed with the exception of items 6.10, 6.11, and 6.12 for NOVEMBER 27, 2024 Council meeting be received for information; and**

**Whereas the Township of Puslinch Council supports the information provided by TAPMO to member municipalities of TAPMO; and**

**Whereas the Township of Puslinch Council sees the value and significance of circulating this information provided by TAPMO to all Ontario municipalities;**



**Therefore, that Council directs staff to forward items 6.10, 6.11, and 6.12 to all Ontario municipalities; and**

**That Council direct staff to forward the following resolution to the Minister of Finance, the Minister of Municipal Affairs and Housing, local school board trustees, AMO, ROMA, Local MPP, all Ontario Municipalities and the Municipal Property Assessment Corporation:**

**Whereas the Ministry of Finance has introduced a one-time \$7 million reduction in education taxes in 2024, a subsidy that will be absorbed by the province through a 95% reduction in education taxes—marking the first such subsidy provided by the province to any industry;**

**Whereas the Ministry of Finance’s plans to introduce a new aggregate property sub-class in 2025, which is set to provide a \$6 million subsidy to the aggregate industry, with \$3 million of that subsidy being transferred back to the municipal (primarily residential) tax base, raises serious concerns about the fairness and equity of the system;**

**Whereas the claims that the new sub-class will provide tax stability and predictability seem hollow and do not address the systemic inequities in the taxation framework, which continues to shift an undue burden onto municipal taxpayers, particularly those in rural areas who host these aggregate operations;**

**Whereas there is significant concern that the government’s actions prioritize the interests of the aggregate industry over the financial realities faced by municipalities and their residents, and that this shift in burden undermines public trust in the fairness and integrity of Ontario’s legal and tax frameworks;**

**Whereas TAPMO has presented evidence demonstrating that the aggregate industry is financially capable of meeting its tax obligations, including substantial profits and royalty payments made by industry leaders, further undermining the need for these subsidies;**

**Whereas the municipal taxpayer should not bear the cost of correcting a past error in assessment methodology that unfairly benefited then aggregate industry, and the new**



**property tax class ratio risks further undermining the principle of revenue neutrality and eroding confidence in Ontario's legal and tax systems;**

**Therefore be it resolved that the Council of the Township of Puslinch strongly objects to the undue burden being placed on municipal taxpayers to subsidize the aggregate industry, and calls on the provincial government to:**

**Reevaluate and correct the misguided subsidies being provided to the aggregate sector, and ensure that future tax policies are fair, equitable, and consistent for all taxpayers.**

**1. Uphold the principles of revenue neutrality in the aggregate tax framework and ensure that any new tax classifications or methodologies do not result in a net loss of revenue for municipalities, especially those that are already facing significant financial challenges.**

**2. Commit to meaningful reform that ensures fairness and consistency across all sectors of the economy, and actively engages municipalities and taxpayers in a transparent and inclusive process, rather than catering to the demands of the aggregate industry.**

**3. Take immediate action to correct the existing inequities in the tax framework, ensuring that the burden of this correction is not unjustly shifted to municipal taxpayers, particularly those in rural communities who host these operations.**

**4. Respect and uphold the integrity of the legal process by honouring the decisions of the Divisional Court and ensuring that all assessment methodologies are transparent, accountable, and based on a fair and balanced approach.**

**5. Further be it resolved that the Council Township of Puslinch supports TAPMO's call for the provincial government to adopt reforms that prioritize the needs and fairness of municipal taxpayers and to ensure that the aggregate sector contributes its fair share to the province's tax base; and**

**Further be it resolved that this resolution be forwarded to the Minister of Finance, the Minister of Municipal Affairs and Housing, local school board trustees, AMO, ROMA,**



**Local MPP, all Ontario Municipalities and the Municipal Property Assessment Corporation.**

**CARRIED**

As per the above resolution, please accept a copy of this correspondence for your information and consideration.

Sincerely,

Justine Brotherston  
Municipal Clerk

CC: All Ontario Municipalities, Municipal Property Assessment Corporation (MPAC), Local school board trustees



November 1, 2024

Premier Doug Ford  
Legislative Building  
Quenn's Park  
Toronto, ON M7A 1A1

Minister of Finance Peter Bethlenfalvy  
Ministry of Finance  
Frost Building South, 7<sup>th</sup> Floor  
7 Queen's Park Crescent  
Toronto, ON M7A 1Y7

Dear Premier Ford and Minister Bethlenfalvy:

**Re: Pre Budget Announcement**

As you are aware there was a lengthy Assessment Review Board hearing as well as a divisional court ruling increasing the taxes paid by the aggregate sector due to an inappropriate tax relief mechanism implemented by MPAC.

TAPMO recognizes funding for rural, small and northern municipalities is proposed to see an increase in OMPF funding. This increase is very much appreciated. This increase will begin to address the farm tax rebate shortfalls that rural, small and northern municipalities have been experiencing under the former program. Increasing this funding ensures all Ontarians are supporting farmers and not just the residents that call home to small, rural and northern communities. The impact of Provincially significant programs needs to be absorbed by all Ontarians.

If it is the desire of the Government to provide special treatment to one sector and burdening this special treatment on small, rural and northern communities ( where most aggregate operations exist), TAPMO is of the opinion that an aggregate subsidy is not appropriate and should be borne by all Ontarians.

The pre budget announcement provides \$200 to every Ontarian, adding approximately \$3 billion to the Ontario budget. If the Government is willing to add \$3 billion to the deficit. Carrying over the 95% reduction in education tax relief absorbed by all Ontarians for 2024, would have added \$7 million to the total deficit for 2025 or 0.11666667% additional deficit.

TAPMO request the following questioned to be answered:

Explain the justification of increasing taxes on small, rural and northern municipalities which are host to most aggregate operations, to provide a preferential tax relief to the aggregate sector, versus absorbing any relief through increased deficit for all Ontarians?

Yours truly,

James Seeley  
Board Chair



Top  
Aggregate  
Producing  
Municipalities of  
Ontario

October 24, 2024

Sent via email

Minister of Finance Peter Bethlenfalvy  
Ministry of Finance  
Frost Building South, 7<sup>th</sup> Floor  
7 Queen's Park Crescent  
Toronto, ON M7A 1Y7

Dear Minister Bethlenfalvy:

**Re: Aggregate Assessment**

I am writing to raise TAPMO's concerns with the new tax class ratio for aggregate operations that does not maintain a revenue neutral outcome. TAPMO has been informed that the new tax class ratio will result in \$3 million of assessment being refunded to the aggregate industry for 2025 and beyond.

To date, neither the Ministry nor the aggregate industry has provided any justification for this residential taxpayer funded subsidy. The concerns raised by the MOF and the aggregate industry indicate that the potential cost increase for residential housing resulting from the ARB ruling applied across the province has not been thoroughly assessed or documented. Impacts of \$3-4 dollars per Ontarian are not accurate. Most aggregate operations are located in rural municipalities, thus rural residents will be providing this relief on a disproportionate level.

I would draw your attention to the developments in the Town of Erin. Developers are largely paying nearly \$200 million in up-front cost to build a wastewater treatment facility. This cost will be a direct pass through to the cost of the homes serviced by the treatment plant. In comparison, a revenue neutral tax class would be adding less than a quarter dollar to the cost of per tonne of aggregate.

Generally speaking, in Ontario, the provincial framework we strive to achieve is known at the municipal level as "Growth pays for Growth". Taxing aggregate properly brings us as a society closer to achieving that result. The aggregate tax class ratio does not support the revenue neutral tax outcome, nor does it support the principle of "Growth pays for Growth".

The OSSGA has failed to bring definitive evidence of the industry's inability to pay their fair share of taxes. Quite contrary, TAPMO has provided evidence of the ability of producers to pay their fair share. We are referencing the royalties Dufferin paid the University of Guelph (\$2 million in 2023). Further to the point, St. Mary's Cement's (CBM Canada) audited 2022 Financial Statements indicate a total net revenue for aggregate products at a whopping \$109,785,000 USD.

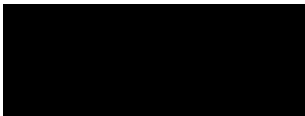
TAPMO recognizes that any increase of taxes on any property class would likely not be welcome. Unfortunately, as recorded in the Divisional Court decision, MPAC did not have the legislative authority to be providing tax relief (page 12 note 55 of the decision) that the industry experienced from 2016 onward. The aggregate industry is accustomed to an inappropriate tax discount. In TAPMO's view, residential taxpayers should not have to provide tax relief to the industry as a result of correcting an inappropriate tax benefit that the industry had come to expect. We respectfully reassert our position that OSSGA has not brought forward evidence to support their claim, other than highlighting the displeasure of paying more taxes. We have also not received evidence from the MOF supporting this relief for 2025 and beyond.

Lastly, we are deeply concerned that the lengthy and expensive legal process undertaken by Wellington County, and the decisions ordered by both the Assessment Review Board and Divisional Court is being undermined. This is particularly concerning given that the ARB decision was upheld. The new property tax class ratio fails to maintain a revenue-neutral tax assessment and undermines the legal process, which incurred significant costs for Wellington County taxpayers. This is extremely disturbing; Ontarians must have confidence in the legal processes in Ontario. Undermining the ARB assessment through a property tax class ratio that does not preserve revenue neutrality erodes that trust.

It is essential that discussions be inclusive and that any future assessment changes involve a fair and balanced approach in consultation with municipal partners, not just the aggregate sector.

TAPMO thanks the Ministry for the opportunity to comment on this very important issue and we look forward to strengthening this relationship.

Yours truly,



James Seeley  
Board Chair



# Northumberland County

## Council Resolution

**SENT VIA EMAIL**

**January 7, 2025**

Honourable Doug Ford (Premier of Ontario)  
 Honourable Andrea Khanjin (Minister of the Environment, Conservation and Parks)  
 Honourable Rob Flack (Minister of Agriculture, Food and Agribusiness)  
 Honorable David Piccini (Minister of Labour, Immigration, Training and Skills Development  
 and MPP for Northumberland-Peterborough South)  
 Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA)  
 Northumberland Federation of Agriculture  
 All Ontario municipalities

**Re: Correspondence, 'Protection of Agricultural Lands and Sustainable Development'**

At a meeting held on December 18, 2024 Northumberland County Council approved Council Resolution # 2024-12-18-909, adopting the below recommendation from the December 2, 2024 Public Works Committee meeting:

**Moved by:** Councillor Mandy Martin  
**Seconded by:** Councillor Robert Crate

"**That** the Public Works Committee, having considered the correspondence from the Township of Puslinch regarding 'Protection of Agricultural Lands and Sustainable Development', recommend that County Council support the correspondence and direct staff to send a copy of this resolution to key stakeholders."

**Council Resolution # 2024-12-18-909**

**Carried**

If you have any questions regarding this matter, please do not hesitate to contact the undersigned at [matherm@northumberland.ca](mailto:matherm@northumberland.ca) or by telephone at 905-372-3329 ext. 2238.

Sincerely,  
 Maddison Mather



Manager of Legislative Services / Clerk  
 Northumberland County

## Council Resolution

---

Moved By M. Martin

Agenda  
Item 15

Resolution Number  
2024-12-18- 909

Seconded By R. Crate

Council Date: December 18, 2024

"**That** Council adopt all recommendations from the five Standing Committees, as contained within the Committee Minutes (meetings held December 2, 3, and 4, 2024), with the exception of the following items (referenced from the Standing Committee Minutes), that will be held for discussion:

Committee Name	Item #	Description	Held By
-------------------	-----------	-------------	---------

- |  |  |  |  |
|--|--|--|--|
| <div>- Community Health Committee, Item 8.a, 'Report 2024-156 'Long-term Care Staffing Challenges' – <b>Held by Councillor Logel</b></div> |  |  |  |
|--|--|--|--|

**And Further That** the items listed above and held for separate discussion each require a separate resolution."

Recorded Vote  
Requested by \_\_\_\_\_

Councillor's Name

Deferred \_\_\_\_\_

Warden's Signature

Carried \_\_\_\_\_

Deputy. Warden's Signature

Defeated \_\_\_\_\_

Warden's Signature

## Public Works Committee Resolution

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Committee Meeting Date: December 2, 2024

Agenda Item: 7.d

Resolution Number: 2024-12-02- 860

Moved by: J. Logel

Seconded by: B. Ostrander

Council Meeting Date: December 18, 2024

---

"That the Public Works Committee, having considered the correspondence from the Township of Puslinch regarding 'Protection of Agricultural Lands and Sustainable Development', recommend that County Council support the correspondence and direct staff to send a copy of this resolution to key stakeholders."

Carried   
Committee Chair's Signature

Defeated \_\_\_\_\_  
Committee Chair's Signature

Deferred \_\_\_\_\_  
Committee Chair's Signature



Hon. Paul Calandra  
Minister of Environment,  
Conversation and Parks  
VIA EMAIL:  
[Paul.Calandra@pc.ola.org](mailto:Paul.Calandra@pc.ola.org)

Hon. Doug Ford  
Premier of Ontario  
VIA EMAIL:  
[premier@ontario.ca](mailto:premier@ontario.ca)

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON N0B 2J0  
[www.puslinch.ca](http://www.puslinch.ca)

November 7, 2024

Hon. Rob Flack  
Minister of Agriculture,  
Food, and Agribusiness  
VIA EMAIL:  
[minister.omafra@ontario.ca](mailto:minister.omafra@ontario.ca)

Hon. Matthew Rae, MPP  
VIA EMAIL:  
[Matthew.Rae@pc.ola.org](mailto:Matthew.Rae@pc.ola.org)

Hon. Ted Arnott, MPP  
VIA EMAIL:  
[ted.arnottco@pc.ola.org](mailto:ted.arnottco@pc.ola.org)

Barclay Nap  
Wellington Federation of  
Agriculture  
VIA EMAIL:  
[napbarclay@gmail.com](mailto:napbarclay@gmail.com)

RE: Motion for the Protection of Agricultural Lands and Sustainable Development in Relation to Provincial Projects and Excess Soil Management Practices

Please be advised that Township of Puslinch Council, at its meeting held on October 23, 2024 considered the aforementioned topic and subsequent to discussion, the following was resolved:

**Resolution No. 2024-378:** Moved by Councillor Hurst and  
Seconded by Councillor Sepulis

Whereas the provincial government is undertaking:

- a) significant road and underground projects over the next ten years which will generate significant excess soil to be managed and disposed; and
- b) studies of underground projects that if implemented will also generate significant excess soil: and



Whereas landfill sites across Ontario are already near capacity, necessitating amendments to legislation to allow certain quality soil to be disposed at excess soil reuse sites instead of being disposed of in landfills effective January 1, 2025; and

Whereas the Ministry of the Environment, Conservation and Parks (MECP) is currently under resourced and lacks the capacity to effectively manage the additional enforcement and oversight required for the relocation of excess soil; and

Whereas the responsibility to enforce and oversee excess soil regulations is being downloaded onto municipalities, which have limited enforcement capabilities and face the risk of significant costs being passed on to local taxpayers; and

Whereas contamination of existing soil and groundwater is a significant concern, particularly in rural municipalities with valuable agricultural lands and reliance on groundwater for its residents; and

Whereas agricultural lands must be prioritized equally with housing needs, roads and underground infrastructure; failure to adequately protect these lands could exacerbate the ongoing food crisis in Ontario; and

Whereas Ontario is not alone in navigating the challenges of sustainable development, and the United Nations provides guidance through its Sustainable Development Report, which includes goals focused on economic growth, infrastructure, sustainable communities, hunger, clean water and sanitation, climate action, and life on land; and

Whereas it is critical that governments consider the comprehensive impacts on all of these areas when conducting feasibility studies and implementing projects which generate excess soil; and

Whereas neglecting to account for the broader implications of projects may lead to negative outcomes;

Therefore Be It Resolved that the Council of the Township of Puslinch calls on the provincial government to:



1. Prioritize the protection of agricultural lands in the management of excess soil from roads and underground projects and in the planning and feasibility studies related to such projects.
2. Ensure that adequate resources are allocated to the MECP to support effective enforcement and oversight of excess soil regulations.
3. Collaborate with municipalities to provide necessary support and funding for enforcement activities related to excess soil management, minimizing financial burdens on local taxpayers.
4. Conduct a comprehensive impact assessment that considers all aspects of sustainable development, in alignment with the United Nations Sustainable Development Report, before proceeding with the traffic tunnel project and any further amendments to excess soil legislation; and

That the Township of Puslinch Council direct staff to send a copy of this resolution to the Minister of the Environment, Conservation and Parks; the Premier of Ontario; all Ontario municipalities; MPP Arnott; MPP Rae; the Wellington Federation of Agriculture; and OMAFRA requesting support for the protection of agricultural lands and sustainable development practices in Ontario.

**CARRIED**

As per the above resolution, please accept a copy of this correspondence for your information and consideration.

Sincerely,

Justine Brotherston  
Municipal Clerk

CC: All Ontario Municipalities

November 4, 2024

SENT ELECTRONICALLY

The Honourable Doug Ford  
Premier of Ontario  
Legislative Building, Room 281  
Queens Park  
Toronto, ON M7A 1A1

The Honourable Sylvia Jones  
Minister of Health / Deputy Premier  
777 Bay Street, College Park, 5th Floor  
Toronto, Ontario M7A 2J3

Dr. Kieran Moore  
Chief Medical Officer of Health and Assistant Deputy Minister  
College Park, 5<sup>th</sup> Flr, 777 Bay St.  
Toronto, Ontario M7A 2J3

Dear Premier Ford, Minister Jones, and Dr. Moore:

**RE: Recommendation for Provincial Oral Health Strategy, Including Evaluation of Current Funding Model.**

On behalf of the Board of Health for the North Bay Parry Sound District Health Unit (Health Unit), please accept this correspondence recommending the development of a provincial oral health strategy that includes a remuneration model for dentists designed to promote equitable access to basic preventive and treatment services (whether delivered privately or in concert with public organizations); and an evaluation of the current funding model for oral health services to inform the aforementioned provincial oral health strategy.

Individuals who receive dental care are less likely to have chronic diseases, such as diabetes and heart disease and good oral health is an essential component of overall health status. Equity-seeking populations tend to have complex dental, social and logistical needs, requiring more intensive clinical and administrative resources. Access to publicly funded dental care varies by jurisdiction, whereby access is positively related to the number of providers accepting individuals with these benefits. It is increasingly common within the Nipissing and Parry Sound districts to have no dental providers accepting clients in receipt of publicly funded dental benefits. One reason for this is the provincial reimbursement model for publicly funded dental programs. A 2019 report from the Canadian Centre for Health Economics indicates that the benefits schedule provided by Ontario Disability Support Program (ODSP) represents 30 cents on the dollar for a dental practice. For Ontario Works (OW), dental benefits are noted as a 'discretionary health benefit', that is administered at the municipal level by OW administrators. Both ODSP and OW dental reimbursement fees are generally lower than the suggested fees from the Ontario Dental Association. This discrepancy in reimbursement between public and private insurance providers creates a compounded inequity for individuals and families attempting to access basic preventive and treatment services.

Our Health Unit provides the publicly funded Healthy Smiles Ontario (HSO) and the Ontario Seniors Dental Care

Programs (OSDCP), as well as a Low-income Adult Dental Program (based on local need). These programs are busy with high demand; however, we struggle to recruit and retain dentists as the compensation packages offered in local public health are not competitive with those of private practice. Our district does not have other publicly funded or subsidized dental clinics: we are often the only option. The reimbursement model for publicly funded dental services coupled with the disparity in dentist compensation between public and private sectors, creates a structural inequity for all individuals in receipt of publicly funded dental benefits.

At its meeting on September 25, 2025, the Board of Health carried the following resolution #BOH/2024/09/04:

***Whereas**, due to the higher earnings potential in private practice, the North Bay Parry Sound District Health Unit (Health Unit) faces difficulties in recruiting dentists, as the compensation packages offered in public health are less competitive than those in private practice; and*

***Whereas**, the demand for basic dental services in the district is very high. Despite its relatively small size, the Health Unit offers one of the larger Oral Health programs among health units in Ontario. This includes the highly-utilized Ontario Seniors Dental Care Program (provincially mandated) and provision of a Low-Income Adult Dental Program (not mandated but based on local need) contributing to the large size of the Oral Health Program in addition to the Healthy Smiles Ontario program (mandated for low-income children and youth); and*

***Whereas**, it is not yet known how or if the Federal dental program will impact the need and level of service in local communities; and*

***Whereas**, equity-seeking populations tend to have complex dental, social and logistical needs, which require more intensive clinical and administrative resources. These challenges drive up the cost of oral care provision, dissuading private practitioners from accepting equity-seeking clients; and*

***Whereas**, there is no central coordination of dental services across the province to ensure that the oral health workforce matches need, and that remuneration models and rates encourage equitable access to basic care across Ontario; and*

***Therefore, Be It Resolved**, that the North Bay Parry Sound District Board of Health (Board of Health) recommends that the Ministry of Health develop a provincial oral health strategy that includes a remuneration model for dentists designed to promote equitable access to basic preventive and treatment dental services throughout the province (whether delivered privately or in concert with public organizations); and*

***Furthermore, Be It Resolved**, that the Board of Health recommends that the Ministry of Health undertake an evaluation of the current funding model for Oral Health services to inform the above-recommended provincial oral health strategy; and,*

***Furthermore, Be It Resolved**, that the Board of Health provide correspondence of these resolutions to the Honourable Doug Ford (Premier), the Honourable Sylvia Jones (Ontario Minister of Health), Dr. Kieran Moore (Chief Medical Officer of Health), Victor Fedeli, MPP (Nipissing), Graydon Smith, MPP (Parry Sound-Muskoka), John Vanthof, MPP (Timiskaming-Cochrane), Michael Sherar (President and CEO of Public Health Ontario), Ontario Boards of Health and **the Association of Local Public Health Agencies (alPHA), Association of Municipalities of***

To: Doug Ford, Minister Jones and, Dr. Moore  
Page 3/3  
Date: November 4, 2024

*Ontario, The District of Parry Sound Municipal Association, and member municipalities.*

Sincerely,

  
Rick Champagne (Nov 7, 2024 13:42 EST)

Rick Champagne  
Chairperson, Board of Health

/al

  
Dr. Zimbalatti (Nov 4, 2024 11:05 EST)

Carol Zimbalatti, M.D., CCFP, MPH  
Medical Officer of Health/Executive Officer

Copy to:

Vic Fedeli, MPP, Nipissing  
Graydon Smith, MPP, Muskoka-Parry Sound  
John Vanthof, MPP, Timiskaming-Cochrane  
Michael Sherar (President and CEO of Public Health Ontario)  
Boards of Health of Ontario  
Association of Municipalities of Ontario (AMO)  
The District of Parry Sound Municipal Association  
Health Unit Member Municipalities

**Ministry of  
Municipal Affairs  
and Housing**

Office of the Minister

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

**Ministère des  
Affaires municipales  
et du Logement**

Bureau du ministre

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



234-2024-5801

December 12, 2024

Dear Head of Council,

I am pleased to inform you of the introduction of the proposed Municipal Accountability Act, 2024 on December 12, 2024, which, if passed, would make changes to the *Municipal Act, 2001* and *City of Toronto Act, 2006* to strengthen the municipal code of conduct and integrity commissioner framework.

I appreciate the valuable feedback we have received from municipalities and share your commitment to safe and respectful workplaces. The proposed changes, if passed, would:

- enable the creation of a standard municipal code of conduct and standard municipal integrity commissioner investigation processes to help ensure consistency across all Ontario municipalities;
- create a role for the Integrity Commissioner of Ontario in municipal code of conduct and integrity commissioner matters, including providing training to municipal integrity commissioners; and
- establish a mechanism to remove and disqualify members of council and certain local boards for a period of four years for the most serious code of conduct violations following a recommendation from the local integrity commissioner, a concurring report from the Integrity Commissioner of Ontario, and a unanimous vote of council.

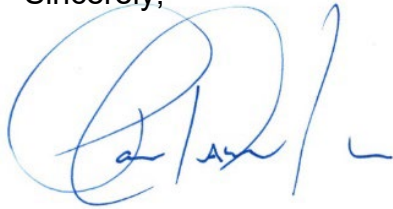
In the coming months, I will want to hear your feedback on the Bill as well as other matters regarding local accountability regimes. I look forward to seeing many of you at the upcoming Rural Ontario Municipal Association conference, where we will have the opportunity to discuss these changes and other matters of importance to your communities.

If passed, important work to develop the regulations to support this new framework would lie ahead, and I remain committed to engaging with you throughout that process. Our intention is to have these changes in effect for the new term of councils beginning in Fall 2026 to ensure there is adequate opportunity for local implementation.

For more information on these amendments, please see the [news release](#). To share your comments on the proposed legislation, please see a posting on the [Regulatory Registry](#) that will be open for comments for 60 days.

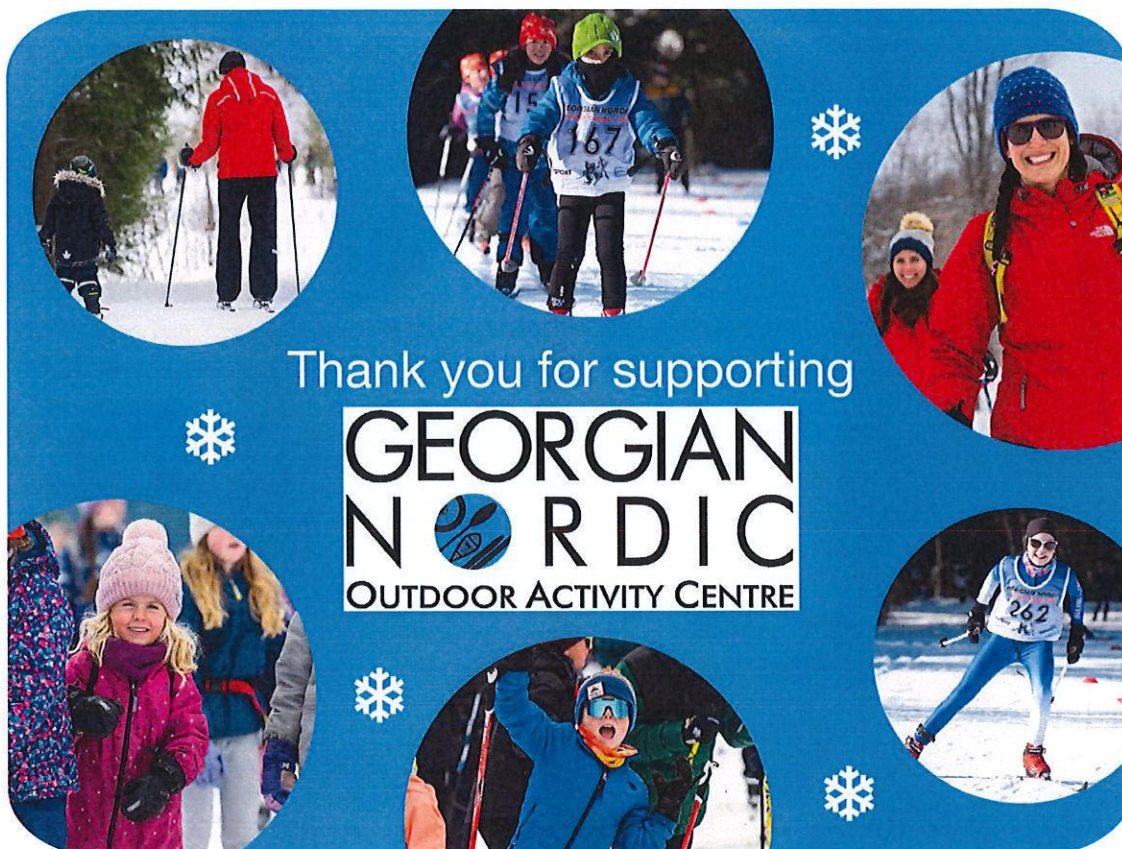
If you have any questions regarding these new provisions, please contact your local [Municipal Services Office](#) with the Ministry of Municipal Affairs and Housing.

Sincerely,



Hon. Paul Calandra  
Minister of Municipal Affairs and Housing

c: Jessica Lippert, Chief of Staff  
Owen Macri, Deputy Chief of Staff  
Martha Greenberg, Deputy Minister  
Caspar Hall, Assistant Deputy Minister, Local Government Division  
Sean Fraser, Assistant Deputy Minister, Municipal Services Division  
Municipal Clerks and CAOs



Please accept this sincere thank you for the support you have provided Georgian Nordic over the past year. We are 90% on our way to reaching our Future Fund Capital Campaign goals and your help is deeply appreciated.

Wishing all of you the very best in this holiday season and hope to see you on the trails!

Greg Mason  
President GNOAC



**Treasury Board Secretariat      Secrétariat du Conseil du Trésor**

Office of the Associate  
Minister of Emergency  
Preparedness and  
Response

Bureau du ministre associé de la  
Protection civile et des  
interventions d'urgence



Whitney Block, Room 4320      Édifice Whitney, bureau 4320  
99 Wellesley Street West      99, rue Wellesley Ouest  
Toronto ON M7A 1W3      Toronto ON M7A 1W3

December 9, 2024

Dear Emergency Management Partners,

Today, our government introduced the *Emergency Management Modernization Act* that, if passed, would modernize the *Emergency Management and Civil Protection Act* (EMCPA).

The EMCPA and its regulations have not been comprehensively updated in more than 15 years. Since then, the nature of emergencies has changed. The rising frequency of extreme weather events and the threat of cyber-attacks on Ontario's digital infrastructure mean that we must ensure our emergency management framework reflects today's realities.

If passed, these amendments to the EMCPA would strengthen provincial leadership and coordination of emergency management by facilitating Emergency Management Ontario as the one window for coordinating provincial emergency management activities. Additionally, the proposed legislation would enhance community capacity in emergency management. This includes clarifying the process for municipalities to declare local emergencies and granting municipalities the authority to plan for and respond to emergencies based on their unique needs and capacity.

The proposed amendments, if passed, would strengthen planning and coordination with emergency management partners, including by outlining the ability to enter into agreements and liaise with public and private sector partners, including municipalities, Indigenous communities, and other governments. In addition, the proposed amendments would enable future emergency management program and plan requirements to be established for designated entities that provide or operate critical infrastructure, subject to further engagement with partners, to support continuity of services and operations.

Over the summer, Emergency Management Ontario engaged with more than 480 partners to inform proposed amendments, including municipalities, First Nations communities, and emergency management organizations. We look forward to further collaboration with our partners as we build a stronger, more resilient province, capable of ensuring the safety and wellbeing of communities across Ontario. The proposed amendments are posted on [Ontario's Regulatory Registry and Environmental Registry](#) for your review and feedback.

On behalf of Premier Ford and the Government of Ontario, thank you for your continued partnership in emergency management.



Sincerely,

The Honorable Trevor Jones  
Associate Minister of Emergency Preparedness and Response  
Treasury Board Secretariat

c: The Honorable Caroline Mulroney  
President of the Treasury Board and Minister of Francophone Affairs

Bernie Derible  
Deputy Minister and Commissioner of Emergency Management  
Treasury Board Secretariat

**Ministry of Finance**

Provincial-Local Finance Division

Frost Building North  
95 Grosvenor Street  
Toronto ON M7A 1Z1**Ministère des Finances**Division des relations provinciales  
municipales en matière de financesÉdifice Frost nord  
95 rue Grosvenor  
Toronto ON M7A 1Z1

December 11, 2024

Dear Municipal Treasurer/Clerk-Treasurer:

I am writing to provide an update regarding the aggregate extraction property class for the 2025 taxation year.

As previously outlined in my letter of October 3, 2024, a new property class for aggregate extraction sites will come into effect on January 1, 2025. This class is reflected on the assessment roll that the Municipal Property Assessment Corporation (MPAC) has delivered to municipalities on December 10, 2024.

Municipal transition tax ratios and provincial education tax rates for the new class have been established to provide an overall \$6M tax reduction to properties in the aggregate extraction property class relative to the original 2024 tax level before the temporary aggregate extraction sub-class was implemented.

On a province-wide basis, the \$6M reduction is comprised of \$3M municipal tax and \$3M education tax. Municipalities overall will still benefit from the majority of the incremental tax revenues that resulted from the assessment methodology changes implemented by MPAC for these properties in 2024.

Regulations have been filed under the *Municipal Act, 2001* and the *Education Act* to implement the municipal property tax framework and education tax rates for the new class. These regulations are currently available on the provincial e-laws web-site.

The following are prescribed for the aggregate extraction property class:

- Ontario Regulation 510/24 sets the transition tax ratios for each municipality;
- Ontario Regulation 509/24 sets an allowable range for municipal tax ratios of 0.6 to 1.1;
- Ontario Regulation 511/24 sets a municipal levy restriction threshold of 2.63;
- Ontario Regulation 512/24 sets an education property tax rate of 0.511%.

The 2025 municipal tax ratio and education property tax rate framework for the aggregate extraction property class will be reflected in the Online Property Tax Analysis (OPTA) system. Should you have any questions concerning the OPTA system, please contact the OPTA help desk at 416-591-1110 or 1-800-998-5739.

Maintaining a close relationship with municipal partners remains critical as our government continues to build a strong Ontario. We look forward to continuing to work with you to ensure predictability and sustainability for municipalities and businesses.

If you have questions related to this update, please contact Diane Ross, Director, Property Tax and Assessment Policy Branch, Ministry of Finance, at [diane.ross@ontario.ca](mailto:diane.ross@ontario.ca).

Sincerely,



Ian Freeman, CPA, CMA  
Assistant Deputy Minister  
Provincial-Local Finance Division

**Ministry of  
Municipal Affairs  
and Housing**

Office of the Minister

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

**Ministère des  
Affaires municipales  
et du Logement**

Bureau du ministre

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



234-2024-5434

November 28, 2024

Dear Head of Council:

Through the *More Homes Built Faster Act, 2022*, changes were made to the *Planning Act* to accelerate implementation of the province's additional residential unit (ARU) framework. These changes allowed "as-of-right" (without the need to apply for a rezoning) the use of up to 3 units per lot in many existing residential areas (i.e., up to 3 units allowed in the primary building, or up to 2 units allowed in the primary building and 1 unit allowed in an ancillary building such as a garage).

To support implementation of ARUs, the *Cutting Red Tape to Build More Homes Act, 2024*, made further changes to the *Planning Act* to provide me, as the Minister of Municipal Affairs and Housing, with broader regulation-making authority to remove municipal zoning by-law barriers that may be limiting the development of ARUs.

Following consultation on the Environmental Registry of Ontario, our government has taken further action to tackle the housing supply crisis and reach our goal of building more homes by amending [Ontario Regulation 299/19 – Additional Residential Units](#) to remove certain municipal zoning by-law barriers. These changes took effect upon filing.

These changes will help to facilitate the creation of ARUs, such as basement suites and garden suites, by eliminating barriers including maximum lot coverage, angular planes, floor space index (FSI), minimum separation distances and minimum lot sizes on parcels of urban residential land subject to the ARU framework in the *Planning Act*. More information on these changes can be found through [Environmental Registry of Ontario posting 019-9210](#).

It is my expectation that municipalities will respect these regulatory changes and the intent behind them. I will not hesitate to use my available powers to ensure these changes to the *Planning Act* are allowed to support our goal of building more homes.

We will continue working with our municipal partners to achieve our goal of building the homes that Ontarians need.

Sincerely,



Hon. Paul Calandra  
Minister of Municipal Affairs and Housing

c. Martha Greenberg, Deputy Minister

Jessica Lippert, Chief of Staff to Minister Calandra

Chief Administrative Officer  
Office of The Clerk

**From:** MECP Land Policy (MECP) [mailto:[MECP.LandPolicy@ontario.ca](mailto:MECP.LandPolicy@ontario.ca)]

**Sent:** December 18, 2024 8:54 AM

**To:** MECP Land Policy (MECP) <[MECP.LandPolicy@ontario.ca](mailto:MECP.LandPolicy@ontario.ca)>

**Subject:** Excess soil regulation – change made to the in-effect date of the landfilling restriction

Greetings,

I am reaching out to share that Ontario has finalized an amendment to O. Reg. 406/19: On-Site and Excess Soil Regulation (“Excess Soil Regulation”).

Having taken feedback into consideration on proposed amendments described in [ERO 019-9196](#), Ontario is updating the Excess Soil Regulation to change the in-effect date of a provision preventing the landfilling of cleaner soil by two years and to clarify the exemptions to this provision. These changes will provide more time for industry to learn about and prepare for this provision and respond to concerns that current lack of awareness could result in project delays and illegal soil dumping.

More specifically, Ontario made the following amendments to the Excess Soil Regulation:

The in-effect date of the restriction on landfilling excess soil that meets Table 2.1 residential, parkland and institutional standards has been changed from January 1, 2025, to January 1, 2027.

The existing exemptions from the landfilling restriction have been revised to make it clear when this cleaner excess soil may still be taken to a landfill. Clarifications have also been made to the type of information a qualified person would need to provide in a declaration to the landfill owner or operator, indicating why the excess soil should be landfilled.

The ministry proposed additional amendments to the Excess Soil Regulation to enable greater reuse of excess soil and avoid it being landfilled, including exempting certain soil management depots from waste approvals, flexibility for reuse of aggregate and stormwater pond sediment, and greater reuse of soil within the project area and between infrastructure projects. We received considerable feedback on these aspects of the proposal. As the landfilling restriction would have come into effect January 1, 2025, we have proceeded with the decision to change that date, and will make a final decision on the remaining proposals following further consideration of the feedback received.

More information on the finalized amendments may be found in the [decision notice \(ERO 019-9196\)](#) posted on the Environmental Registry. Links to the regulation as well as existing guidance to help understand the regulatory requirements can be found on MECP’s [Handling Excess Soil website](#).

Further, we have heard that greater outreach and awareness is needed to ensure industry is aware of their regulatory requirements. MECP will continue to work collaboratively with stakeholders and Indigenous communities on implementation of these amendments and the Excess Soil Regulation in general. We will also continue to act on non-compliance to address illegal dumping and ensure our environment is protected.

Please pass this information along to colleagues, members of your organization, other organizations and anyone else that may be interested.

We would like to thank everyone who took the time to share input on this proposal.

If you have any questions or would like to discuss these amendments or other aspects of the Excess Soil Regulation, please contact Reema Kureishy or Sanjay Coelho at [MECP.LandPolicy@ontario.ca](mailto:MECP.LandPolicy@ontario.ca).

Sincerely,

**Original Signed by:**

Robyn Kurtes

Director, Environmental Policy Branch

Ministry of the Environment, Conservation and Parks

**From:** Ontario's Broadband and Cellular Strategy (MOI) [mailto:[broadband@ontario.ca](mailto:broadband@ontario.ca)]  
**Sent:** December 23, 2024 4:25 PM  
**To:** Ontario's Broadband and Cellular Strategy (MOI) <[broadband@ontario.ca](mailto:broadband@ontario.ca)>  
**Cc:** Surma, Kinga (MOI) <[Kinga.Surma@ontario.ca](mailto:Kinga.Surma@ontario.ca)>; Veshkini, Ali (MOI) <[Ali.Veshkini@ontario.ca](mailto:Ali.Veshkini@ontario.ca)>; [KNesbitt@amo.on.ca](mailto:KNesbitt@amo.on.ca)  
**Subject:** Supporting Ontario's 2025 Connectivity Objectives: Municipal Guidance and Expectations | Soutenir les objectifs connectivité de 2025 de l'Ontario : Orientations et attentes municipales

As a follow-up to Minister Surma's recently released memorandum (see attached), the Ministry of Infrastructure (MOI) wants to reiterate the critical role municipalities play in our efforts to ensure provincially funded broadband projects are completed on time and without delay. Provincial broadband deployment is a shared commitment and requires coordination with various partners, including municipalities, to ensure Ontario residents have access to reliable, high-speed internet by the end of 2025.

Our expectation is that each municipality will communicate to their permitting departments that are responsible for coordinating access to rights-of-way requirements for broadband infrastructure their role in supporting the acceleration of broadband deployment. To that end, we expect meaningful progress to be made with respect to running line and installation depth proposals, new aerial infrastructure pole line installation proposals, alignment on long-term asset management plans from Internet Service Providers (ISPs), and transparent cost causality when setting permitting fees.

We continue to encourage municipalities to engage the Technical Assistance Team (TAT) of Infrastructure Ontario (IO) to resolve of any potential issues or challenges they are facing with ISPs. As you may be aware, the Ministry and IO in partnership with the Eastern Ontario Regional Network (EORN), recently released its Municipal Access Agreement (MAA) template designed to support municipalities in their rights-of-way negotiations with ISPs and expedite construction efforts. This resource, shared through the Association of Municipalities of Ontario, is a valuable tool to expedite negotiations and ensure construction proceeds without delay. The Ministry remains committed to supporting municipal partners and is prepared to explore all options that can expedite the approval process and provide certainty for municipalities.

Lastly, as we enter 2025, MOI alongside IO will host technical workshops with municipal representatives involved in rights-of-way negotiations. Dates for these sessions will be announced early in the new year.

If you have any questions or concerns, please contact MOI staff at [broadband@ontario.ca](mailto:broadband@ontario.ca).

Sincerely,

Jill Vienneau  
 Assistant Deputy Minister, Infrastructure Programs & Projects Division  
 Ministry of Infrastructure

cc. Hon. Kinga Surma, Minister, Ministry of Infrastructure  
 Ali Veshkini, Deputy Minister, Ministry of Infrastructure  
 Karen Nesbitt, Senior Manager, Association of Municipalities

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**From:** Minister of Infrastructure [mailto:Minister.MOI@ontario.ca]  
**Sent:** December 23, 2024 2:23 PM  
**To:** Minister of Infrastructure <Minister.MOI@ontario.ca>  
**Cc:** Clayton, Angela (IO) <Angela.Clayton@infrastructureontario.ca>; Veshkini, Ali (MOI) <Ali.Veshkini@ontario.ca>; Vienneau, Jill (MOI) <Jill.Vienneau@ontario.ca>; Singh, Amar <Amar.Singh@infrastructureontario.ca>; brosborough@amo.on.ca  
**Subject:** Supporting Ontario's 2025 Connectivity Objectives: Municipal Guidance and Expectations | Soutenir les objectifs connectivité de 2025 de l'Ontario : Orientations et attentes municipales

Good afternoon,

The Government of Ontario has committed nearly \$4 billion to provide every community across Ontario with reliable, high-speed internet access by the end of 2025. Municipalities play a critical role in the success of designated broadband projects by coordinating access to rights-of-way required for broadband infrastructure deployment. As we work together for a more connected Ontario, we recognize that broadband expansion is a strategic initiative for all municipalities as it provides residents with access to essential online services, supports economic growth and creates opportunities for education, commercial and community development.

Ongoing sector engagement has effectively advanced the government's connectivity objectives by identifying barriers to project progress and prioritizing solutions through legislative, regulatory, operational, and administrative actions. Infrastructure Ontario (IO) and the Technical Assistance Team (TAT) have identified opportunities for delivery partners to enhance their effectiveness in supporting the deployment of broadband infrastructure. This letter aims to clarify the role of municipalities in the designated broadband projects program, and helps to identify areas to focus your efforts to build strong partnerships with ISPs, expedite broadband deployment, and better serve the residents and businesses in your region.

The province has put legislative provisions in place to support broadband deployment through the *Building Broadband Faster Act, 2021 (BBFA)*. Ontario municipalities whose boundaries include the geographic areas where there are designated broadband projects are required to provide right of way access for the construction or operation of a designated broadband project. The BBFA also requires local governments to adhere to specific timelines for permitting and approvals for broadband projects, and outlines data sharing requirements. TAT tracks municipal compliance with BBFA timelines. Additionally, the BBFA authorizes the Minister of Infrastructure to issue notices and orders that require certain broadband stakeholders to complete work if the minister believes they have failed to meet applicable requirements.

Given municipalities' role as a key delivery partner, it is important to understand your responsibilities, especially around negotiating deployment terms and managing right-of-way access with Internet Service Providers (ISPs). We expect that municipalities put their best efforts forward to collaborate with ISPs on:

- **Running Line and Installation Depth Requirements:** Municipalities should strive, when possible, to accommodate ISPs' running line and depth proposals. Any location requirements, whether implemented through municipal by-laws or through a Municipal Access Agreement (MAA), that vary from ISPs' proposed running lines are expected to be connected to a legitimate technical and/or geographic limitation or planned capital works project.

- **New Aerial Infrastructure Proposals:** In rural road segments that require aerial deployment, ISPs may propose adding new poles or additional pole lines. Municipalities should seek to accommodate new pole installations in the public right-of-way where possible and not place moratoriums on new pole lines. These proposals seek to take advantage of the accelerated deployment timelines and cost efficiencies by leveraging aerial infrastructure.
- **Alignment with Asset Management Plans:** Municipalities are expected to work collaboratively and negotiate reasonably with ISPs with respect to aligning long-term asset management plans to ISP proposals for deployment. Municipalities should not reject an ISP's proposal based on excessive caution of future capital works and should enter good-faith negotiations with ISPs to agree on reasonable cost-sharing proposals for maintenance and relocation based on industry standards.
- **Reasonable application of Causal Costs when developing Permit Fees:** Municipalities are expected to calculate Municipal Consent Permit Application fees in a reasonable manner adhering to the tenets of cost recovery and cost neutrality.

Once municipalities have agreed with ISPs on deployment proposals, they should avoid making mid-program changes to technical requirements. These changes cause significant network redesign, additional costs, and drive project delays. By following these guidelines and taking a collaborative approach when working with ISPs, municipalities can effectively support the acceleration of broadband deployment.

The Ministry of Infrastructure and Infrastructure Ontario in partnership with the Eastern Ontario Regional Network developed a Municipal Access Agreement (MAA) template to support municipalities in negotiations over municipal right-of-way. This resource was recently shared through the Association of Municipalities of Ontario and is a valuable tool to expedite negotiations and ensure construction proceeds without delay.

The Ministry also expects ISPs to remain a good partner to municipalities and act in good faith when negotiating municipal rights of way. The TAT team monitors ISPs for the level of engagement they undertake with municipalities and assesses whether sufficient information-sharing has taken place. MOI will also be holding ISPs to account to work constructively and collaboratively with municipalities. If you have any concerns or questions, feel free to email [broadband@ontario.ca](mailto:broadband@ontario.ca) or the TAT Team.

For additional information on municipalities role in broadband deployment and the legislative and regulatory requirements in place to help support the government's commitment to connect all households by the end of 2025, please see [Guideline 3.0: Building Broadband Faster in Ontario](#).

Your commitment and leadership in advancing the Government's broadband objectives is sincerely appreciated. Thank you, in advance, for your efforts to ensure timely, successful deployment in your community and for supporting our broader goal of providing every community across Ontario with access to reliable, high-speed internet, by the end of 2025.

We remain committed to supporting our municipal partners and are prepared to explore any options that can expedite the approval process and provide certainty for municipalities. The Ministry of Infrastructure will host a municipal roundtable and other webinars as necessary in the new year. If you have any questions about the roles and responsibilities of municipalities

within Ontario designated broadband projects, or any feedback, please reach out to the Technical Assistance Team at [TAT@infrastructureontario.ca](mailto:TAT@infrastructureontario.ca).

Sincerely,

The Honourable Kinga Surma  
Minister of Infrastructure

cc. Angela Clayton, President and Chief Executive Officer, Infrastructure Ontario  
Brian Rosborough, Executive Director, Association of Municipalities of Ontario  
Ali Veshkini, Deputy Minister, Ministry of Infrastructure  
Jill Vienneau, Assistant Deputy Minister, Ministry of Infrastructure  
Amar Singh, Executive Vice President, Infrastructure Ontario

**Confidentiality Warning:** This e-mail contains information intended only for the use of the individual(s) named above. If you have received this e-mail in error, we would appreciate it if you could advise us through the Minister's website at [www.ontario.ca/page/ministry-infrastructure](http://www.ontario.ca/page/ministry-infrastructure) and destroy all copies of this message. Thank you.

**From:** Frank Camenzuli [REDACTED]  
**Date:** January 6, 2025 at 3:35:30 PM EST  
**To:** [jm.lamb@sympatico.ca](mailto:jm.lamb@sympatico.ca)  
**Subject:** FW: The Parry Sound and District Pool and Recreational Complex

## Whitestone Council

My name is Frank Camenzuli and I am a ratepayer in Whitestone, The Town of Parry Sound and Seguin . Prior to my involvement in the District of Parry Sound, I was the CEO of Agellan Commercial Reit, a Canadian Real Estate Reit traded on the Toronto Stock Exchange.

I have been involved in almost every aspect of the Real Estate business over the past 50 years. I have built ,renovated, sold and financed over a thousand properties throughout Canada and the United States. The projects have varied from a 1400 sq. ft. retail property at 17 Seguin Street in Parry Sound to Porsches Canadian Corporate Head office and dealership in Toronto ; to a 1.4 million sq. ft. warehouse in Houston, Texas. At one point Agellan managed over 100 properties in the U.S. alone and our typical construction volume was over \$100 million per annum.

I would like to bring several salient points, regarding the Parry Sound Recreation and Pool Complex to your attention :

A pool (recreational complex) is a community amenity. It is not an economic development generator.

My review of the literature does not support the notion that Medical Professionals or any other Professionals will choose to operate in Parry Sound because it has a pool. While it is a nice want , no professional is coming here because of it. The concept is complete nonsense.

I think you would find a discounted mortgage or some other direct financial incentive would be much more cost effective: if that was in deed your objective? But they don't give out grants for that purpose. Lets remember the goal was to take advantage of the grant regardless of the cost to the District.

The original budget of the pool was \$32 million, \$23 million was by way of a grant and the community would raise \$9 million , a stretch but perhaps doable. I would suggest to you that the original budget was a low ball in order to lure your support. The hope being once it got started ,it would gain momentum and it would not be stopped. How far over budget did they think they would go? They are already close to 25 % over budget now and they don't have all the costs in. Would they go to \$43 million or could they go to \$50 million. I don't think they care because they are determined to get this built regardless of what it costs . This is "Public Money" and who is responsible and accountable ? The current published budget is just under \$40 million and for sure items

have been neglected i.e. legal costs, interest payments and lost taxes. You don't build anything without legal costs. I believe the number of \$40 million is a "Poke in the Dark". They don't know what it is going to end up costing. The ability to forecast is contingent upon many things the number one variable being the quality of the drawings and the detail. If items or details are not shown properly on the drawings or things have been left out, you have extras and extras are typically bid at cost plus 20% to the sub trade and 20% to the general. Many general contractors and project managers make a handsome living on extras. Subcontractors bid on what is on the drawings. It does not have to work. To get it to work is the extra. The project manager or General contractor relies on his estimator to establish the forecast price this is then compared to the bid price, no assurance the design works. Further, most bids are only guaranteed price for 90 days. I think most of these bids will be longer than 90 days and prices will escalate particularly with a Canadian Dollar under 70 cents, the bulk of the mechanical system comes from the U.S. I assure you that the Pool Committee has not hedged the Canadian Dollar. Neither the estimate or the tender price takes into consideration extras and change orders. One thing is for sure the price is not going to go down. The one thing I will guarantee is that there will be extras because no drawings are perfect.

I forecast the project all in will be a \$1000 a foot. That cost is in line with the Friendship Centre Budget which is relatively the same size, contains a gym (with a full size basketball court) but no pool and a number of residential and retail units: don't forget they already owned the land. The pool will require a sophisticated mechanical system and the pool is expensive to build

Lets consider the performance of the people driving the pool committee. The cost of the initial site work is over \$2.5 million over budget. Why? The due diligence in acquiring the site was sub standard. Who buys a five acre site with only 4 or 5 bore holes, particularly when the site was covered with fill and rubble? Someone, who is not very knowledgeable, in a hurry and is not accountable. The site should have had 50 to 60 boreholes. The extrapolated price for resolving the soil issues should have been subtracted from the price. That is standard practice.

The price of \$2 million and an \$800,000 charitable receipt was and is way over market. Note the budget does not consider the charitable donation to have any value, However it does rip off other levels of government from tax. Other have looked at the site and walked away, of course this was private money and directly accountable. The only benefactor was the owner of the land. I wonder how the CRA would feel about the \$800,000 charitable donation, where there was questionable consideration. Seems like it might be tax avoidance. its okay they were in a hurry to get the grant.

Why have memberships not been presold? The practice is common with the sale of condos or other major real estate capital commitments. You don't build an office building without a lead tenant. Building it speculatively is very high risk. Is it likely that they did not want to presell memberships because if the presales were too low it would

not show confidence , in the project . They had to get the project going regardless of their constituents financial support. So why test it? So what happens if the membership level is much lower than forecast? The shortfall will fall on the tax payer and it could be a very significant burden. Lets think about the District : the average household income is barely more than 50% of the provincial average and over 30% of the residents are over the age of 65. Relatively, we are old and poor. Many are on fixed incomes and as a result any increase in taxes as a result of Pool and Recreation Complex will further deplete their income.

The Pool committee has recently borrowed \$13.5 million and posted the credit of the participating municipalities. This money has been raised largely as they have not been able to raise adequate monies from donations . My bet it is a debt that will get dumped on your ratepayers. This borrowing is being done despite the Mayor of Seguin saying “taxpayers have paid enough”. The funds to support the Recreation Complex are either donations or taxpayer money “Public money “ and I believe it is being treated in an extremely cavalier manner.

The administration of this project has already demonstrated incompetence and dismal reporting to the tax payer. The void of development expertise ,parochial perspective and lack of transparency has turned this development into a gong show. The root of the problem is the bureaucracy that is directing each municipality , the politicians rely on these inhouse experts, and they are way over their head. Its time for everyone to accept that “Public Money “ should not endure this high level of risk . If the Pool Committee was a publicly traded company there would be a stop trading order and people would likely be incarcerated.

What happens from here ?

The recreation complex becomes an economic disincentive by significantly escalating taxes in the Parry Sound District . Business will be less likely to locate in the area, the existing ones will be less profitable and many on fixed incomes will be faced with giving up their homes and having less disposable income.

The Bureaucracy or the Municipal Mandarins don't care. They will tell you we got it built. But at what cost? They will have more to play with , hire a few more employees and the rest of us just pay more taxes. Don't complain its for the benefit of the community . But is it?

There will be no real economic growth.

## This truly is a “Pool to Far”

Frank Camenzuli



January 2, 2025

The Honourable Michael Parsa  
Minister of Children, Community and Social Services  
7th Floor, 438 University Ave.  
Toronto, ON M5G 2K8  
SENT BY EMAIL: [MinisterMCCSS@ontario.ca](mailto:MinisterMCCSS@ontario.ca)

Dear Minister Parsa

The Federation of Northern Ontario Municipalities' mission ***is to improve the economic and social quality of life for all northerners and to ensure the future of our youth***. The Board would like the Province to consider providing emergency stabilization funding to address the current shortfall in child welfare providing by the Children's Aid Societies.

As well we would ask that the Ministry of Children, Community and Social Services undertake a Province wide service review, including the funding model. Also, during the review we would ask that the points listed in the resolution be reviewed and discussed.

Minister, I and the FONOM Executive would be pleased to discuss this further with your staff.

FONOM is an association of some 110 districts/municipalities/cities/towns in Northeastern Ontario mandated to work for the betterment of municipal government in Northern Ontario and strive for improved legislation respecting local government in the North. It is a membership-based association that draws its members from Northeastern Ontario and is governed by an 11-member board.

## **FINANCIAL SUSTAINABILITY IN CHILD WELFARE**

WHEREAS Children's Aid Societies across Ontario are experiencing significant financial pressures, with the majority of agencies running deficits in the millions;

WHEREAS the Financial Accountability Office has indicated funding for child protection has fallen behind inflation, with the sector missing \$70 million compared to previous funding levels;

WHEREAS the current funding model implemented in 2013 has limitations that affect the safety and well-being of children, particularly in northern and remote communities;

WHEREAS the Ministry of Children, Community and Social Services' spending on Child Protection Services is projected to grow at only 0.7% annually from 2023-24 to 2028-29, well below inflation;

WHEREAS the child welfare redesign strategy requires enhanced community-based prevention services and improved quality of care, which cannot be achieved without adequate funding.

**THEREFORE BE IT RESOLVED that the Federation of Northern Ontario Municipalities (FONOM),** calls on the Government of Ontario to immediately address the funding shortfall in child welfare by providing emergency stabilization funding to Children's Aid Societies;

Requests that the Ministry of Children, Community and Social Services undertake a **Province wide service review**, including the funding model. During the review, FONOM asks that the following be included in the review.

- Adequately addresses the unique challenges of northern and remote communities;
- Account created for higher operational costs in geographically dispersed regions;
- Provide sustainable funding for prevention services;
- Urges the Province to implement multi-year funding commitments that allow for proper planning and service delivery;
- Advocates for the development of a specific Northern Strategy for child welfare that recognizes the unique needs and challenges of Northern communities.

**BE IT FURTHER RESOLVED that this resolution be forwarded to:** The Honourable Michael Parsa, Minister of Children, Community and Social Services, the Ontario Association of Children's Aid Societies, Association of Native Child and Family Services Agencies of Ontario, All municipalities within FONOM's jurisdiction, the Association of Municipalities of Ontario (AMO), Rural Ontario Municipal Association (ROMA), and the leaders of the Opposition Parties.

Regards.



President Danny Whalen  
**705-622-2479**



P.O. Box 382  
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705.497.5555 Ext. 7507  
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January 6, 2025

Dear Mayor and Councilors,

Every January, Crime Stoppers Month is recognized worldwide for its vital role in community safety. This year's theme, "Empowering through Education, Preventing through Action!" reflects our mission to Stop, Solve, and Prevent Crime Together across our region's municipalities.

For 2025, we are not requesting a formal "Proclamation." Instead, we ask for your help amplifying awareness by sharing our messaging in newsletters, on social media, and on community electronic boards using the attached digital images. This effort is especially important as we've seen a significant rise in virtual tips, underscoring the value of robust digital engagement.

As you know, Near North Crime Stoppers (NNCS) serves the Districts of Nipissing and Parry Sound as a registered charitable program, enhancing safety through anonymous tips. Since our inception in 1988, NNCS has received over 23,600 tips, leading to 1,827 arrests, \$4.4 million in recovered property and cash, and nearly \$58 million in drugs seized from our communities.

In 2025, NNCS is launching a new campaign offering a guaranteed \$2,000 reward for tips leading to arrests involving fentanyl or firearms in drug-related offences. This initiative reflects our commitment to addressing critical safety concerns and will be posted publicly across our virtual platforms.

The success of Crime Stoppers relies on community engagement, with municipalities like yours playing a key role. By recognizing and supporting Crime Stoppers, you help advance your Community Safety and Well-Being Plans, ensuring safer communities for all.

Please feel free to contact us for more information, to arrange a presentation, or to request promotional items and road signs. Thank you for your continued support in making our region a safer place.

Sincerely,

Brandon Fenton  
Chair

Mary Houghton  
Executive Secretary