

CORPORATION OF THE TOWNSHIP OF MCKELLAR

January 13, 2026 – 6:30 p.m.

AGENDA

Topic: Regular Meeting of Council

Time: January 13, 2026, 6:30 P.M. (Closed Session to start at 6:00 p.m)

Location: Council Chambers, 701 Highway 124, McKellar, ON P0G 1C0

Join Zoom Meeting

<https://us06web.zoom.us/j/83870981486>

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26-001 1st Resolution
2026-001 1st By-law

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. DECLARATIONS OF PECUNIARY AND/OR PERSONAL INTEREST AND GENERAL NATURE THEREOF**
- 4. ADOPTION OF AGENDA**
- 5. CLOSED SESSION**
 - 5.1 Minutes of Closed Session - December 2, 2025
 - 5.2 Labour relations or employee negotiations; pursuant to Ontario Municipal Act Section 239(2)(d) – Staffing
- 6. CALL TO ORDER**
- 7. RESPECT AND ACKNOWLEDGMENT DECLARATION**

In the spirit of reconciliation and co-operation, we wish to acknowledge that the land on which we gather is the traditional territory of the Anishinaabe and Mississauga people. Its boundaries fall within the Robinson-Huron Treaty of 1850 and the Williams Treaty of 1923. We are grateful to live here and we thank all the generations of people who have taken care of this land for thousands of years. To honour the suffering of Indigenous people and the love and wisdom they have carried for thousands of years, we pledge to work in community and harmony with each other and the environment we inhabit and work towards Truth and Reconciliation.
- 8. ROLL CALL - REGULAR SESSION 6:30pm (Public can join via Zoom)**
- 9. DECLARATIONS OF PECUNIARY AND/OR PERSONAL INTEREST AND GENERAL NATURE THEREOF**

10. PUBLIC MEETING

11. DELEGATIONS AND PRESENTATIONS

12. COMMITTEE OF THE WHOLE

13. MOTION TO REVIEW A PREVIOUS MOTION

14. ADOPTION OF MINUTES OF PREVIOUS MEETING(S)

14.1 Minutes of the December 16, 2025, Regular Meeting of Council

15. PLANNING MATTERS

15.1 Application for Official Plan Amendment – Tranquility Bay Holdings

16. COMMITTEE/BOARD MINUTES WITH RECOMMENDATIONS FOR APPROVAL

16.1 District of Parry Sound West (Belvedere Heights) Board of Management Meeting Minutes – October 22, 2025 & November 26, 2025

16.2 Township of McKellar Recreation Committee Meeting Minutes – November 27, 2025

16.3 Lake Stewardship and Environmental Committee Meeting Minutes – November 20, 2025

16.4 Township of McKellar Public Library Board Meeting Minutes – October 27, 2025

17. STAFF REPORTS WITH RECOMMENDATIONS FOR APPROVAL

18. MAYOR'S REPORT

19. CORRESPONDENCE FOR CONSIDERATION

20. MOTION AND NOTICE OF MOTION

20.1 Appointments to Township Committees

20.2 Request from the Township of McKellar Lake Stewardship and Environmental Committee to hold Annual "Clean Up Our Lakes" Campaign

20.3 Advertise for Market Manager

21. BY-LAWS

21.1 By-law No. 2026-01 – Being a By-law to Amend By-law 2003-13 Being a By-law to Regulate the Speed of Motor Vehicles on Certain Highways within the Municipality

22. UNFINISHED BUSINESS

22.1 Unfinished Business as of January 13, 2026

23. NEW BUSINESS

24. PUBLIC NOTICES, ANNOUNCEMENTS, INQUIRIES AND REPORTS BY COUNCIL MEMBERS

25. CONSENT AGENDA – CORRESPONDENCE

- 25.1 AMO Watchfiles – December 11, 2025 & December 18, 2025
- 25.2 The Corporation of the Township of Drummond/North Elmsley – Proposed Consolidation of Conservation Authorities & New Provincial Conservation Agency – December 12, 2025
- 25.3 Tay Valley Township – Proposed Boundaries for the Regional Consolidation of Ontario's Conservation Authorities – December 16, 2025
- 25.4 Town of Parry Sound & The Township of The Archipelago – Sign Memorandum of Understanding and Contribution Agreement Supporting Regional Growth and Environmental Stewardship – December 12, 2025
- 25.5 Municipality of Magnetawan – Resolution 2025-333 Site Ready Funding – December 10, 2025
- 25.6 Smiths Falls – Consolidation of Conservation Authorities – December 16, 2025
- 25.7 Ministry of Emergency Preparedness and Response – Emergency Management Modernization Act Achieves Royal Assent – December 9, 2025
- 25.8 County of Brant – Provincial Decision on Automated Speed Enforcement – December 5, 2025
- 25.9 The Corporation of the Municipality of St. Charles – Extend Deadline for the Fire Certification – December 3, 2025
- 25.10 Municipality of Meaford – Municipality of Meaford Response to Proposed Consolidation of Ontario's Conservation Authorities – December 18, 2025
- 25.11 Township of Nairn and Hyman – Support Resolution for Steel and Lumber Sectors – December 17, 2025
- 25.12 Smiths Falls – Ontario Community Infrastructure Fund (OCIF) – December 5, 2025
- 25.13 Town of The Blue Mountains – Town of The Blue Mountains Opposition to Bill 68 and the Proposed Consolidation of Ontario's Conservation Authorities – December 5, 2025
- 25.14 Smiths Falls – Urging Province to Re-instate the Eligibility for Curbside Blue Box Collection – December 16, 2025
- 25.15 Grey Sauble Conservation – Comments on ERO Posting No. 025-1257 – Proposed Boundaries for Regional Consolidation of Ontario's Conservation Authorities
- 25.16 Municipality of Grey Highlands – Grey Highlands Resolution 2025-732 – December 17, 2025
- 25.17 The Corporation of the Township of Hamilton – Opposition to Proposed Consolidation of Conservation Authorities – December 16, 2025

- 25.18 Municipality of McDougall – Bill C-15 impacts to library book postage for interlibrary loans – December 17, 2025
- 25.19 United Counties of Stormont, Dundas and Glengarry – Resolution 2025-159 - Conservation Authorities
- 25.20 Municipality of McDougall – Request Near North District School Board replace Parry Sound High School Tennis Courts – December 17, 2025
- 25.21 Seguin Township – Notice of Open House to inform the Public of an Official Plan Review – December 9, 2025
- 25.22 The Labour Market Group – Monthly Jobs Report – November 2025
- 25.23 The Labour Market Group – Labour Focus – December 2025
- 25.24 Whitestone McKellar Lions Club – Thank you for the Township of McKellar's Support for the Christmas Hamper and Toy Campaign – January 2, 2026

26. QUESTION/COMMENT PERIOD (RELATED TO ITEMS ON AGENDA)

27. CONFIRMING BY-LAW

- 27.1 By-law 2026-02 Confirming the Proceedings of Council

28. ADJOURNMENT

Instructions for Joining the Council Meeting

1. Please try to sign in between 6:20 p.m. to 6:30 p.m. if possible; you are still welcome to sign in after 6:30 p.m. if necessary.
2. Please wait to be let in the 'meeting room'; this won't take long.
3. Please have your mic and video on mute unless you are speaking; this ensures there are no distractions or background noise to disrupt the meeting.
4. When you sign in, please sign in with your full name (first and last), not a company name.
5. A question-and-answer opportunity will be available at the end of the meeting, as per normal protocol, or during the Public Meeting.
6. If you have permission to speak please identify yourself (first and last name).
7. Please respect meeting protocol and do not interrupt the meeting. The Municipality reserves the right to remove attendees who are disruptive or disrespect meeting protocol.

**CORPORATION OF THE TOWNSHIP OF MCKELLAR****Council Meeting Minutes****December 16, 2025**

Mayor Moore called the meeting to order at 6:30 p.m.

ROLL CALL

Mayor Moore took Roll Call.

Present: Mayor David Moore
Councillors Mike Kekkonen, Nick Ryeland, and Debbie Zulak
Regrets: Councillor Morley Haskim
Staff: Clerk/Administrator, Karlee Britton
Deputy Clerk, Mary Smith
Fire Chief, Robert Morrison

DECLARATIONS OF PECUNIARY AND/OR PERSONAL INTEREST AND GENERAL NATURE THEREOF – None declared.

Moved by: Councillor Debbie Zulak
Seconded by: Councillor Nick Ryeland

25-534 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby approve the Agenda for this Regular Meeting of Council, as amended to 1) add Item 20.3 Circular Materials Depot Operations Agreement and 2) move Items 17.2 and 17.4 to precede Item 11.1 Delegations and Presentations.

Carried**RESPECT AND ACKNOWLEDGEMENT DECLARATION**

In the spirit of reconciliation and co-operation, we wish to acknowledge that the land on which we gather is the traditional territory of the Anishinaabe and Mississauga people. Its boundaries fall within the Robinson-Huron Treaty of 1850 and the Williams Treaty of 1923. We are grateful to live here and we thank all the generations of people who have taken care of this land for thousands of years. To honour the suffering of Indigenous people and the love and wisdom they have carried for thousands of years, we pledge to work in community and harmony with each other and the environment we inhabit and work towards Truth and Reconciliation.

Moved by: Councillor Mike Kekkonen
Seconded by: Councillor Debbie Zulak

25-535 **WHEREAS** the Township is required to replace its Self-Contained Breathing Apparatus (SCBAs) by August 2026, as the current equipment is approximately 20 years old and no longer eligible for recertification; and

WHEREAS staff issued a Request for Proposal to obtain pricing for 2026 and to secure delivery timelines for the apparatus in order to maintain uninterrupted fire protection services;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar hereby receives Report FD-2025-13, Self-Contained Breathing Apparatus Request for Proposal, from Fire Chief, Robert Morrison; and

FURTHER THAT Council awards Request for Proposal No. 2025-16 to M&L Supply for the supply of sixteen (16) Self-Contained Breathing Apparatus (SCBAs), thirty-two (32) SCBA cylinders, twenty-four (24) facepieces, and two (2) fast-attack RIT packs, in the amount of \$211,558.00 plus HST of \$27,502.54, for a total of \$239,060.54; and



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FURTHER THAT Council authorizes staff to place the order immediately in order to secure firm pricing with M&L Supply, with the understanding that payment will not be made until delivery of the equipment in 2026.

Carried

Moved by: Councillor Mike Kekkonen
Seconded by: Councillor Debbie Zulak

25-536 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the Month End Status Report for October and November 2025 from Fire Chief, Robert Morrison, for information purposes.

Carried

Moved by: Councillor Mike Kekkonen
Seconded by: Councillor Nick Ryeland

25-537 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby move Item 21.1 to precede Item 11.1 Delegations and Presentations.

Carried

Moved by: Councillor Nick Ryeland
Seconded by: Councillor Debbie Zulak

25-538 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2025-63, being a By-law to Amend By-law 2022-42 Being a By-law to Establish and Regulate a Fire Department within the Township of McKellar, a first and second reading;

AND FURTHER give a Third reading and Pass in open Council this 16th day of December 2025.

Carried

Fire Chief, Robert Morrison, left the meeting.

Moved by: Councillor Mike Kekkonen
Seconded by: Councillor Debbie Zulak

25-539 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the Deputation from the Lake Stewardship and Environmental Committee Chair, Jennifer Ghent-Fuller, presenting the Committee's 2026 Draft Budget, the impact of wake boats on the lake environment, water sampling results in 2025 and activities conducted by the committee in 2025.

Carried

Moved by: Councillor Debbie Zulak
Seconded by: Councillor Nick Ryeland

25-540 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby approve the Minutes of the December 2, 2025, Regular Meeting of Council, as circulated.

Carried

Moved by: Councillor Debbie Zulak
Seconded by: Councillor Mike Kekkonen

25-541 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the proposed Consent Application No. B18/2025 (Bastiaansen) to create two (2) new waterfront lots fronting on Ryan Lake in Part of Lot 22, Concession 13, Township of McKellar, accessed by a private right-of-way (Water's Edge Trail) from



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Balsam Road and a lot addition to a neighbouring property, as applied for by Virginia Bastiaansen in Application No. B18/2025(McK) and be subject to the following conditions:

1. Payment of a fee in lieu of parkland as required in the Township of McKellar fees and Charges By-Law;
2. That the applicant enter into a Section 51(26) consent agreement to:
 - a. Indemnify the Township of McKellar of any responsibility or liability for the maintenance of Water's Edge Trail;
 - b. Allow the owners of the existing and proposed lots to cross and maintain a portion of the municipal road allowance for access over Water's Edge Trail;
 - c. Implement the recommendations of the FRiCorp. Ecological Services memorandum dated September 25, 2025;
3. An easement be registered concurrently with the Section 51(26) consent agreement for the public lands the owners intend to cross and maintain.
4. That the lot addition lands be rezoned to Rural (RU) Zone;
5. 911 Addressing for the proposed new lots;
6. That a Section 118 Land Titles restriction be registered on title to bind the lot addition and benefiting lands;
7. Payment of any applicable planning board fees.

Carried

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Debbie Zulak

25-542

WHEREAS Consent Application No. B18/2025 (Bastiaansen) permits the creation of two (2) new waterfront lots fronting on Ryan Lake, being Part of Lot 22, Concession 13, Township of McKellar; and

WHEREAS the applicant intends to service the lots with electrical power; and

WHEREAS a utility easement may be required over municipal public lands; and

WHEREAS the applicant has been in discussions with Hydro One, and Hydro One will not provide a servicing layout prior to the registration of the new lots; and

WHEREAS it is currently unknown whether the required utility route will traverse private or public lands in order to service the two (2) lots;

NOW THEREFORE BE IT RESOLVED THAT Council of the Corporation of the Township of McKellar hereby supports, in principle, the granting of a utility easement over the public lands legally described as PIN 521270771, subject to final review and approval.

Carried



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Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Debbie Zulak

- 25-543** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the Meeting Minutes of the 911 Management Committee Meeting for November 27, 2025, for information purposes.

Carried

Moved by: Councillor Debbie Zulak

Seconded by: Councillor Nick Ryeland

- 25-544** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the North Bay Parry Sound District Health Unit – Medical Officer of Health: Report to The Board of Health on November 26, 2025, for information purposes.

Carried

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Debbie Zulak

- 25-545** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the North Bay Parry Sound District Health Unit Board of Health Meeting Minutes for September 24, 2025, for information purposes.

Carried

Moved by: Councillor Nick Ryeland

Seconded by: Councillor Debbie Zulak

- 25-546** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the Lake Stewardship and Environmental Committee Meeting Minutes for October 16, 2025, for information purposes.

Carried

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Debbie Zulak

- 25-547** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the McKellar Township Historical Committee Meeting Minutes for November 5, 2025, for information purposes.

Carried

Moved by: Councillor Debbie Zulak

Seconded by: Councillor Mike Kekkonen

- 25-548** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the District of Parry Sound Social Services Administration Board, Chief Administrative Officer's Report for November 2025, for information purposes.

Carried

Moved by: Councillor Debbie Zulak

Seconded by: Councillor Mike Kekkonen

- 25-549** **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the North Bay Parry Sound District Health Unit Personnel Policy, Labour/Employee Relations Committee of the Board of Health Meeting Minutes for April 23, 2025, for information purposes.

Carried



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Moved by: Councillor Nick Ryeland

Seconded by: Councillor Debbie Zulak

25-550 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the McKellar Market Staff Report for the 2025 Season from Market Manager, Jan Gibson, for information purposes.

Carried

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Debbie Zulak

25-551 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the Accounts Payable Preliminary Cheque Run Report for November 2025 from Treasurer, Roshan Kantiya, for information purposes.

Carried

Moved by: Councillor Debbie Zulak

Seconded by: Councillor Mike Kekkonen

25-552 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the Council's Year End Report for 2025, from Mayor, David Moore, for information purposes.

Carried

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Debbie Zulak

25-553 **Whereas** Canada's east-west trade and national mobility rely on the Trans-Canada Highway system, including Highways 17 and 11 across Northern and Eastern Ontario, which carry significant freight volumes but remain predominantly two-lane corridors; and

Whereas four-laning the entirety of Highway 17 is the ultimate goal of the communities along the corridor; and

Whereas the proven "2+1" highway design - alternating passing lanes with a continuous median barrier - delivers safety outcomes comparable to full twinning at substantially lower cost, land, and environmental impact, and can be scaled or converted to four lanes (2+2) as volumes grow; and

Whereas the Government of Ontario has announced a 2+1 pilot between North Bay and Temagami and a further extension toward Cochrane, creating a near-term implementation pathway; and

Whereas modernizing Highways 17 and 11 will improve safety, reduce closures, strengthen supply-chain reliability for mining, forestry, agriculture, tourism and manufacturing, and enhance national resilience and emergency response capacity; and **Whereas** a phased 2+1 build - prioritizing Highway 11 (North Bay --+ Cochrane, then Cochrane --+ Nipigon) and key sections of Highway 17 (western border of County of Renfrew-- Sudbury; Sault Ste. Marie--+ Sudbury; Thunder Bay--+ Kenora) - aligns with nation-building criteria, supports economic reconciliation with Indigenous partners, and enables integrated EV charging and low-carbon construction practices; and

Whereas analysis summarized by the Federation of Northern Ontario Municipalities, (FONOM) demonstrates high freight demand on these routes and strong safety/economic rationale for a 2+1 program;



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Therefore Be It Resolved That the Council of the Corporation of the Township of McKellar formally endorses the adoption and phased implementation of a 2+1 highway program on Highways 17 and 11 as a nation-building project; and
That the Government of Canada be urged to designate this initiative as a project of national interest under the Building Canada Act and to partner with Ontario to co-fund and accelerate planning, design, procurement, and construction; and

That the Government of Ontario be urged to expand the announced pilot to a corridor-wide program, sequencing works as follows (subject to readiness and safety benefit):

That the Government of Ontario prioritize these projects into the Ministry of Transportation's Major Projects Division; and

That both governments ensure early, ongoing, and capacity-supported engagement with affected Indigenous Nations, with opportunities for Indigenous training, contracting, and equity participation; and

That the program incorporate corridor-wide safety features (barrier-separated 2+1 sections, controlled passing frequency, wildlife considerations), resilience measures (closure mitigation, climate adaptation), and clean-growth elements (EV charging readiness, recycled aggregates, lower-carbon materials); and

That this resolution be sent to the Prime Minister of Canada, the Premier of Ontario, the Minister of Transport (Canada), the Minister of Infrastructure (Canada), the Ontario Minister of Transportation, local MPs and MPPs, Federation of Northern Ontario Municipalities (FONOM), Northwestern Ontario Municipal Association (NOMA), Association of Municipalities of Ontario (AMO), Federation of Canadian Municipalities (FCM), Rural Ontario Municipal Association (ROMA), Eastern Ontario Wardens' Caucus (EOWC) for support, and the County of Renfrew for information.

Carried

Moved by: Councillor Nick Ryeland

Seconded by: Councillor Debbie Zulak

25-554

WHEREAS the Municipal Services Board (MSB) entered into an agreement in September 2025 with the YMCA to operate the Tamarack North Centre, and the YMCA has submitted a pre-opening budget to support promotion, recruitment, and staff training for an anticipated opening in May 2026; and

WHEREAS the Partnership Agreement executed in 2021 provides for an annual municipal contribution of \$350,000, indexed annually by CPI (Ontario, not seasonally adjusted, October-to-October), resulting in a 2025 indexed total of \$399,821.00 and a lower-tier share for the Township of McKellar of 8.5%; and

WHEREAS the Municipal Services Board (MSB) has requested municipal partner remittances by electronic funds transfer to avoid line-of-credit interest and ensure timely payments to the YMCA;

NOW THEREFORE BE IT RESOLVED that the Corporation of the Council of the Township of McKellar approve the 2025 pre-opening contribution to the West Parry Sound Recreation and Cultural Centre in the amount of \$33,985.00 (being 8.5% of the 2025 indexed municipal contribution total of \$399,821.00);



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AND FURTHER THAT the Treasurer is authorized to remit payment by electronic funds transfer payable to “West Parry Sound Recreation and Cultural Centre” no later than Friday, December 19, 2025, upon receipt and verification of the corresponding invoice.

Defeated

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Debbie Zulak

25-555

WHEREAS the Council of the Corporation of the Township of McKellar wishes to extend sincere appreciation to Graydon Smith, Parry Sound – Muskoka MPP and to Constituency Assistant James King for attending the community meeting held at the Bobby Orr Community Centre on Monday, November 17, 2025; and

WHEREAS their presence and active engagement in the discussion regarding the proposed reduction of snowmobile trails for the upcoming season were meaningful to the local snowmobile clubs and many residents; and

WHEREAS the Council of the Corporation of the Township of McKellar is encouraged by the province’s recent commitment to support snowmobiling in Ontario, including an additional \$3.9 million to the Ontario Federation of Snowmobile Clubs (OFSC) under the 2025/2026 plan, bringing total funding to \$4.9 million; and

WHEREAS in the Township of McKellar, snowmobiling is a beloved pastime and a winter tradition for many ratepayers, and maintaining trail access supports livelihoods, tourism, and the vitality of rural Ontario;

NOW THEREFORE BE IT RESOLVED THAT staff shall forward a copy of this resolution and the letter of appreciation to Graydon Smith, MPP, Constituency Assistant James King, and the Ontario Federation of Snowmobile Clubs.

Carried

Moved by: Councillor Debbie Zulak

Seconded by: Councillor Mike Kekkonen

25-556

WHEREAS Council of the Corporation of the Township of McKellar determined that a review of its Official Plan and Zoning By-law was required; and

WHEREAS these planning documents are interrelated and were reviewed concurrently; and

WHEREAS the Township’s retained planning consultant, John Jackson Planner Inc., completed the review and recommended revisions to both documents; and

WHEREAS the Ministry of Municipal Affairs and Housing received the Official Plan submission on June 26, 2024; and

WHEREAS an Open House was held on August 29, 2024, pursuant to Sections 17, 21, and 34 of the Planning Act, and a Public Meeting was also held in accordance with Sections 17, 21, and 34 of the Planning Act; and

WHEREAS the Official Plan Amendment was to be reviewed under the 90-day “One Window” review process; and

WHEREAS as of December 16, 2025, no official response has been received by the Township, now exceeding the statutory review period by 282 working days; and



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WHEREAS the Ministry has advised that the delay is due to staffing shortages, a high volume of applications, and delayed comments from other Ministries;

NOW THEREFORE BE IT RESOLVED THAT Council of the Corporation of the Township of McKellar hereby formally rescinds Official Plan Amendment No. 9 from consideration by the Ministry of Municipal Affairs and Housing; and

FURTHER THAT Council of the Corporation of the Township of McKellar requests that the Township be granted authority to approve Official Plan Amendments locally, as the current review process is not being completed within the prescribed timelines and unduly delays applications, which Council considers unacceptable, particularly in light of the Province's stated commitment to accelerating housing and development.

DIVISION VOTE

YEAS: Councillors Zulak and Ryeland & Mayor Moore
NAYS: Councillor Kekkonen
ABSTAIN: None.
ABSENT: Councillor Haskim

Carried

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Debbie Zulak

25-557

WHEREAS the Mayor and Clerk/Administrator have executed a Change Order with Circular Materials for post-transition operations effective January 1, 2026; and

WHEREAS Circular Materials has responded to the Township's request to permit the blending of eligible and non-eligible Blue Box materials; and

WHEREAS these operational changes are reflected in an amended Depot Operations Agreement, rather than a further change order, whereby provisions applicable solely to the transition period have been removed and a recycling cap calculation specific to the Township has been incorporated; and

WHEREAS staff anticipate the need to reassess depot operations in 2026, but consider it prudent to accept the amended Depot Operations Agreement in its current form to support a smooth operational transition;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar hereby authorizes the Mayor and the Clerk/Administrator to execute the amended Depot Operations Agreement with Circular Materials, under duress.

Carried

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Debbie Zulak

25-558

BE IT RESOLVED THAT the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2025-64, being a By-law to Approve and Authorize the Acquisition of Block A, Plan 249, a first and second reading;

AND FURTHER give a Third reading and Pass in open Council this 16th day of December 2025.

Carried



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Moved by: Councillor Debbie Zulak

Seconded by: Councillor Mike Kekkonen

25-559 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby receive the consent agenda as presented.

Carried

QUESTION/COMMENT PERIOD (RELATED TO ITEMS ON THE AGENDA)

Lawrence Rubin commented on Items related to the Agenda through Zoom.

Moved by: Councillor Mike Kekkonen

Seconded by: Councillor Debbie Zulak

25-560 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby give By-law No. 2025-65, being a By-law to Confirm the Proceedings of Council, a first and second reading;

AND FURTHER give a **Third** reading and **Pass** in open Council this 16th day of December 2025.

Carried

Moved by: Councillor Nick Ryeland

Seconded by: Councillor Debbie Zulak

25-561 **BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby adjourn this meeting at 9:53 p.m. to meet again on Tuesday, January 13th, 2026, or at the call of the Mayor.

Carried

David Moore, Mayor

Karlee Britton, Clerk/Administrator



Township of McKellar

701 Hwy #124, P.O. Box 69, McKellar, Ontario POG 1C0

Phone: (705) 389-2842

Fax: (705) 389-1244

APPLICATION FOR OFFICIAL PLAN AMENDMENT

General Instructions: Read carefully before completing application.

1. Application to be completed in full.
2. Fee: \$2,000.00
Includes costs of photocopying, postage, holding of special meeting, and any other directly relatable expenditure over and above normal municipal staff administrative costs, and shall exclude any costs associated with the participation of professionals, such as engineers, planners or solicitors or the costs associated with the holding of Ontario Municipal Board hearings.
3. Deposit: \$1,000.00
The applicant shall reimburse the Township on demand for all costs incurred in the processing of the application, including but not limited to the costs of professional planning services, legal fees, costs relating to the serving of notices and advertising, survey fees and engineering fees. A deposit of \$1,000.00 shall be required to cover above costs, which shall be returned if no additional costs are incurred or a further deposit may be required to cover additional costs.
4. Application to be signed by owner or authorized agent only.
5. The consideration of this application does not make the Township liable for any of the applicant's costs for legal, surveying, or other professional costs.
6. If there are objections to the amending By-law and a hearing of the Ontario Municipal Board is to be held, the applicant should arrange to be present in person, or to be represented by legal counsel at the meeting.

To Accompany Application:

A legal survey plan or a plan of the property accurately drawn to an appropriate scale based on a true survey showing:

- Existing buildings or structures on site and their dimensions
- Location of proposed buildings including their height and dimensions
- Location, widths, and names of abutting roads
- Natural features: watercourses, wooded areas, swamps, etc., and
- Any other information which might be helpful for Council's consideration of the application

Personal information contained on the application form will be used for the purpose of considering your application for a Zoning Amendment. Questions regarding the collection of this information should be directed to the Clerk.

APPLICATION FOR OFFICIAL PLAN AMENDMENT

APPLICATION TO AMEND

☒ OFFICIAL PLAN
☐ ZONING BY-LAW

1. Applicant Information		
1.1 Name of Applicant: Address: E.J. Williams Surveying Limited 387 Muskoka Rd. 3 N., Huntsville, ON P1H 1C5	Telephone Number: 705-789-4171 Fax:	Cell Phone: Business Phone:
1.2 Name of Owner(s) Tranquility Bay Holdings Ltd. (if different from the applicant) Address: c/o Edie Neuberger – 15 Stratheram Rd., Toronto, ON M6C 1R2	Telephone Number: 647-567-9550 Fax:	Cell Phone: Business Phone:
1.3 Name of the person who is to be contacted about the application (if different from the applicant) Address: Agent – Kathy Kujala or Ted Williams at address above	Telephone Number: 705-789-4171 Fax:	Cell Phone: Business Phone:
2. Purpose of this Application (check appropriate box and complete applicable sections)		
2.1 Application is hereby made for a(n): <div style="display: flex; justify-content: space-between; align-items: center;"> <div> <input checked="" type="checkbox"/> OFFICIAL PLAN AMENDMENT For the lands hereinafter described and shown on the attached sketch </div> <div> <input type="checkbox"/> ZONING BY-LAW AMENDMENT </div> </div>		
What is the existing official plan designation(s) of the subject land? Waterfront	What is the existing zoning of the subject land? Waterfront (WF5) with frontage on EP	
What is the proposed amendment to the official plan? Proposed Official Plan Amendment to allow further Lot development on Robinson Lake (Manitouwabing)	What is the proposed zoning of the subject land? Re-zone WF1 to allow a smaller frontage on lots	
What are the reasons for the proposed change? Proposed consent application to create 3 severed And 1 retained from a 11.6±ha parcel	What are the reasons for the proposed change? Proposed consent application to create 3 severed and 1 retained from a 11.6±ha parcel	

APPLICATION FOR OFFICIAL PLAN AMENDMENT

3. Location of the Subject Land (complete applicable boxes in 3.1)			
3.1 Road: 307 Centre Road Address: Concession Number: 9 Lot Number: 21 Registered Plan Number: Lot(s)/Block(s): Reference Plan Number: 42R-11092 Part Number(s): 2 Island Number: Parcel: PIN 52128-0737 (LT)			
3.2 Are there any easements or restrictive covenants affecting the subject land? <div style="display: flex; justify-content: space-between;"> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If YES, describe the easement or covenant and its effect: </div>			
4. Description of Subject Land and Servicing Information (Complete each subsection)			
4.1 Description	Frontage (m.) 284±m SLF (straight line frontage) 350±m Shoreline	Depth (m.) 253±m Irregular	Area (ha.) 28.35±ac.
4.2 Buildings or Structure (Attach Separate list if necessary)	Type Single Family Dwelling	Existing Size	Proposed Size Same
4.3 Access (check appropriate space)	Provincial Highway	Existing	Proposed
	Municipal road, maintained all year	Off Centre Road	Off Centre Road or Camp Rd
	Other public road		
	Right of way		
	Water access (if so, describe below)		
	Describe in section 7.2, the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.		
4.4 Water Supply (check appropriate space)	Publicly owned and operated piped water system		
	Privately owned and operated individual well	X	X – possible well or lake water
	Privately owned and operated communal well		
	Lake or other waterbody		
4.5 Sewage Disposal (check appropriate space)	Publicly owned and operated sanitary sewage system		
	Privately owned and operated individual sewage tank (1)	X	X – if consent approved for each lot approved
	Privately owned and operated communal septic system		
	Privy		
	Other means		
	A certificate of approval from the Director having jurisdiction under Part VII of the E.P.A. submitted with this application will facilitate the review.		

4.6 Storm Drainage (check appropriate space)	Method of Drainage:		
	Surface	X	X
	Ditching		
	Piping		
4.7 Other Services (check appropriate space)	Electricity	X	X
	School Busing	X	X
	Garage Collection		
4.8 What are the existing uses on the subject land? Waterfront Residential What are the proposed uses on the subject land? Waterfront Residential		Date use Established: Proposed Commencement Date: Once Consent has been approved & Lots sold	
4.9 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.			
Use or Feature		On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (include approx.. distance)
An agricultural operation, including livestock facility or stockyard		NO	NO
A landfill		NO	NO
A sewage treatment plant or waste stabilization plant		NO	NO
A Provincially significant wetland (Class 1, 2 or 3 wetland)			
A Provincially significant wetland within 120 metres of subject land		n/a	
Flood plain		Lakefront	Lakefront
A rehabilitated mine site		NO	NO
A non-operating mine site within 1 km of the subject land		NO	NO
An active mine site		NO	NO
An industrial or commercial use, and specify the use(s)		NO	NO
An active railway line		NO	NO
5. Current Applications			
5.1 Is the subject land currently the subject of an application for a minor variance, consent or approval of a plan of subdivision? Upon submission of a Consent Application, the Planning Board has suggested they would like to see an Official Plan Amendment prior to proceeding with the Application for Consent. Another condition they spoke as a possibility of consent is re-zoning as part of the Conditions. No File number has been issued at this point. <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown If YES and if KNOWN, specify the appropriate file number and status of the application.			
5.2 Has the land ever been the subject of an Official Plan Amendment or Zoning By-Law Amendment? <input type="checkbox"/> Yes <input type="checkbox"/> No X Unknown , If YES and if KNOWN, specify the number for the amendment.			
6. Other Information			

6.1 When was the subject land acquired by the current owners?

Acquired on September 18, 2007 by RO21114 (attached)

6.2 If there is any other information that you think maybe useful to the Township or other agencies in reviewing this application? If so, explain below or attach a separate page.

7. Plans

7.1 Key Plan

Every application shall be accompanied by a key plan, drawn to an appropriate scale, properly dimensioned and showing thereon:

- The boundaries and dimensions of the parcel of land that is the subject of the application, the part of the parcel that is the subject of this application, the location of all adjacent properties and/or islands, transportation routes, etc;
- The distance between the subject land and the nearest township lot line or landmark, such as a railway crossing or bridge;
- All lands within 120 metres (400 feet) of subject lands;
- The nearest highway or township road

7.2 Property Sketch

Every application shall be accompanied by a sketch (based on a boundary survey plan of the subject land prepared by an Ontario Land Surveyor) drawn to an appropriate scale, properly dimensioned and showing thereon;

- The boundaries and dimensions of the subject land and the part that is the subject of this application;
- The boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land;
- The location and dimensions of existing and proposed buildings and structures and their distance from lot lines;
- The location of land previously severed from the parcel originally acquired by the current owner of the subject land;
- The approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks, landscaped open spaces, planting strips, parking areas, loading areas, driveways and walkways;
- The existing use(s);
- Use on adjacent lands
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a publicly travelled road, a private road right-of-way;
- If access to the subject land is by water only, the location of the parking and boat docking facilities uses;
- The location and nature of any easement affecting the subject land

Additional Information, including architectural drawings and elevations, shall be furnished by the applicant at the request of the Township.

8. Affidavit/Sworn Declaration

- 8.1 The contents of the application and appendices shall be validated by the Applicant (or authorized agent) in the form of the following Affidavit/Sworn Declaration before a Commissioner or other person empowered to take Affidavits.

Dated at the Town of Huntsville this 10th day of December 2025
I, Eduard J. Williams of the Town of Huntsville in the County/District/Regional
Municipality of Muskoka solemnly declare that all the statements contained in this
application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing
that it is of the same force and effect as if made under oath and by virtue of the **CANADA EVIDENCE ACT**,

DECLARED BEFORE ME at the Town of Huntsville in the
District Municipality of Muskoka this 10th day of
December 2025.

K. Kujala
A Commissioner of Oaths
Kathryn Irene Kujala, a Commissioner, etc.,
Province of Ontario for E.J. Williams
Surveying Limited. Expires April 12, 2028

Eduard J. Williams

Signature of Applicant or Agent

9. Authorizations

- 9.1 If the Applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or authorization set out below must be completed.

Authorization of Owner for Agent to Make the Application

I, Edie Neuburger, am the owner of the land that is the subject of this
application for an Official plan Amendment and/or Zoning By-law Amendment and I authorize
E.J. Williams B.Sc., O.L.S. to make this application on my behalf.

Date: December 10/25 Signature of Owner: Edie Neuburger

- 9.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

Authorization of Owner for Agent to Provide Personal Information

I, Edie Neuburger, am the owner of the land that is the subject of
this application for an Official Plan Amendment and/or Zoning By-law Amendment and for the
purposes of the Freedom of Information Act, I authorize E.J. Williams, B.Sc., O.L.S.
as my agent for this application, to provide any of my personal information that will be included in
this application or collected during the processing of the application.

Date: December 10/25 Signature of Owner: Edie Neuburger

10. Consent of the Owner (this section must be completed for the application to be processed)

10.1 Complete the consent of the owner concerning personal information set out below.

Consent of the Owner to the Use and Disclosure of Personal Information

I, Edie Newberger, am the owner of the land that is the subject of this application and for the purpose of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

Questions about this collection of personal information should be directed to the Township Clerk.

Date: Dec 10, 2025 Signature of Owner: Edie Newberger

11. Payment of Fees (this section must be completed for the application to be processed)

11.1 Complete the consent of the owner concerning payment of fees set out below.

As of the date of this application, I hereby agree to pay for and bear the entire cost and expense for any engineering, legal, landscape architectural and/or external planning consulting expenses incurred by the Township of McKellar during the processing of this application, in addition to any application fee set by the Township of McKellar.

Date: Dec 10, 2025 Signature of Owner: Edie Newberger

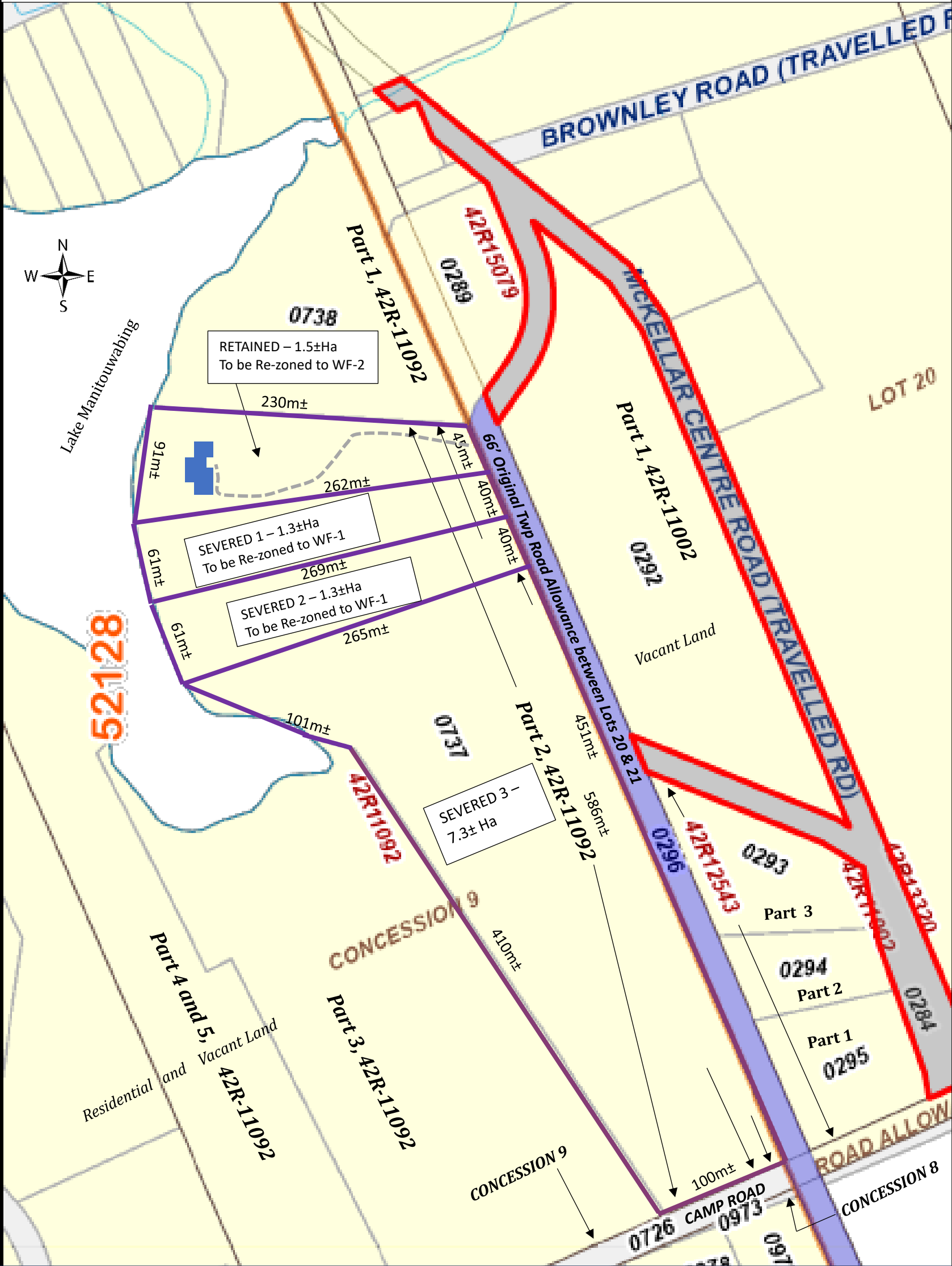
12. Ontario Municipal Board Hearing Costs (this section must be completed for the application to be processed)

12.1 Complete the consent of the owner concerning Ontario Municipal Board Hearing costs set out below.

The registered owner hereby acknowledges and agrees to pay all costs incurred by the Township of McKellar related to an appeal in the event that this application is approved and the matter comes before the Ontario Municipal Board.

Date: Dec 10, 2025 Signature of Owner: Edie Newberger

SKETCH FOR CONSENT
Prepared for Tranquility Bay Holdings Ltd.
Scale: 1:3000 (Approximate)



LEGAL DESCRIPTION: PIN: 52128-0737 (LT); Part of Lot 20, Concession 9, Township of McKellar, District of Parry Sound; described as Part 2, 42R-11092 Municipally known as 307 Centre Road.

METRIC: Distances shown on this sketch are in metres and can be converted to feet by dividing by 0.3048. Distances and areas shown on this plan have been derived from underlying plans of survey. NO field measurement has been completed to verify accuracy.

CAUTION: This is not a plan of survey and shall be used only for the purposes indicated hereon.

ZONING: WF5; To be Re-Zoned to Retained: WF-2; Severed Lots 1 and 2: WF-1

File: f3643-23 – Tranquility Bay Holdings Ltd.

Denotes Dwelling

Denotes Approximate Location of Existing Driveway

Jan25/24	Re-Configure Lots	EJW
Dec 12/23	Released for Review	EJW
Date	Comment	Approved

EJW

WILLIAMS

SURVEYING LIMITED

ONTARIO LAND SURVEYORS

PLANNERS

BURK'S FALLS HUNTSVILLE SOUTH RIVER

Main Office: 387 Muskoka Rd 3N P1H 1C5

Huntsville, Ontario

Phone: 705-789-4171

Fax: 705-789-1097

Email: info@ejwilliamssurveying.com

Justification Report

Prepared for Tranquility Bay Holdings Inc.
PIN: 52128-0737 (LT); Part of
Lot 20, Concession 9, Township of McKellar, District of
Parry Sound; described as Part 2, 42R-11092 Municipally
known as 307 Centre Road

E.J. Williams Surveying Limited has been retained as Agent to act on behalf of Tranquility Bay Holdings Inc. to apply for consent of their lands described as Part of Lot 20, Concession 9, Township of McKellar.

In consultation with the Planning Board and the Township of McKellar, it was advised that an Official Plan Amendment must be approved prior to the Consent being circulated for consideration.

Description of Proposed Development:

The proposal is to create a total of three (3) new parcels from the subject property, resulting in a total of four (4) parcels; three severed and one retained. The retained lot and Severed 1 and 2 will all have both waterfront frontage and frontage on the Lot 20/21 road allowance. Severed Lot 3 is intended to have road frontage on Camp Road as well as frontage on the lake and the Lot 20/21 road allowance.

Subject Lands:

The subject property is approximately 11.6 ha (28.66 ac) in area with 239.6 m (786.1 ft) of frontage on the Lake Manitouwabing (Robinson Lake). This waterbody is connected to the main lake by the Middle River, which flows through Robinson Lake's western end. The subject property is located on the southeastern bay of Robinson Lake.

OFFICIAL PLAN

Access:

Section 5.8.2 deals with Access stating

"All new development must front upon a year-round, publicly maintained road subject to the exceptions listed below.

5.8.2.2 A limited number of lots used for seasonal residential dwellings within the Waterfront designation may be serviced by an existing private road, registered right-of-way, minor extension to private road, or an unassumed public road which accesses a maintained public road, as identified on Schedule "A". A minor extension to a private road is defined as 180 metres or less from the last lot on the road. Private roads and rights-of-way will not be extended to properties which are located beyond the existing extent of the private road or right-of-way, except to provide water access for island lots and inaccessible shoreline where no alternative access is available.

5.8.2.3 New water access, lakefront lots, are generally not permitted within the Municipality. It is recognized that there are some existing water access properties within the township and

these are to be considered as permitted uses. However, no new lots may be created that require water access facilities. Exceptions may be made to this policy where large islands may be divided or mainland that may not be reasonably accessed by road provided that the land owner has demonstrated to the satisfaction of Council that a mainland docking and parking facility has been deeded and zoned exclusively for the island lot properties. "

The proposal complies with Section 5.8.2.2 as each of the lots will either front on Camp Road or the Lot 20/21 Road Allowance.

Land Division:

Section 5.10 of the Official Plan deals with Land Division stating:

*"5.10.1 Land division may proceed by either registered plan of subdivision or consent in accordance with those policies of the Planning Act and all other policies of this Plan."
5.10.3 and 5.10.4 of this Plan are being proposed; (b) where the pattern of development has been established; (c) where the severance conforms to the policies of the Official Plan; (d) where there is no extension to an opened and assumed municipal road; (e) where the land fronts on an existing public, year round road or in accordance with the exceptions set out in 5.10.3 In the Waterfront designation no more than three (3) new lots plus the retained may be created by consent subject to complying with all other policies of this Plan.*

The proposal complies with relevant portions of Section 5.10.

Natural Heritage Policies

Section 7.12 provides applicable 'Natural Heritage' policies.

Specifically, Subsection 7.12.3.2.1 states:

"New development of fewer than three new residential lots, excluding the retained, may be permitted in or adjacent to Type 1 fish habitat without a site evaluation report if the Type 1 habitat is zoned in a non-development zone, a 30 metre setback is maintained from the fish habitat, and any new lot proposed is fronted by sufficient Type 2 habitat to enable docking and recreational activities to take place outside of Type 1 habitat."

There is identified Type 1 Fish Habitat as per Schedule 'A', of the Official Plan.

A Site Evaluation Report dated January 2025 by Riverstone Environmental Solutions Inc. has been previously submitted which addresses the Natural Heritage feature.

8.0 Specific lake Policies

Section 8 deals with the Specific Lakes of the Township of McKellar

"8.18 Robinson Lake

8.18.1 Robinson Lake is connected to Lake Manitouwabing via the Middle River. It has a maximum depth of approximately 15 metres. Water flows from the east through Robinson

Lake into the Middle River and subsequently southwards into Lake Manitouwabing. 8.18.2 The northern and southern shorelines of the lake vary in density, consisting of both seasonal and year-round dwellings. Its shoreline has been completely developed; there can be no further lot creation. However, there are a limited number of vacant lots on the lake.

Subsection 8.18.2 states: "The northern and southern shorelines of the lake vary in density, consisting of both seasonal and year-round dwellings."

The Planning Report by Morgan Planning and Development Inc. dated June 7th, 2024 advised that the shoreline has been completely developed and that there be no further lot creation.

However, they state:

"that since there are a limited number of vacant lots on the lake, and the policy clearly notes that it is the intent of the Township to no longer permit lot creation on Robinson Lake. In contrast, other lake specific sections (Action Lake, Armstrong Lake, Blackwater Lake, Grey Owl Lake, Hydes Lake) explicitly state that lot creation may proceed under specific circumstances, where applicable.

This policy should be reviewed and considered by the applicant, as an Official Plan Amendment may be required in addition to Zoning By-law Amendment."

We are seeking an Official Plan Amendment to allow the creation of three new lots (plus one retained). Supporting this request is the Site Evaluation Report dated January 2025 by Riverstone Environmental Solutions.

ZONING

According to the Township of McKellar Zoning By-law No. 95-12, the subject property is zoned Waterfront (WF5) with frontage on Environmental Protection (EP) zoning. Schedule 'A' Land Use Plan of the Township of McKellar Official Plan designates the subject property Waterfront with Type 1 Fish Habitat within the area zoned EP. It is understood that a Zoning By-Law Amendment may be required to recognize the reduced frontages and area for the proposed consent.

Section 5.1.1 Building Envelopes of the Riverstone Report, 2025; speaks to development within the Waterfront Designation as to mitigation measures within the zone.

"All development and site alteration must be setback 15 m from the lake shoreline, where adjacent to Type 2 Fish Habitat, and 30 m from the lake shoreline where fronted by Type 1 fish habitat."

A Site Plan Agreement maybe considered to adhere to mitigative measures as noted in the Riverstone Report.

PROVINCIAL POLICY STATEMENT, 2024 (PPS)

The Provincial Policy Statement writes:

"The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

The PPS prohibits development and site alteration within the following significant natural heritage features in Ecoregion 5E (s.4.1.4):

- *Significant Wetlands*
- *Significant Coastal Wetlands*

In the Site Evaluation Report by Riverstone Environmental Solutions, 2025, it is reported that these features were not identified on or adjacent to the subject property.

The PPS also prohibits development and site alteration within the following natural heritage features in Ecoregion 5E (s. 4.1.5) unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

Based on the assessment provided by Riverstone, it is of the opinion that development and site alteration would be permissible and consistent with policy 4.1.5. if the recommended mitigation measures are followed as noted in the report.

The PPS does not permit development and site alteration in fish habitat (s. 4.1.6) or the habitat of endangered and threatened species (s. 4.1.7) except in accordance with federal and provincial requirements, respectively. Finally, with respect to lands adjacent to significant natural heritage features, the PPS requires that (s. 4.1.8):

"Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions."

Riverstone's assessment acknowledges fish habitat is present adjacent to the subject property. Section 5 of their report provides their assessment. They state that there is the likelihood that the proposal would negatively impact fish habitat. However, the development can be managed through appropriate building envelopes, buffers and setbacks through specific mitigation measures on each lot to prevent harmful alteration, disruption or destruction of fish habitat. RiverStone has determined that the proposed development is consistent with the natural heritage provisions outlined in section 4.1 of the 2020 PPS.

Section 2.6 Rural Lands in Municipalities, 2024 PPS states:

Rural Lands is described in the PPS, 2024 as

"as lands which are located outside settlement areas and which are outside prime agricultural areas."

The proposal falls within the definition of Rural Lands.

- 1. On rural lands located in municipalities, permitted uses are:
 - a) the management or use of resources;*
 - b) resource-based recreational uses (including recreational dwellings not intended as permanent residences)*
 - c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;...**
- 2. Development that can be sustained by rural service levels should be promoted.*
- 3. Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure....*

The proposal complies with relevant portions of the Provincial Policy Statement, 2024.

CONCLUSION

It is of our opinion that the proposal for an Official Plan Amendment to move forward with a Consent on the noted lands would comply with relevant portions of the Official Plan, Zoning and the Provincial Policy Statement, 2024.

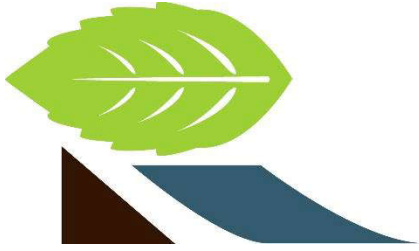
We welcome a meeting to discuss the proposal so that we may move forward to the consent process. Should you have any questions, concerns or require any further information at this time, please do not hesitate to contact us.

Yours very truly,



E.J. Williams, B.Sc., O.L.S.

EJW:kk



SITE EVALUATION REPORT

307 Centre Road
Township of McKellar
February 2025



RIVERSTONE
ENVIRONMENTAL SOLUTIONS INC.



RIVERSTONE

ENVIRONMENTAL SOLUTIONS INC.

February 24, 2025
RS#2024-021

Tranquility Bay Holdings
c/o Kathy Kujala
E.J. Williams Surveying Ltd.
387 Muskoka Rd. 3 N.
Huntsville, ON
P1H 1C5

via email: kathy@ejwilliamssurveying.com

SUBJECT: Site Evaluation Report – 307 Centre Road, Township of McKellar, District of Parry Sound

Dear Kathy:

RiverStone Environmental Solutions Inc. is pleased to provide you with the attached report.

Please contact us if there are any questions regarding the report, or if further information is required.

Best regards,
RiverStone Environmental Solutions Inc.

Report prepared by:

Al Shaw, M.Sc.
Senior Ecologist / Principal

ENVIRONMENTAL ASSESSMENT NON-TECHNICAL SUMMARY

Type of Study Site Evaluation Report		Date February 24, 2025
Project Manager Al Shaw	Legal Description 307 Centre Road, Township of McKellar, District of Parry Sound	Development Proposed Severance of an existing lot of record to create four (4) lots, three (3) severed and one (1) retained
	Planning Authorities Township of McKellar	Owner/Agent Kathy Kujala
<u>Report Summary</u> <p>The purpose of this study was to address municipal and provincial requirements pertaining to the protection of fish habitat and identification of appropriate building envelopes. During on-site review of existing conditions on the property, it was determined that the subject property contained:</p> <ul style="list-style-type: none"> • Frontage on Type 1 and Type 2 Fish Habitat; • Watercourses; and • Wetlands. <p>Potential impacts of the proposed application on the identified natural features were evaluated. The recommendations contained within Section 5 of this report (reiterated below) are intended to mitigate potential negative impacts on the identified features.</p>		

RECOMMENDATIONS**Fish Habitat**

- All development and site alteration must be setback 15 m from the lake shoreline, where adjacent to Type 2 Fish Habitat, and 30 m from the lake shoreline where fronted by Type 1 fish habitat, as shown on Figure 3 and required by Section 7.11.3.3.2.1. of the Official Plan.
- Existing vegetation within the setback should be maintained in a natural state to provide a vegetated buffer adjacent to the shoreline. Trees will not be removed within the setback unless they are a safety hazard (assessed by a certified arborist) and debris from land clearing or materials to be used in construction will not be placed within the setback. This recommendation is not meant to remove any shoreline activity area allowed under the zoning bylaw.
- Shoreline access should be via a 2 m wide pathway, or stairs (as needed), constructed of permeable materials (woodchips, pea gravel, permeable pavers or equivalent) that allow infiltration of stormwater and prevent channelization.

- All development and site alteration must be setback 30 m from the wetland and watercourse, as shown on Figure 3.
- Existing vegetation within these setbacks should be maintained in a natural state to provide a vegetated buffer adjacent to these features. Trees will not be removed within the setbacks unless they are a safety hazard (assessed by a certified arborist) and debris from land clearing or materials to be used in construction will not be placed within the setbacks.
- All imported soils used for leaching bed construction should be silt free, fine to medium grained non-calcareous soils, having high concentrations of iron and aluminium and low concentration of calcium carbonate.
- Should a tertiary system be used, it should include an active phosphorus retention module as part of effluent treatment.
- The final design, location and installation of the septic system must be completed by a licensed installer.

Sediment and Erosion Control

- Final development plans should include eaves-trough that direct rooftop leaders away from wetlands/waterbodies into soakaway pits, infiltration trenches or native vegetation.
- Low Impact Development (LID) measures (permeable pavers, limited pathways) should be included, where feasible, in the development design to decrease any potential impact to the surrounding natural features.
- All hardened surfaces (e.g., driveways, patios, trails, shoreline access) should employ permeable materials (woodchips, pea gravel, permeable pavers or equivalent) that allow for infiltration of stormwater and prevent channelization. Surfaces should be graded to drain away from wetlands/waterbodies and, where possible, into areas with deep soils and dense vegetation.
- Sediment and erosion control should be implemented as per applicable best management practices to isolate development footprints (see Appendix 4), generally including the following measures:
 - Sediment fencing must be constructed of heavy material and solid posts and be properly installed (trenched in) to maintain its integrity during inclement weather events.
 - Additional sediment fencing and appropriate control measures must be available on site so that any breach can be immediately repaired.
 - An on-site supervisor should be responsible for daily inspections of the sediment and erosion control measures and record the time and date of inspections, the status of the mitigation measures, and any repairs undertaken.
 - Removal of non-biodegradable erosion and sediment control materials should occur once construction is complete, and the site is stabilized.

Dock Development

- **Placement of docking facilities for proposed Severed Lot 3 should be located in the northern portion of the frontage, outside of areas identified as Type 1 Fish Habitat on Figure 3.**
- **Construction of the in-water portion of docking structure and associated in-water works are not to be completed between May 1 and July 15 to avoid potential impacts to fish during the warm-water spawning season.**
- **All in-water habitat features, including aquatic vegetation, natural woody debris and boulders should be left in their current locations in the nearshore area unless approved through application to MNRF.**
- **During design and construction of docking structures, the DFO Measures to protect fish and fish habitat be reviewed and implemented (Appendix 5). It should be noted that not all measures are suitable for all projects.**

Additional Natural Heritage Features and Functions

- **Vegetation removal (e.g., tree/shrub/meadow clearing, etc.) should be completed outside of the primary breeding bird nesting window, which is between April 1 and August 31.**
- **If vegetation removal must occur during this period, additional studies, such as a nest survey, should be conducted by a qualified biologist within 5 days of commencement of construction activities to identify and locate active bird species (where present) covered by the federal Migratory Bird Convention Act, 1994 or provincial Fish and Wildlife Conservation Act, 1997. If a nest is located or evidence of breeding noted, a mitigation plan should be developed to avoid any potential impacts on birds or their active nests. Mitigation may require establishing appropriate buffers around active nests or delaying construction activities until the conclusion of the nesting season.**

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1 **BACKGROUND**

RiverStone Environmental Solutions Inc. (hereafter, “RiverStone”) was retained by Tranquility Bay Holdings (hereafter, “Client”), through EJ Williams Surveying, to complete a Site Evaluation Report (SER) for the property located at 307 Centre Road, Township of McKellar, District of Parry Sound (hereafter, “subject property”; **Figure 1**). The subject property is approximately 11.6 ha (28.66 ac) in area with 239.6 m (786.1 ft) of frontage on Lake Manitouwabing (Robinson Lake). Consultation with Township planning staff and their planning consultants (Morgan Planning) noted that an SER would be required to support the development application, to create three . The local landscape contains Ministry of Natural Resources and Forestry (MNRF) mapped Type 1 and Type 2 fish habitat along the subject property frontage. This feature receives protection under the Provincial Policy Statement as well as the Township Official Plan.

According to the Township of McKellar Zoning By-law No. 95-12 the subject property is zoned Waterfront (WF5) with frontage on Environmental Protection (EP) zoning. Schedule ‘A’ Land Use Plan of the Township of McKellar Official Plan designates the subject property Waterfront with Type 1 Fish Habitat within the area zoned EP (**Appendix 1**). Section 8.18 of the Township Official Plan also contains policies specific to Robinson Lake. Given the planning and regulatory context and the presence of natural heritage features on and adjacent to the subject property, it is our understanding that a SER is required to accompany the development proposal.

The purpose of this SER is to characterize the extent of fish habitat within and adjacent to the subject property. We consider the data collected and assess the potential for the proposed development to result in a negative impact to this feature and its functions. Based on the results of this assessment, we identify recommendations and/or requirements for avoidance, mitigation, and/or additional authorizations as relevant to meet the intent of applicable planning policies and environmental regulations. Considering the scope outlined above, RiverStone submits this report in fulfillment of the requirements under the Official Plan Consolidated of the Township of McKellar (February 6, 2018).

2 **APPROACH AND METHODS**

The approach and methods used to carry out this study are detailed in this section and include the following:

1. Gathering background biophysical information for the study area to become familiar with existing natural heritage feature mapping and records of features and species of conservation interest prior to the site investigation.
2. Conducting an on-site investigation to field-verify the presence or absence of natural heritage features identified during background information gathering, and to identify any additional significant features (if present).
3. Determining whether implementation of the proposed development plan will result in adverse impacts to natural heritage features, and to identify ways in which such impacts can be mitigated via avoidance, minimization, and/or compensation measures.
4. Providing an assessment of consistency and conformity of the proposed development plan with applicable municipal, provincial, and federal environmental policies.

2.1 **Identification of Study Area**

The primary focus of this assessment is the subject property. Informally, the study area also incorporates a minimum 120 metre radius around the limits of the proposed development, a measure that is intended to ensure appropriate consideration for natural heritage features and functions of adjacent lands, consistent with direction in the Natural Heritage Reference Manual (NHRM) under the Provincial Policy Statement (PPS) (**Figure 1**). The study area may also include consideration for adjacent privately-owned lands; however, assessment of such areas is necessarily scoped to desktop review using aerial photography and available information.

2.2 **Background Information Review**

Background and biophysical information pertaining to the subject property and adjacent lands was collected from a variety of sources. These include:

- **Official Plan Consolidated of the Township of McKellar** (February 6, 2018) for land use and natural feature mapping, including:
 - Schedule ‘A’ Land Use Plan Township of McKellar Official Plan
- **Township of McKellar Comprehensive Zoning Bylaw No. 95-12** (Consolidated February 15, 2012) for natural feature mapping:
 - Township of McKellar Sheet 1 to Zoning By-law No. 95-12
- **Aquatic Species at Risk Map** regarding records of aquatic species at risk in the vicinity of the subject lands, accessed January 31, 2024, at <https://www.dfo-mpo.gc.ca/species-especes/sara-lep/map-carte/index-eng.html>.
- **Fish ON-Line** mapping regarding records of fish species within waterbodies in the vicinity of the subject lands, accessed January 31, 2024, at <https://www.lioapplications.lrc.gov.on.ca/fishonline/Index.html?viewer=FishONLine.FishONLine&locale=en-CA>.
- **Digital Ontario Base Maps** (OBMs; 1:10,000) to ascertain topography.
- **Colour aerial photography** of the property (digital orthophotos: leaf-off, spring 2008).
- RiverStone’s **in-house databases and reference collections**.
- On-site investigations by RiverStone staff (see **Section 2.3**)

2.3 **Site Investigation**

2.3.1 **General Approach**

The results of background information gathering outlined above in **Section 2.2** helped direct on-site data collection activities associated with a site investigation carried out on August 22, 2024, by B. Howe (Ecologist). Data collection was focused on identifying natural features that exist on the property (specifically fish habitat) as well as site physical features (topography, slope). Representative site photos taken during this investigation are assembled in **Appendix 2**. Overall, the level of effort expended on-site was deemed appropriate to document the features and functions with recognized status given the location and scale of the proposed development.

RiverStone’s field approach for this assessment was habitat-based. We did not conduct site visits to observe fish use of the shoreline habitat over their entire life cycle to conclude if the habitat is used or not. Instead, we conducted a single site visit during the time of year when habitat features are visible, to document feature characteristics and types (**Table 1**). While some fish habitats are specifically used by individual species at key times in their life history (i.e., rocky wind-swept shoals exposed to wind used by lake trout for spawning), other habitats are used by several species at various key times in their development (i.e., aquatic vegetation is used by various species for spawning, nursery, and/or feeding habitat). Characteristics of the lake shoreline that relate to habitat use by fish include substrate type, slope, water depth, presence of woody debris, presence of fallen trees and large boulders, aquatic vegetation, confluence with watercourses, and exposure to the wind.

2.3.2 Terrain, Drainage, and Soils

Geology is a significant factor in the formation of soil, the physical characteristics of a watershed, and ultimately surface water quality. The bedrock and overlying deposits influence surface runoff and infiltration, directly influencing the nutrient balance of receiving water bodies. Knowledge of the existing terrain in a study area is important in understanding how a property and its associated natural environment will respond to development pressures. The geophysical setting of the property was reviewed using topographic maps and subsequently verified on-site.

2.3.3 Vegetation Community Characteristics

Existing vegetation communities on the subject property were assessed during the on-site investigation. Vegetation communities within the property were mapped according to the Great Lakes-St. Lawrence (GLSL) Ecosite Fact Sheets (Wester et al. 2015), otherwise known as the “Provincial” Ecological Land Classification (ELC) system. The GLSL Ecosite factsheets represent refinements and a synthesis of several different protocols for describing vegetation communities (primarily forests) within Ecoregions 4 and 5 previously prepared by MNRF in the 1990’s. ELC defines ecological units or “Ecosites” based on a hierarchy of influence involving several physical factors including climate (temperature, precipitation), flooding, disturbance regimes, and substrate (depth, texture, moisture, nutrients). ELC provides a common language to describe vegetation communities, which in turn facilitates the identification of vegetation communities likely to support features or functions of conservation interests.

Each Ecosite code consists of three (3) components. The first component is a 1-digit geographic range code; all Ecosites within the GLSL geographic range begin with the letter “G”. The second component is a 3-digit Ecosite number that corresponds to a specific vegetation community. The third component is a 1- or 2-digit vegetation cover modifier indicating whether the dominant vegetation is tall treed (Tt), low treed (Tl), shrub (S), not woody (N), or not vegetated (X). For example, “G153N” refers to a rock barren community that is dominated by non-woody vegetation occurring within the Great-Lakes St. Lawrence geographic range.

2.3.4 Fish Habitat

The key habitat features, along with the state of the riparian vegetation, were all documented and recorded during onsite assessment and compared with the specific and general habitat requirements of fish known to occur within Lake Manitouwabing (Robinson Lake), to establish the fish habitat type (**Table 1**). Where available, our classification is compared with that of the MNRF.

Fish habitat assessments in lakes are completed using the most recent classification criteria established by the MNRF as per the Natural Heritage Reference Manual (OMNR 2012). The three key fish habitat types are described in **Table 1** and differ based on their sensitivity to development and overall productive capacity for fish. Fish habitat mapping, fisheries records of thermal regime, and the known fish community of a lake or watercourse are used in conjunction with site-specific field evaluation, to determine what areas should be considered Type 1 or Type 2 habitat in any waterbody. Development is generally directed away from highly sensitive habitats.

During our assessment, these fish habitat features were surveyed from shoreline, taking note of the key features described above, and supplemented with photographs taken by drone. Available records were obtained from the provincial sources (Fish Online, lake records) and used to characterize the fish assemblage in the lake. Habitat requirements of species identified through the background review were noted and compared to habitat observed fronting the subject property to identify any critical habitat features, such as spawning habitat.

Table 1: Classification of Fish Habitat Types (MNRF).

Classification	Fish Habitat Description
Type 1	Habitats have high productive capacity, are rare, in space and/or time, are highly sensitive to development, or have a critical role in sustaining fisheries (e.g., spawning and nursery areas for some species, and ground water discharge areas for summer and/or winter thermal refuges).
Type 2	Habitats are moderately sensitive to development and, although important to the fish population, are not considered critical (e.g., feeding areas and open water habitats of lakes).
Type 3	Habitats have low productive capacity or are highly degraded, and do not currently contribute directly to fish productivity. They often have the potential to be improved significantly (e.g., a portion of a waterbody, a channelized stream that has been highly altered physically).

2.3.5 Watercourses/Drainage Features

Initial review of aerial photography and provincial mapping provided background details for any potential watercourses on the subject property. Watercourses, where present, were assessed for indicators of flow permanency, channel characteristics, riparian habitat, and connection between features. A survey-grade GPS receiver capable of 2 m accuracy was used to delineate watercourses, and all relevant drainage features were photographed and catalogued for inclusion in this report.

2.3.6 Wetlands

Wetlands were assessed for habitat characteristics and connection between features according to the Ontario Wetland Evaluation System (Northern Region). Aerial photography and high accuracy GPS was used to delineate wetland boundaries, and all relevant features were photographed and catalogued for inclusion in this report.

2.4 Impact Assessment and Mitigation Measures

To carry out a rigorous and defensible ecological assessment of potential impacts associated with the proposed development, RiverStone employs the following approach:

1. *Predict impacts* to existing biophysical features and functions on site based on the proposed development plan (from construction to post-completion), including both direct (e.g., vegetation clearance, etc.) and indirect (e.g., light pollution, encroachment post-development, etc.) impacts.
2. *Evaluate the significance* of predicted impacts to existing biophysical features and functions based on their spatial extent, magnitude, timing, frequency (how often), and duration (how long).
3. *Assess the probability or likelihood* that the predicted impacts will occur at the level of significance expected (e.g., high, medium, low probability).

In instances where the potential for negative impacts exists, relevant mitigation measures are offered to avoid, minimize and/or compensate for such impacts. RiverStone's impact assessment and recommended mitigation measures are provided in **Section 5**.

2.5 Applicable Environmental Policies

There are a number of relevant environmental policies that apply to the subject property and proposed development, which are listed below.

- Federal *Fisheries Act*, R.S.C. 1985, c. F-14, amended on 2019-08-29 including:
 - *Applications for Authorization under Paragraph 35(2)(b) of the Fisheries Act Regulations*, S.O.R./2013-191
 - Fish and Fish Habitat Protection Policy Statement (August 2019)
- Federal *Migratory Birds Convention Act*, S.C. 1994, c. 22, including:
 - Migratory Birds Regulations.
- Provincial Planning Statement, 2024, pursuant to the Planning Act, R.S.O. 1990, c. P.13, including:
 - Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005 (OMNR 2010)
 - Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E (MNR 2015)
- Official Plan Consolidated of the Township of McKellar (February 6, 2018)
 - Schedule 'A' Land Use Plan Township of McKellar Official Plan
- Township of McKellar Comprehensive Zoning Bylaw No. 95-12 (Consolidated February 12, 2012)
 - Township of McKellar Sheet 1 to Zoning By-law No. 95-12

3 BIOPHYSICAL FEATURES AND FUNCTIONS

3.1 General Site Conditions

The subject property is approximately 11.6 ha (28.66 ac) in area with 239.6 m (786.1 ft) of frontage on the Lake Manitouwabing (Robinson Lake). This waterbody is connected to the main lake by the Middle River, which flows through Robinson Lake's western end. The subject property is located on the southeastern bay of Robinson Lake. At the time of RiverStone's August 22, 2024, site investigation the subject property was naturally vegetated with development limited to an existing dwelling, driveway, and dock. A trail network and cleared field were also present.

3.2 Terrain, Drainage, and Soils

The subject property is situated near the western edge of Ecodistrict 5E-8 (Huntsville). This Ecodistrict is comprised of bedrock exposures (primarily orthogneisses and migmatites) complexed with a veneer of glacially-derived sandy substrate (Henson and Brodribb 2005). Differential erosion of the bedrock since the Grenville Orogeny over one billion years ago has generated a landscape of gently to steeply sloping ridges separated by hollows filled by wetlands or lakes. Proglacial Lake Algonquin (a precursor to Lake Huron) drowned most of the ecodistrict following glacial recession around 10,000 years ago.

Terrain on the subject property is typical of the local landscape. Slopes throughout most of the property are rolling, but gentle (5 – 15 %), with a general slope towards Robinson Lake/Lake Manitouwabing. However, a ridgeline is present in the northern end of the property, within the proposed Retained Lot and Severed Lots 1 and 2. Slopes to the east of this ridgeline are moderate (10 - 15 %) and descend towards the eastern property boundary. The steepest slopes on the property are immediately adjacent to the shoreline (25% and greater), where bedrock is exposed. These slopes extend along the entire shoreline and onto adjacent lands, where they form a watercourse valley.

Drainage on the property is mainly via diffuse overland flow, although RiverStone identified several areas of ephemeral flow where scouring during heavy rain events has occurred. This scouring was present within natural depressions in the landscape that capture overland flow during storm events. Although these flows are sufficient to move leaf litter and small woody debris; however, they are not consistent and have not created defined banks or other features typical of a watercourse. The direction of overland flow, based on subject property topography, is shown on **Figure 3**.

A single, permanent watercourse is present on adjacent lands to the west (**Figure 2**). This watercourse flows under Camp Road and parallel to the western property boundary before emptying into the. This watercourse receives overland flow from the southern half of the subject property. Most overland flow on the property either directly enters the lake or flows into the Lake through this watercourse. The area east of the ridgeline is the only location that overland flow does not directly or indirectly enter the lake.

Soils on the property are generally a sandy loam, although saturated, organic soils occur within the G134S Mineral Thicket Swamp community. Soil depth is variable, and bedrock is exposed frequently throughout the property. Soils are shallow to absent within the G164S Rock Barren community.

3.3 Vegetation Communities

Existing development on the subject property is almost entirely within a G059Tt vegetation community, although clearing has created the a meadow community. Ecological communities were

characterized and delineated through a combination of aerial photo analysis and field investigations; these communities are described below and mapped on **Figure 2**. Each description includes a list of representative plant species within each community. One species at risk was identified within the G134S swamp and is discussed further in **Section 3.3.4**.

3.3.1 G059Tt Dry to Fresh, Coarse: Mixedwood

Upland forest on the subject property has a diverse canopy with a strong coniferous component (**Figure 2**). Dominant species are Eastern White Cedar (*Thuja occidentalis*), Eastern White Pine (*Pinus strobus*), Sugar Maple (*Acer saccharum*), and Northern Red Oak (*Quercus rubra* var. *rubra*), with associated White Birch (*Betula papyrifera* var. *papyrifera*), White Spruce (*Picea glauca*), Bigtooth Aspen (*Populus grandidentata*), Willow species (*Salix* sp.), Eastern Hemlock (*Tsuga canadensis*), Balsam Fir (*Abies balsamea*), Ironwood (*Ostrya virginiana*), Yellow Birch (*Betula alleghaniensis* var. *fallax*), Green Ash (*Fraxinus pennsylvanica*), White Ash (*Fraxinus americana*), Black Cherry (*Prunus serotina* var. *serotina*), American Elm (*Ulmus americana*), and American Basswood (*Tilia americana* var. *americana*). Groundcover includes Eastern Teaberry (*Gaultheria procumbens*), Northern Flat-topped White Aster (*Doellingeria umbellata* var. *pubens*), Interrupted Fern (*Osmunda claytoniana*), Northern Bracken Fern (*Pteridium aquilinum*), Raspberry (*Rubus idaeus*), Common Selfheal (*Prunella vulgaris* ssp. *vulgaris*), Canada Mayflower (*Maianthemum canadense*), Northern Starflower (*Trientalis borealis*), Virginia Creeper (*Parthenocissus quinquefolia*), Common St. Johnswort (*Hypericum perforatum*), Goldenrod species (*Solidago* sp.), Aster species (*Symphyotrichum* sp.), Rock Polypody (*Polypodium virginianum*), Wild Carrot (*Daucus carota*), Reed Canary Grass (*Phalaris arundinacea*), Marginal Wood Fern (*Dryopteris marginalis*), Common Mullein (*Verbascum thapsus* ssp. *thapsus*), Broadleaf Helleborine (*Epipactis helleborine*), Poverty Oat Grass (*Danthonia spicata*), Wild Sarsaparilla (*Aralia nudicaulis*), Upright Yellow Woodsorrel (*Oxalis stricta*), Roundleaf Ragwort (*Packera obovata*), Skyblue Aster (*Symphyotrichum oolentangiense*), Trillium species (*Trillium* sp.), Western Oak Fern (*Gymnocarpium dryopteris*), Hairy Solomon's Seal (*Polygonatum pubescens*), Solomon's Plume (*Maianthemum racemosum* ssp. *racemosum*), Bluebead Lily (*Clintonia borealis*), Wrinkle-leaf Goldenrod (*Solidago rugosa* ssp. *rugosa*), Early Meadow-rue (*Thalictrum dioicum*), Heart-leaf Foam Flower (*Tiarella cordifolia* var. *cordifolia*), Northern Lady Fern (*Athyrium filix-femina* ssp. *angustum*), Cinnamon Fern (*Osmunda cinnamomea* var. *cinnamomea*), Spinulose Wood Fern (*Dryopteris carthusiana*), American Fly Honeysuckle (*Lonicera canadensis*), Rattlesnakeroot species (*Prenanthes* sp.), Riverbank Grape (*Vitis riparia*), Large-leaf Wood Aster (*Eurybia macrophylla*), Ground Pine species (*Lycopodium* sp.), Violet species (*Viola* sp.), Wall Lettuce (*Mycelis muralis*), Fan Clubmoss (*Lycopodium digitatum*), Rose Twistedstalk (*Streptopus lanceolatus* var. *lanceolatus*), Ghost Pipe (*Monotropa uniflora*), and Northern Bush Honeysuckle (*Diervilla lonicera*).

The shoreline contains unique groundcover species that are adapted to moist soils, including Fraser's Marsh St. Johnswort (*Triadenum fraseri*), Cardinal Flower (*Lobelia cardinalis*), Arrow-leaf Tearthumb (*Persicaria sagittata*), Sensitive Fern (*Onoclea sensibilis*), Northern Bugleweed (*Lycopus uniflorus* var. *uniflorus*), Fringed Sedge (*Carex crinita* var. *crinita*), Lowbush Blueberry (*Vaccinium angustifolium*), White Sweetclover (*Melilotus albus*), White Meadowsweet (*Spiraea alba*), Beaked Sedge (*Carex rostrata*), and Spotted Jewelweed (*Impatiens capensis*).

3.3.2 G045N Dry to Fresh, Coarse: Meadow

Clearing and mowing on the subject property has created a field accessed by the hiking paths (**Figure 2**). In addition to grass species, this community contains Common Yarrow (*Achillea millefolium*), Virginia Strawberry (*Fragaria virginiana*), Sulphur Cinquefoil (*Potentilla recta*), Bird's-foot Trefoil

(*Lotus corniculatus*), Common Selfheal, Orange Hawkweed (*Hieracium aurantiacum*), Clover species (*Trifolium sp.*), Ox-eye Daisy (*Leucanthemum vulgare*), Lesser Daisy Fleabane (*Erigeron strigosus* var. *strigosus*), and Wrinkle-leaf Goldenrod.

3.3.3 G164S Rock Barren

The northeastern corner of the subject property has shallow soils and large areas of exposed bedrock (**Figure 2**). Although scattered trees are present, this area is dominated by Gray Dogwood (*Cornus racemosa*), Speckled Alder (*Alnus incana*), and grass species. Tree species include Sugar Maple, Eastern White Pine, Eastern White Cedar, Northern Red Oak, American Elm, Trembling Aspen (*Populus tremuloides*), and White Birch. Groundcover species include Orchard Grass (*Dactylis glomerata*), Common Timothy (*Phleum pratense* ssp. *pratense*), Northern Bracken Fern, Reindeer Lichen (*Cladonia rangiferina*), Agrimony species (*Agrimonia sp.*), Common Juniper (*Juniperus communis* var. *depressa*), Raspberry, Goldenrod species, Northern Flat-topped White Aster, Common Selfheal, Common Yarrow, Common St. Johnswort, Common Sheep Sorrel (*Rumex acetosella*), Common Mullein, Red Clover (*Trifolium pratense*), Flat-top Goldenrod (*Euthamia graminifolia*), Woolgrass (*Scirpus cyperinus*), Swamp Aster (*Symphyotrichum puniceum*), Fringed Sedge, Softstem Bulrush (*Schoenoplectus tabernaemontani*), and Calico Aster (*Symphyotrichum lateriflorum*).

3.3.4 G134S Mineral Thicket Swamp

This vegetation community occurs where overland flow pools in the center of the property (**Figure 2**). The canopy is 80% Gray Dogwood and Speckled Alder, with Black Ash (*Fraxinus nigra*), Green Ash, and Yellow Birch making up the remaining 20%. The understory is dense, and includes Creeping Buttercup (*Ranunculus repens*), Jack-in-the-pulpit (*Arisaema triphyllum*), Harlequin Blue Flag (*Iris versicolor*), Largeleaf Avenas (*Geum macrophyllum* var. *perincisum*), Sensitive Fern, Woodland Horsetail (*Equisetum sylvaticum*), Northern Flat-topped White Aster, Spotted Jewelweed, Dwarf Raspberry (*Rubus pubescens*), Common Marsh Bedstraw (*Galium palustre*), Meadowrue species (*Thalictrum sp.*), Wrinkle-leaf Goldenrod, Sphagnum species (*Sphagnum sp.*), and Side-flowering Skullcap (*Scutellaria lateriflora* var. *lateriflora*).

Black Ash has been listed as an endangered species because of its decline due to the invasive Emerald Ash Borer (*Agilus planipennis*). This beetle feeds on and lays eggs within the bark of ash trees, causing damage that ultimately leads to the tree's death. However, Emerald Ash Borer has not spread beyond southern Ontario due to its cold intolerance. Protection for Black Ash is only enforced within the Municipalities and Territorial Districts listed under Schedule 1 of O. Reg. 6/24: Limitations on Section 9 Prohibitions. The Township of McKellar is not included in Schedule 1. Therefore, although Black Ash are present within wetland habitat on the subject property, they are not protected under the ESA.

3.3.5 G151N Open Water Marsh: Mineral

Type 1 fish habitat adjacent to the subject property is best described as an open water marsh with abundant submerged and floating aquatic vegetation. Species identifiable from the shore include Pipewort species (*Eriocaulon sp.*), Water Lily species (*Nymphaea sp.*), Watershield (*Brasenia schreberi*), Pickerelweed (*Pontederia cordata*), American White Water Lily (*Nymphaea odorata*), American Eel-grass (*Vallisneria americana*), and Narrowleaf Cattail (*Typha angustifolia*).

3.4 Watercourses

Our review of adjacent lands identified a permanent watercourse to the west of the property (**Figure 2**). This watercourse is on the western property boundary at its outlet into the lake. This is where we completed our assessment of the feature. This reach has a channel averaging 1.5 m wide and 0.2 m deep, and was flowing at the time of RiverStone's August 22, 2024, site investigation. Flowing water was 0.2 m to 1.2 m wide with depths ranging from 1 cm to 6.5 cm. Substrates were sand and gravel. Aquatic vegetation was absent, although roots from surrounding trees were exposed within the channel. At the time of sampling the air temperature was 24°C and water temperature was 18°C. RiverStone did not observe any barriers to fish passage into or within this watercourse. Review of aerial photography indicates that this watercourse drains the golf course to the south of the subject property.

3.5 Fish Habitat Assessment

Aquatic vegetation within the back bay of the lake at the confluence with the watercourse provides spawning, feeding and refuge habitat for various fish species. This vegetation is predominantly within the bay's southern end along the proposed frontage of Severed Lot 3. The frontage of the remaining lots has sparse aquatic vegetation but is mainly open water habitat due to steeper nearshore slopes. Based on these conditions, RiverStone would characterize the southern frontage of proposed Lot 3 as Type 1 Fish Habitat, with the remaining frontage moving north as Type 2 Fish Habitat.

The permanent watercourse also outlets into this bay near the property boundary. In general, locations where watercourses enter waterbodies are consistently classified as Type 1 fish habitat because they provide unique conditions in a lake due to modified water temperature, food (insects) input and organic inputs to the shoreline of a lake. The size of the Type 1 fish habitat at the outlet is often proportional to the watercourse size and therefore the area of influence. The difference between air and water temperatures (6°C) implies that this watercourse is likely coolwater /warmwater. These conditions occur when watercourses receive some groundwater inputs. RiverStone's Type 1 fish habitat mapping, provided on **Figure 2**, is intended to capture both the watercourse outlet and dense vegetation providing critical fish habitat.

Provincial data (Fish ON-Line) records are not available for Robinson Lake or the Middle River but are available for Lake Manitouwabing in general. RiverStone assumes that any species found within the main basin would also be present within Robinson Lake adjacent to the subject property. These species include Black Crappie (*Pomoxis nigromaculatus*), Brown Bullhead (*Ameiurus nebulosus*), Cisco (*Coregonus artedii*), Common Carp (*Cyprinus carpio*), Lake Whitefish (*Coregonus clupeaformis*), Largemouth Bass (*Micropterus salmoides*), Northern Pike (*Esox lucius*), Pumpkinseed (*Lepomis gibbosus*), Rock Bass (*Ambloplites rupestris*), Smallmouth Bass (*Micropterus dolomieu*), Walleye (*Sander vitreus*), White Sucker (*Catostomus commersonii*), and Yellow Perch (*Perca flavescens*).

3.6 Wildlife Habitat Overview

The combined results of RiverStone's background review and site investigation indicate that the study area has the potential to support various habitat functions for wildlife, both directly and indirectly. Being within a forested landscape setting, local woodlands are likely supporting habitat for common and wide-ranging mammal species, such as White-tailed Deer (*Odocoileus virginianus*), Black Bear (*Ursus americanus*), Raccoon (*Procyon lotor lotor*), etc. Local woodlands and wetlands form a mosaic

of natural cover that allows for movement of wildlife across the landscape. Wetland-dependent fauna, such as turtles and amphibians would be expected to occur in association with the thicket swamp, Type 1 fish habitat, and shoreline within the subject property and adjacent lands. We expect that a wide variety of breeding birds (resident and migratory) would make use of the study area, including shoreline environments. While targeted surveys were not conducted for any of these specific taxa, this report makes conservative estimations on the potential presence of species that may be indicative of significant features. Species observed on the property during RiverStone's site investigation include Painted Turtle (*Chrysemys picta*), White-tailed Deer, Eastern Chipmunk (*Tamias striatus*), American Red Squirrel (*Tamiasciurus hudsonicus*), American Toad (*Anaxyrus americanus*), Wood Frog (*Lithobates sylvaticus*), Monarch (*Danaus plexippus*), Northern Waterthrush (*Parkesia noveboracensis*), Least Flycatcher (*Empidonax minimus*), White-breasted Nuthatch (*Sitta carolinensis*), Red-eyed Vireo (*Vireo olivaceus*), Eastern Wood-pewee (*Contopus virens*), American Goldfinch (*Spinus tristis*), Yellow-rumped Warbler (*Setophaga coronata*), Black-capped Chickadee (*Poecile atricapillus*), and Black-and-white Warbler (*Mniotilta varia*).

4 **NATURAL HERITAGE/HYDROLOGIC FEATURE ASSESSMENT**

Based on the biophysical information collected during background information gathering, and the summarized existing conditions of the subject property as described above, **Table 2** below identifies all significant natural heritage features that are present (or potentially present) within the subject property and/or adjacent lands. RiverStone's rationale for identifying such features is provided in the sections that follow.

Table 2. Summary of the assessment of natural heritage features included in the scope of work.

Natural Heritage Features	Presence/Absence on the Subject Property/Adjacent Lands
Fish Habitat	<i>Present.</i> See Section 4.1.
Watercourse	<i>Present.</i> See Section 4.2.
Wetland	<i>Present.</i> See Section 4.3.

Shaded rows denote significant natural heritage features that are present or have the potential to be present within the study area.

4.1 **Fish Habitat**

During RiverStone's site investigation the lake frontage was assessed to identify and classify fish habitat. It was determined that both Type 1 and Type 2 fish habitat are present adjacent to the subject property. **Section 3.5** explains RiverStone's rationale for classifying these areas as fish habitat. **Section 5.1** provides recommendations to protect this habitat from negative impacts due to the proposed development.

4.2 **Watercourse**

A permanent watercourse is present adjacent to the western property boundary. This watercourse is likely coolwater/warmwater, and outlets into Robinson Lake/Lake Manitouwabing. RiverStone did not observe barriers to fish passage within this watercourse, and it can be assumed that fish within the Lake can access habitat throughout this feature. Therefore, this watercourse is providing direct fish habitat. Recommendations to protect fish habitat within this feature are provided in **Section 5.3.1.**

4.3 Wetland

RiverStone has identified thicket swamp habitat within the subject property that drains into the watercourse on adjacent lands. Because this feature contributes water to fish habitat, potential negative impacts to this feature may negatively impact fish habitat and water quality within the watercourse and Lake. Recommendations to protect this indirect fish habitat are provided in **Section 5.3.2**.

5 IMPACT ASSESSMENT AND RECOMMENDATIONS

The proposed development plan for the property is to sever the subject property into four (4) total lots, three (3) severed and one (1) retained (**Appendix 3**). Access to the new lots will be from Centre Road via the existing driveway. The proposed severed lots will be used for waterfront residential development and will be individually serviced by a septic system and well. The area of study considered in this report is composed of the subject property and adjacent lands (lands within 120 m).

Based on our understanding of existing zoning, planning designations, and Township policies, the proposal to create new lots on Robinson Lake may be permitted. Section 8.18.2 of the Township Official Plan states that the shoreline of Robinson Lake “has been completely developed; there can be no further lot creation”; however, it is our understanding that through discussions with Planning staff, lot severances will be considered if fish habitat and phosphorous mitigation measures can be suitably addressed.

RiverStone’s impact assessment below is intended to inform a review of the development proposal by through the Township and Provincial planning policy. Our assessment is based on a review of existing data, and conditions at the time of site investigation as illustrated on **Figure 2** and in the photographic record contained in **Appendix 2**. The primary purpose of this report is to assess potential impacts of the development on natural features and provide avoidance advice as well as mitigation measure where appropriate. The potential for negative impacts to identified fish habitat is discussed below, and several recommendations are listed to support a scenario of no net negative impacts.

RiverStone’s impact assessment is intended to be reflective of the above guidance, with consideration for the integrity and function of fish habitat, and in acknowledgement that not all development and site alteration represents a negative impact.

5.1 Fish Habitat

In general, development and/or site alteration activities that occur adjacent to shorelines have the potential to cause negative impacts to water quality and fish habitat via the following pathways:

- Stormwater runoff during construction activities.
- Modification of drainage patterns or flow rates.
- Inappropriately located sewage treatment systems that increase nutrient (phosphorous) loading to waterbodies.
- Increased runoff due to an increase in the extent of hard surfaces (e.g., rooftops, driveways, patios).
- Construction of in-water structures (e.g., culverts, docks, boathouses).
- Changes to in-water structural features (e.g., substrates, woody debris, aquatic vegetation).
- Changes to onshore structural features (e.g., removal of vegetation or soil, importation of aggregates).

There is potential for the proposed development to result in negative impacts through all the above pathways. The majority of these can be managed through appropriate building envelopes, buffers, and

setbacks. Sediment and erosion control during construction will also be necessary to prevent changes to water quality, and it is RiverStone's understanding that the proposed lots will be zoned Waterfront (WF) and involve dock development. This development will occur directly within fish habitat and will require specific mitigation measures to prevent harmful alteration, disruption, or destruction of fish habitat.

5.1.1 Building Envelopes

The Township of McKellar has policies regulating development within the Waterfront designation. Section 7.11.3.3.2.1 prohibits development of principal buildings within 15 metres of the shoreline and extends this setback to 30 m when Type 1 fish habitat is present. When the waterfront is forested, as is the case on the subject property, the Township may also require retention of natural vegetation within the buffer.

In a review of the role of buffer strips by Barling and Moore (1994), the authors comment that the density of forest vegetation, along with the roughness of ground cover, acts to reduce flow velocities and increase sediment deposition, and infiltration, thereby limiting overland flow to a receiving water body. RiverStone recommends that a vegetated buffer be retained as a mitigation measure to control stormwater runoff and reduce erosion:

- **All development and site alteration must be setback 15 m from the lake shoreline, where adjacent to Type 2 Fish Habitat, and 30 m from the lake shoreline where fronted by Type 1 fish habitat, as shown on Figure 3 and required by Section 7.11.3.3.2.1. of the Official Plan.**
- **Existing vegetation within the setback should be maintained in a natural state to provide a vegetated buffer adjacent to the shoreline. Trees will not be removed within the setback unless they are a safety hazard (assessed by a certified arborist) and debris from land clearing or materials to be used in construction will not be placed within the setback. This recommendation is not meant to remove any shoreline activity area allowed under the zoning bylaw.**

This recommendation is not intended to restrict shoreline access. Section 7.11.3.3.2.1 permits access pathways, vegetation maintenance, and limited limbing of trees to provide views of the lake. RiverStone recommends:

- **Shoreline access should be via a 2 m wide pathway, or stairs (as needed), constructed of permeable materials (woodchips, pea gravel, permeable pavers or equivalent) that allow infiltration of stormwater and prevent channelization.**

5.1.2 Septic Envelopes and Phosphorous Mitigation

Township Planning staff have requested that phosphorous mitigation be included within the scope of this SER. Currently, Robinson Lake has a very low natural phosphorus concentration and healthy dissolved oxygen levels throughout the water column. Any development on the shoreline must incorporate phosphorous mitigation measures to prevent phosphorous from reaching the lake to maintain lake water quality.

To mitigate sewage related impacts, the Ontario Building Code (OBC) identifies constraints to consider when locating Class IV septic tank/leaching bed systems. Physical characteristics of a site that

can constrain the placement of these systems include soil conditions, slope conditions, and site drainage as well as minimum setbacks from watercourses, waterbodies, and wells.

To maximize nutrient uptake and removal of bacteria, the OBC requires that septic systems be set back a minimum of 15 m from surface waters. The recommendations above will prevent development within 15 m of the shoreline, but to protect water quality septic systems should also be setback from the wetland and permanent watercourse identified during RiverStone's site investigation:

- **All development and site alteration must be setback 30 m from the wetland and watercourse, as shown on Figure 3.**
- **Existing vegetation within these setbacks should be maintained in a natural state to provide a vegetated buffer adjacent to these features. Trees will not be removed within the setbacks unless they are a safety hazard (assessed by a certified arborist) and debris from land clearing or materials to be used in construction will not be placed within the setbacks.**

Potential septic locations were also reviewed for drainage and slope. The steepest slopes on the property (25% and greater) are within the exposed granite ridge that runs parallel to Robinson Lake/Lake Manitouwabing. Slopes greater than 25% are unsuitable for leaching beds because the effluent will not have sufficient time to be absorbed. In general, slopes within the subject property, outside of this area, are appropriate for a septic system. If possible, RiverStone recommends that septic systems be located on the eastern side of the proposed severed lots where overland flow does not move directly into the Lake (**Figure 3**).

One of the key features of a properly functioning septic system is soil-based treatment of effluent. Soils receiving effluent must be deep enough to ensure that unsaturated conditions are maintained, and that septic drainage occurs slowly, allowing for maximum removal of nutrients and bacteria. The OBC requires a vertical separation of 0.9 m between the effluent distribution system and the high mark of the groundwater table, bedrock, or soils with a percolation rate greater than 50 min/cm.

The developable areas of proposed Severed Lots 1 and 2, and most of the developable area of Severed Lot 3, are within G164S Rock Barren habitat with little to no soil. Therefore, these areas likely do not have the required native soil depth and will require importation of soil to develop a septic bed. RiverStone recommends that in addition to the standard leaching bed construction, a base layer of soil with a high concentrations of iron and aluminium, be included in the septic design. Accordingly, RiverStone recommends the following:

- **All imported soils used for leaching bed construction should be silt free, fine to medium grained non-calcareous soils, having high concentrations of iron and aluminium and low concentration of calcium carbonate.**
- **Should a tertiary system be used, it should include an active phosphorus retention module as part of effluent treatment.**
- **The final design, location and installation of the septic system must be completed by a licensed installer.**

Proper use and maintenance are a priority for each septic system. RiverStone recommends the following best management practices be employed for septic systems on the property:

- Ensure the effluent filter on the septic tank is serviced regularly.
- Have the system pumped out every two to three years, depending on use.
- Never dump grease, oil, or fats into the drain.
- Do not use a garbage disposal system.
- Be conscious regarding the amount of water and waste dumped at one time.
- Never do more than two loads of laundry in one day.
- Practice water conservation (use low flow toilets and showerheads).

A typical septic system that is properly designed, installed, and maintained on suitable soil is as effective as a sophisticated sewage treatment plant. A large proportion of the phosphorus flowing into a septic tank is effectively removed by settling and subsequent pumping of the tank. The phosphorus in septic tank outflow is typically 85% soluble orthophosphate. This soluble portion of phosphorus is well retained in soils with specific chemical properties, including low buffering capacity (low levels of calcium carbonate (CaCO_3), and elevated aluminum and iron content.

By using a leaching bed constructed with the recommended soils, maintaining the minimum distance between leaching beds and hydrologic features, and by maintaining vegetated buffers, there will be negligible potential for septic generated phosphorus to reach Robinson Lake/Lake Manitouwabing.

5.2 Sediment and Erosion Control

The proposed development will result in an increase in hardened surfaces (i.e., rooftops, driveways, flagstone patios, etc.) and corresponding decrease in vegetation on the subject property. This has the potential to impact the water quality of Robinson Lake/Lake Manitouwabing in the long term due to an increase in stormwater runoff. However, the potential for erosion can be reduced if concentrated flow from the rooftops is avoided by directing rooftop drainage into in-ground infiltration chambers. Infiltration chambers are shallow excavations with perforated pipe cut in half, convex side up, covered with filter fabric and topped with stone to create underground reservoirs. The runoff gradually percolates through the chamber and into the surrounding soil. The chambers reduce the volume of overland runoff, can provide ground water recharge, and are able to remove suspended solids and phosphorous. The flow from infiltration chambers should be directed away from the Lake, toward vegetated portions of the lot to increase nutrient uptake. Eves-trough should not be piped directly to the Lake. Regarding the above, RiverStone recommends that:

- **Final development plans should include eves-trough that direct rooftop leaders away from wetlands/waterbodies into soakaway pits, infiltration trenches or native vegetation.**
- **Low Impact Development (LID) measures (permeable pavers, limited pathways) should be included, where feasible, in the development design to decrease any potential impact to the surrounding natural features.**
- **All hardened surfaces (e.g., driveways, patios, trails, shoreline access) should employ permeable materials (woodchips, pea gravel, permeable pavers or equivalent) that allow for infiltration of stormwater and prevent channelization. Surfaces should be graded to drain away from wetlands/waterbodies and, where possible, into areas with deep soils and dense vegetation.**

Clearing of vegetation for development can increase rates of surface water run-off and increase the risk of erosion, potentially impacting fish habitat and water quality. However, installation of sediment and

erosion control fencing prior to clearing and maintenance of fencing until soils are stabilized can effectively mitigate this risk. RiverStone recommends:

- **Sediment and erosion control should be implemented as per applicable best management practices to isolate development footprints (see Appendix 4), generally including the following measures:**
 - **Sediment fencing must be constructed of heavy material and solid posts and be properly installed (trenched in) to maintain its integrity during inclement weather events.**
 - **Additional sediment fencing and appropriate control measures must be available on site so that any breach can be immediately repaired.**
 - **An on-site supervisor should be responsible for daily inspections of the sediment and erosion control measures and record the time and date of inspections, the status of the mitigation measures, and any repairs undertaken.**
 - **Removal of non-biodegradable erosion and sediment control materials should occur once construction is complete, and the site is stabilized.**

5.3 Dock Development

It is RiverStone's understanding that the expectation is to zone the proposed lots Waterfront and include docking envelopes on Robinson Lake/Lake Manitouwabing. Docking envelopes are not recommended within Type 1 fish habitat, as these areas are highly sensitive to development and play a critical role in maintaining healthy fish populations. Docks should instead be directed to open-water areas (Type 2 fish habitat) that do not contain specialized habitat.

The subject property contains frontage on both Type 1 and Type 2 fish habitat. The Retained Lot and proposed Severed Lots 1 and 2 only contain frontage on Type 2 habitat and have no restrictions to docking envelope placement. However, most of proposed Severed Lot 3's frontage is Type 1 fish habitat, with Type 2 habitat only present on the northern end. Therefore, for proposed Severed Lot 3, RiverStone recommends:

- **Placement of docking facilities for proposed Severed Lot 3 should be located in the northern portion of the frontage, outside of areas identified as Type 1 Fish Habitat on Figure 3.**

In general, when constructing docks within Type 2 fish habitat in Robinson Lake/Lake Manitouwabing, RiverStone recommends:

- **Construction of the in-water portion of docking structure and associated in-water works are not to be completed between May 1 and July 15 to avoid potential impacts to fish during the warm-water spawning season.**
- **All in-water habitat features, including aquatic vegetation, natural woody debris and boulders should be left in their current locations in the nearshore area unless approved through application to MNRF.**

- **During design and construction of docking structures, the DFO Measures to protect fish and fish habitat be reviewed and implemented (Appendix 5). It should be noted that not all measures are suitable for all projects.**

5.3.1 Watercourse

The permanent watercourse adjacent to the western property boundary contributes directly to Type 1 fish habitat within Lake Robinson/Lake Manitouwabing and potentially contains fish habitat. The Township of McKellar does not have policies regarding development setbacks for watercourses, although RiverStone tends to recommend development setbacks and buffer strips on these features. The recommendations in **Section 5.1.2** should be sufficient to reduce the risk of negative impacts to the watercourse to an acceptable level.

5.3.2 Wetland

RiverStone identified wetland habitat within proposed Severed Lot 3. This wetland provides indirect fish habitat by collecting overland flow and directing it into the permanent watercourse. Wetlands are sensitive to alterations in water quality and flow and may be negatively impacted by development. RiverStone generally recommends that development be setback from these features and that they be protected by a vegetated buffer. These recommendations have been made above in **Section 5.1.2** and RiverStone does not consider additional protections to be necessary.

5.4 Additional Natural Heritage Features and Functions

Development will result in the felling of trees, and vegetation will be removed or substantially modified within the development footprints. Outside of the significant features and functions noted above, migratory birds in general have protection under the Migratory Birds Convention Act (the “MBCA”). To be compliant with this Federal legislation, RiverStone recommends:

- **Vegetation removal (e.g., tree/shrub/meadow clearing, etc.) should be completed outside of the primary breeding bird nesting window, which is between April 1 and August 31.**
- **If vegetation removal must occur during this period, additional studies, such as a nest survey, should be conducted by a qualified biologist within 5 days of commencement of construction activities to identify and locate active bird species (where present) covered by the federal Migratory Bird Convention Act, 1994 or provincial Fish and Wildlife Conservation Act, 1997. If a nest is located or evidence of breeding noted, a mitigation plan should be developed to avoid any potential impacts on birds or their active nests. Mitigation may require establishing appropriate buffers around active nests or delaying construction activities until the conclusion of the nesting season.**

6 CONFORMANCE WITH APPLICABLE ENVIRONMENTAL POLICIES

The following commentary summarizes the federal, provincial, and municipal environmental legislation and policies that are relevant to the proposal being evaluated and describes how the recommendations provided in this report will permit the proposed development to comply with these provisions.

6.1 Federal Migratory Birds Convention Act, 1994 (MBCA)

Part 1, Section 5 of the Migratory Birds Regulations under the *Migratory Birds Convention Act, 1994* (MBCA) prohibits the disturbance or destruction of nests, eggs, or nest shelters of a migratory bird. The provincial *Fish and Wildlife Conservation Act, 1997* (FWCA) extends the protection of bird nests and eggs to species that are not listed under the Migratory Birds Regulations (e.g., Corvids).

For most migratory bird species, nest protections under the MBCA apply for the duration of time that a nest is occupied; however, protections extend beyond the period of occupation for several species that may be common locally, including Pileated Woodpecker, Green Heron, and Great Blue Heron, amongst others (see Schedule 1 under the Act for full list). For the species listed under Schedule 1, specific conditions must be met to damage/remove a nest, including providing notice to the Minister, and demonstrating that the nest has not been occupied by an applicable species for a period specified under Schedule 1.

Based on our on-site assessment there is no evidence of nesting on the subject property by any species listed under Schedule 1 to the MBCA. If any vegetation removals are determined to be required, restricting clearing of vegetation for any current or future proposed development to times outside of the period of April 1 to August 31 inclusive, will avoid destruction of other species' nests and prevent contravention of Section 5 of the regulations. If vegetation removal must occur during this period, a nest survey should be conducted by a qualified avian biologist prior to commencement of construction activities to identify and locate active nests of migratory bird species covered by the MBCA or FWCA. If a nest is located or evidence of breeding noted, then a mitigation plan should be developed to address any potential impacts on migratory birds or their active nests. Mitigation may require establishing appropriate buffers around active nests or delaying construction activities until the conclusion of the nesting season.

6.2 Federal Fisheries Act (R.S.C., 1985, amended 2019-08-28)

The *Federal Fisheries Act* states that:

34.4 (1) No person shall carry on any work, undertaking or activity, other than fishing, that results in the death of fish.

35. (1) No person shall carry on any work, undertaking or activity that results in harmful alteration, disruption, or destruction of fish habitat.

DFO further states that “under subsection 35(1) a person may carry on such works, undertakings or activities without contravening this prohibition, provided that they are carried on under the authority of one of the exceptions listed in subsection 35(2), and in accordance with the requirements of the appropriate exception. In most cases, this exception would be Ministerial authorizations granted to proponents in accordance with the *Authorizations Concerning Fish and Fish Habitat Protection Regulations*. ”

The recommendations included in this report will keep development and site alteration away from Type 1 fish habitat identified on the subject property and avoid negative impacts to Type 2 fish habitat. It is the opinion of RiverStone that activities proposed on the property will not contravene the *Fisheries Act*, and that an Authorization under the Section 35(2) is not likely required. Should however, during this project, situations arise and lead to occurrences that result in a HADD, persons

responsible for the project have a “duty to notify” DFO, take corrective actions, and provide written reports under Section 38 of the *Act*.

6.3 Provincial Policy Statement, 2020, pursuant to the *Planning Act*, R.S.O. 1990, c. P.13.

The provincial Policy Statement (PPS) is promulgated under the Planning Act and provides direction to municipalities on matters of provincial interest related to land-use planning. The PPS was updated in 2020. Municipal OP’s must be consistent with the PPS. The PPS instructs (s.2.1.1) that natural features and areas shall be protected for the long term and that (s.2.1.2):

The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

The PPS prohibits development and site alteration within the following significant natural heritage features in Ecoregion 5E (s.2.1.4):

- Significant Wetlands
- Significant Coastal Wetlands

These features were not identified on or adjacent to the subject property.

The PPS also prohibits development and site alteration within the following natural heritage features in Ecoregion 5E (s. 2.1.5) *unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions*:

- Significant wildlife habitat;
- Significant Areas of Natural and Scientific Interest (ANSI)
- Non-Significant Coastal Wetlands

ANSIs and Non-Significant Coastal Wetlands were not identified on or adjacent to the subject property. Significant Wildlife Habitat was not included within the scope of this report. Based on the assessment provided herein, it is RiverStone’s opinion that development and site alteration would be permissible and consistent with policy 2.1.5. if the recommended mitigation measures are followed.

The PPS does not permit development and site alteration in fish habitat (s. 2.1.6) or the habitat of endangered and threatened species (s. 2.1.7) except in accordance with federal and provincial requirements, respectively. Finally, with respect to lands adjacent to significant natural heritage features, the PPS requires that (s. 2.1.8):

Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

Fish habitat is present adjacent to the subject property and **Section 5** provides our assessment of the likelihood that the proposal would negatively impact fish habitat. In considering the aforementioned PPS policies, RiverStone has determined that the proposed development is consistent with the natural heritage provisions outlined in section 2.1 of the 2020 PPS.

6.4 Provincial Endangered Species Act (2007)

The ESA protects designated endangered and threatened species in Ontario from being killed, harmed, or harassed (s. 9) or having their habitat damaged or destroyed (s. 10). Species at risk were not included within the scope of this report. Based on this assessment, and assuming full implementation of mitigation measures (where recommended), it is RiverStone's opinion that no endangered or threatened species or their regulated habitat are expected to be negatively impacted by implementation of the proposed development. On this basis, there is no expectation that the proposed development will result in a contravention of the ESA. It is noted that this assessment does not represent 'clearance' with respect to ESA compliance. It remains a proponent's continued and sole responsibility to ensure that a project does not result in a contravention to the ESA.

6.5 Official Plan Consolidated of the Township of McKellar, February 6, 2018

The preceding sections discuss how the proposed land use change would comply with federal and provincial legislation and policy. Many of the policies addressed are similar to those set out in the Township's Official Plan.

7.11 Water Quality

7.11.3 Before approving any new development and/or redevelopment proposal adjacent to a lake/river within the Waterfront designation, Council must be assured that the proposed new development and/or redevelopment will not exceed the capacity of the lake/river to accommodate new development. This Plan recognizes the following factors as limiting lake capacity:

7.11.3.1.5 The Township of McKellar will apply a number of principles through new development and/or redevelopment guidelines and regulations that represent best management practices for limiting or avoiding the migration of phosphorous into adjoining waterbodies. These practices may include, but will not necessarily be limited to:

7.11.3.1.5.1 Increased setbacks for septic systems from the shoreline;

7.11.3.1.5.2 Use of septic system designs that bind phosphorous so that there is limited migration of the nutrient into the waterbody;

7.11.3.1.5.3 Preserving natural vegetation areas immediately adjacent to the shoreline;

Interpretation: RiverStone's recommendations include setbacks from the shoreline and other sensitive features, within which the natural vegetation will be preserved. RiverStone has also recommended septic systems be designed with additional phosphorous control in mind.

7.11.3.3 Shoreland Development Capacity

7.11.3.3.1 Council will consider an application for development for more than 3 new residential lots, excluding the retained; and/or new development and/or redevelopment of existing tourist commercial establishment uses that go beyond those existing tourist commercial establishment uses and their identified permitted as-of-right uses, and existing special provisions permitting uses of a tourist commercial nature, along with their permitted as-of-right uses, zoned in By-law 95-12, as amended, including those requiring an amendment to the Official Plan or Zoning By-law; within the Waterfront designation subject to, as a minimum, the applicant submitting a site evaluation report as described in Section 7.22.2. "Need" based on growth projections and current land supply will also be a consideration.

Interpretation: RiverStone submits this Site Evaluation Report in compliance with the above requirement.

7.11.3.3.2.1 Within the Waterfront designation, all principal buildings will be set back at least 15 metres from the high water mark of lakes and rivers. In areas where the Waterfront is forested, an agreement restricting activities in the 15 metre natural shoreline buffer or set back may be registered on title through any development or servicing agreement to be executed between the Township and the applicant. The agreement would require that the shoreline be disturbed as little as possible, consistent with access (i.e., a 2.0 metre to 3.0 metre wide pathway to the lake), safety (i.e., the removal of dead trees or trees of poor health), and limiting limbing to provide views of the lake. This setback shall be increased to 30 metres where Type 1 fish habitat is present, unless a study demonstrates that an alternative setback is appropriate to protect the habitat.

Interpretation: RiverStone's recommendations are consistent with the above.

7.11.3.3.2.3 In addition to the Ontario Building Code regulations, soils that have proven ability to retain phosphorous may be imported for constructing partially or fully raised drain fields for new development that generates less than 10,000 litres per day of sewage. Typically, "B" Horizon Precambrian Shield soils that are orange/brown in colour have capabilities to retain sewage-related phosphorous through absorption (i.e., a non-permanent electrostatic process), and mineralization with iron and aluminium (i.e., a permanent binding process).

Interpretation: RiverStone's recommendations are consistent with the above.

7.12 Natural Heritage

7.12.3.1 Council will consider an application for development for 3 or more new residential lots, excluding the retained; and/or new development and/or redevelopment of existing tourist commercial establishment uses that go beyond those existing tourist commercial establishment uses and their identified permitted as-of-right uses, and existing special provisions permitting uses of a tourist commercial nature, along with their permitted as-of-right uses, zoned in By-law 95-12, as amended; and proposed by way of an amendment to the zoning by-law; within the following areas only if the applicant submits, as a minimum, a site evaluation report as described in Section 7.21.2 demonstrating that there will be no negative impacts on the natural features or their ecological functions:

- Ministry of Natural Resources and Forestry Type 1 fish habitat.
- Adjacent lands contiguous to natural heritage features, as prescribed in Section 7.21.5.

Interpretation: RiverStone submits this Site Evaluation Report in compliance with the above requirement. RiverStone has considered potential impacts and provided recommendations to protect both Type 1 fish habitat and adjacent lands contiguous with natural heritage features on the subject property.

7.12.3.2 Type 1 fish habitat areas may be placed in a non-development zone in the implementing zoning by-law. Any dock and boathouse development will be consistent with the federal Department of Fisheries and Oceans Operational Statement for Constructing Boathouses and Docks.

Interpretation: A portion of the Type 1 fish habitat mapped by RiverStone is zoned Environmental Protection.

7.12.4 Adjacent Lands

7.12.4.1.2 Ministry of Natural Resources and Forestry Type 1 fish habitat – 30 metres

Interpretation: RiverStone has considered all lands within 120 m of the subject property. This exceeds the above requirement.

7.15 Shoreline Structure

7.15.1 It is recognized that there are a number of structures that locate on or along the shoreline adjacent to waterfront lands. While these structures by their very nature must be situated on or adjacent to the water, their placement must incorporate the principles that apply to preserve portions of the waterfront for maintaining natural landscapes. These structures include primarily docks and boathouses.

7.15.2 Regulations governing shoreline structures will be included in the implementing zoning by-law. These regulations will be designed to achieve the objectives of the Waterfront designation and in particular:

7.15.2.1 Protect against adverse environmental impacts;

7.15.2.3 Ensure that excessive shoreline structural development and redevelopment is avoided.

Interpretation: RiverStone has provided recommendations in **Section 5** to guide development adjacent to and within the shoreline. These recommendations are intended to protect against adverse environmental impacts by minimize shoreline development.

7.21.2 Site Evaluation Report

7.21.2.1 A site evaluation report will demonstrate to Council's satisfaction that the subject lands are suitable for a proposed development for the creation of new residential lots; and/or new development and/or redevelopment of existing tourist commercial establishment uses that go beyond those existing tourist commercial establishment uses and their identified permitted as-of-right uses, and existing special provisions permitting uses of a tourist commercial nature, along with their permitted as-of-right uses, zoned in By-law 95-12, as amended; and proposed by way of an amendment to the zoning by-law; and that development will not be unduly constrained by site limitations. The report will provide information on and evaluate the following, although more information may be required:

7.21.2.1.1 slopes;

7.21.2.1.2 soil depth, type and moisture;

7.21.2.1.3 shoreline and upland vegetation;

7.21.2.1.4 overland or stormwater drainage;

7.21.2.1.5 fish and wildlife habitat, including habitat of species at risk as per the 2007 Endangered Species Act through a natural heritage evaluation as per Official Plan section 7.21.5

7.21.2.1.6 natural heritage protection;

7.21.2.1.7 access;

7.21.2.1.8 water supply and sewage disposal;

7.21.2.1.9 the location of existing and proposed buildings, structures and sewage treatment systems;

7.21.2.1.10 whether lot frontages and areas, and building, structure, tile field, setbacks from water, should be greater than the minimums that would otherwise apply, if the new development and/or redevelopment is a new residential development and/or redevelopment in an area of use limitation, or if the information provided suggests other significant site limitations.

7.21.2.1.11 in general, whether the environmental policies can be met, and what mitigation measures may be required to do so.

Interpretation: RiverStone submits this Site Evaluation Report in compliance with the above requirements.

8.18 Robinson Lake

8.18.2 The northern and southern shorelines of the lake vary in density, consisting of both seasonal and year-round dwellings. Its shoreline has been completely developed; there can be no further lot creation. However, there are a limited number of vacant lots on the lake.

8.18.4 According to water quality sampling in June of 2009, Robinson Lake contains very low phosphorous concentrations (0.003 milligrams per litre). Dissolved oxygen is found throughout the water column, although it diminishes with depth, while water clarity is relatively low (Secchi disc depth – 2.0 metres). Nearshore fish habitat is sparse, limited to an eastern bay and southern bays.

8.18.5 Any development of vacant lots or re-development should incorporate phosphorous mitigation measures and avoid fish habitat features. As well, infill of vacant lots will be subject to site plan control.

Interpretation: Communication with the Township indicates that creation of additional lots will be permissible if the proposed development will not negatively impact Robinson Lake/Lake Manitouwabing. RiverStone has provided recommendations for avoidance and mitigation measures in **Section 5** in support of the proposed development.

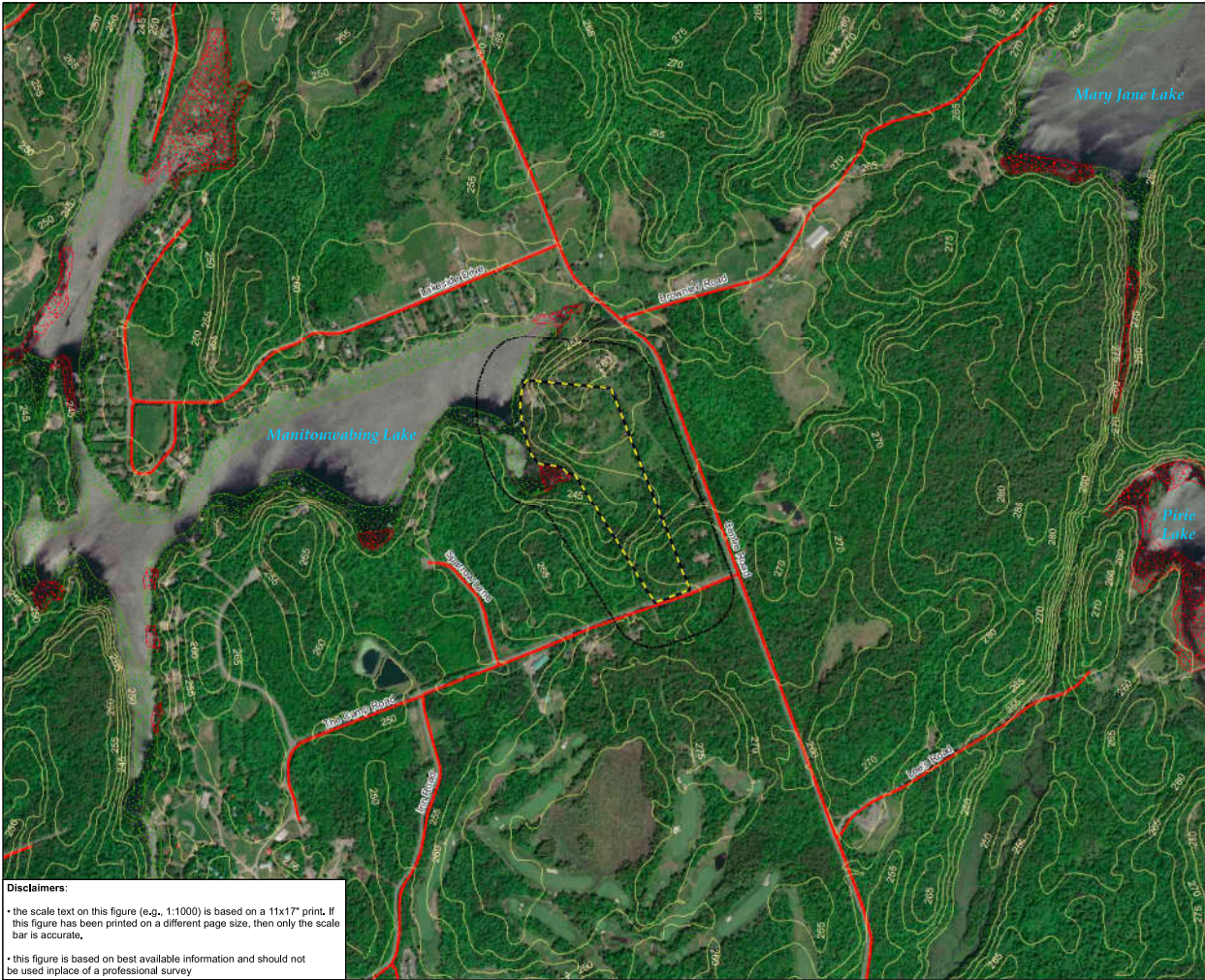
These requirements are consistent with the recommendations provided above to prevent negative impacts to the biophysical features and functions on the subject property.

7 CONCLUSIONS

Based upon the findings presented in this report and contingent upon the implementation of the recommendations made herein, it is our conclusion that negative impacts due to the proposed development on the subject property as outlined, will be acceptably minimized. We do not anticipate impacts to fish habitat because of the proposed development. We advise that the recommendations in this report be incorporated into any development agreements for the subject property.

8 **REFERENCES**

- Bajc, A. F.** 1994. Quaternary Geology of the Huntsville-Penetanguishene Area, Central Ontario. Queen's Printer for Ontario. Ontario. 134 pp.
- Crins W.J., Gray P.A, Uhlig P.W.C., and Wester, M.C.** 2009. The Ecosystems of Ontario, Part 1: Ecozones and Ecoregions. Science and Information Branch Inventory, Monitoring and Assessment Section. Ministry of Natural Resources. Technical Report SIB TER IMA TR-01.
- OMNR.** 2010. Natural heritage reference manual for natural heritage policies of the provincial policy statement, 2005. Second Edition. Toronto: Queen's Printer for Ontario. 248 pp.
- Wester M.,** Banton, E., Johnson, J., Lee, H., Racey, G., and P. Uhlig. 2015. Ecosites of Ontario. Ecological Land Classification Working Group.



Legend

Ontario Base Mapping (OBM)

- Roads
- 5 m Contours

Planning Boundaries

- Subject Property
- 120 m Adjacent Lands

Natural Heritage Features - Identified by the Province

Fish Habitat (OMNRF)

- Type 1
- Type 2

Orthorectified aerial photo - spring 2018

Scale	RS Project No.	Date Last Updated	By
1:10,000	2024-021	Aug 30, 2024	JG

0 150 300 Metres

RIVERSTONE

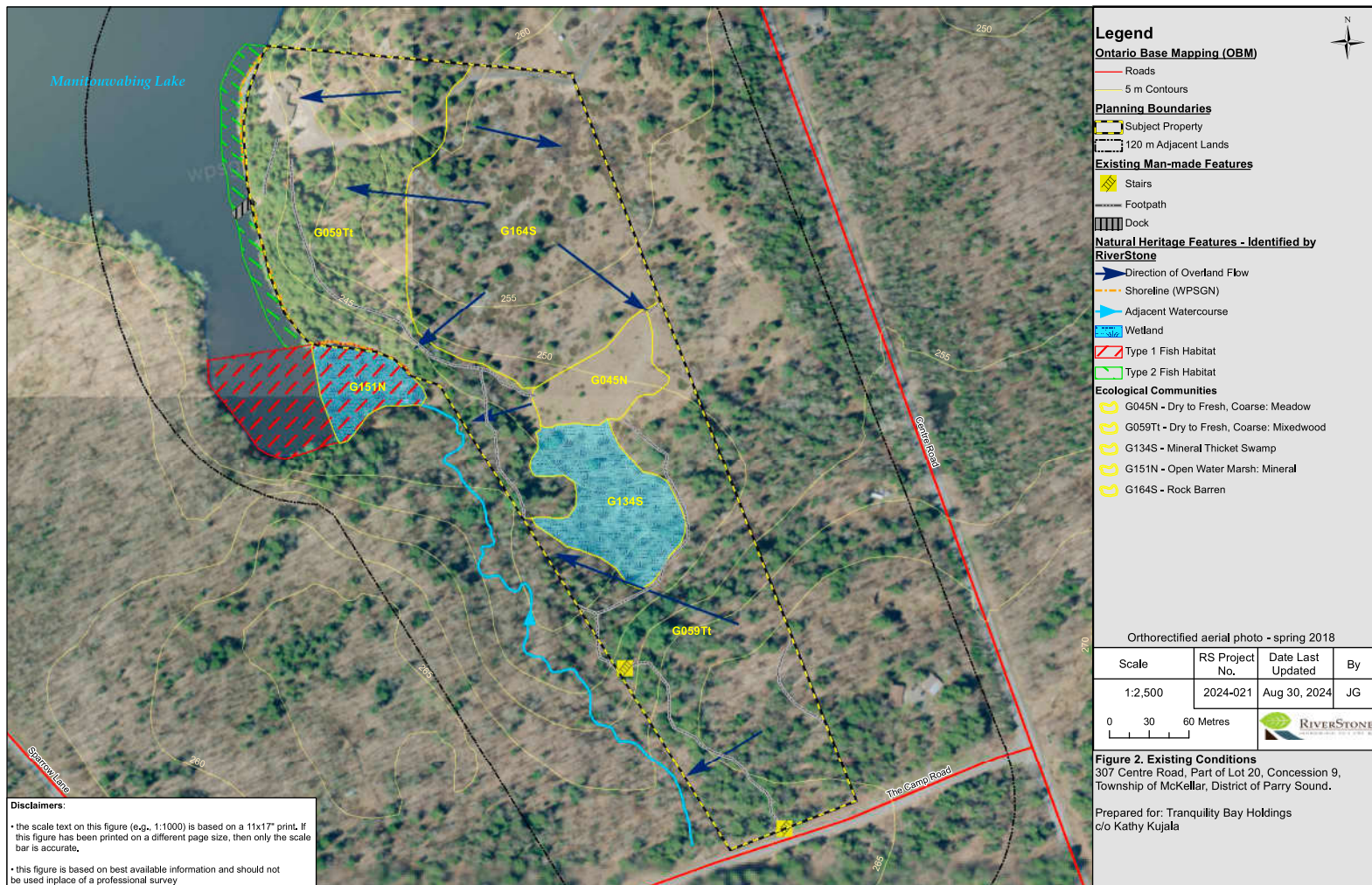
Figure 1. Location of Subject Property
 307 Centre Road, Part of Lot 20, Concession 9,
 Township of McKellar, District of Parry Sound.

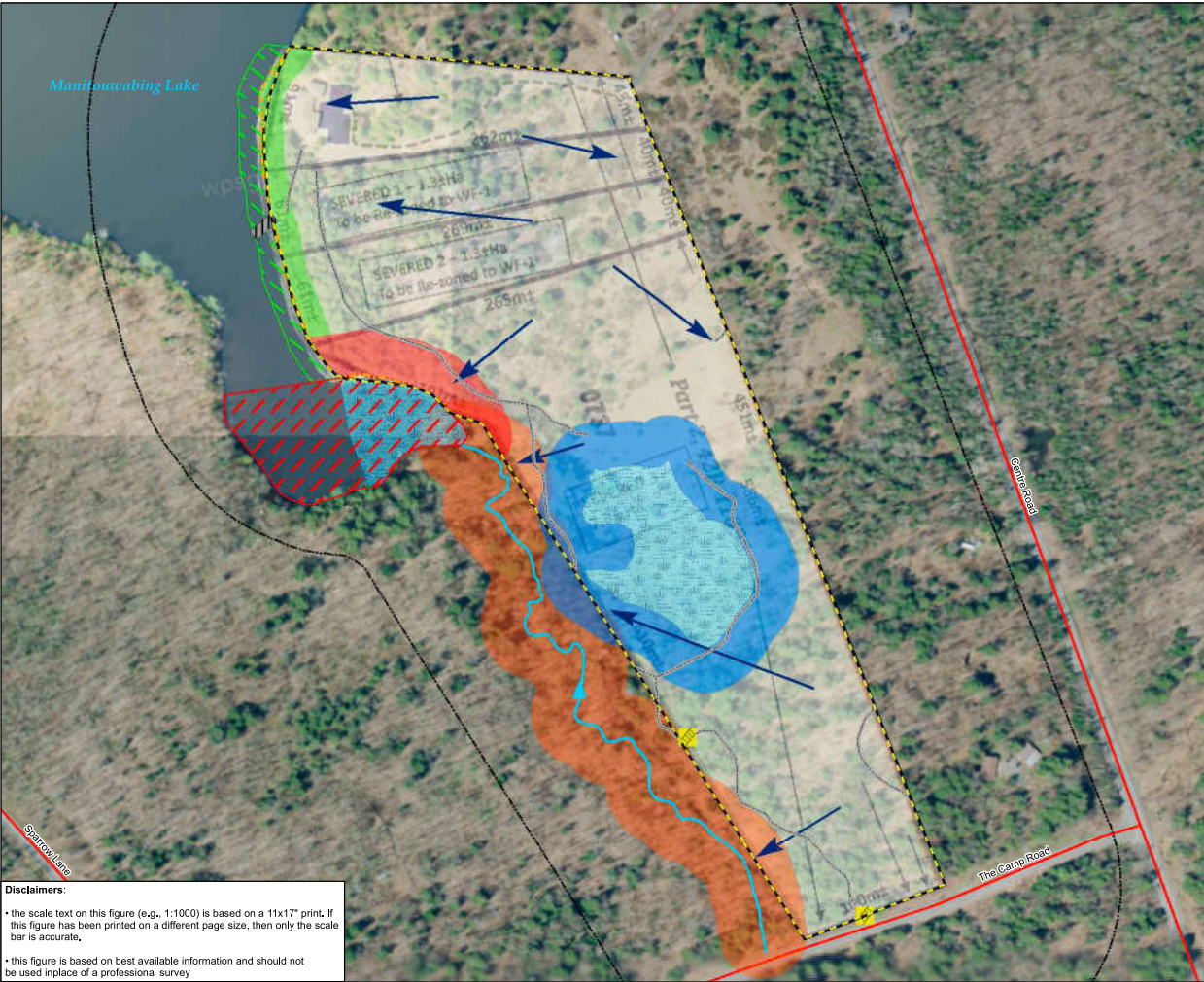
Prepared for: Tranquility Bay Holdings
 c/o Kathy Kujala

Inset: General Location of Subject Property

Disclaimers:

- the scale text on this figure (e.g., 1:1000) is based on a 11x17" print. If this figure has been printed on a different page size, then only the scale bar is accurate,
- this figure is based on best available information and should not be used in place of a professional survey





Disclaimers:

- the scale text on this figure (e.g., 1:1000) is based on a 11x17" print. If this figure has been printed on a different page size, then only the scale bar is accurate.
- this figure is based on best available information and should not be used in place of a professional survey

Legend
Ontario Base Mapping (OBM)
— Roads

Planning Boundaries
— Subject Property
— 120 m Adjacent Lands

Existing Man-made Features
▣ Stairs
— Footpath
— Dock

Natural Heritage Features - Identified by RiverStone
→ Direction of Overland Flow
— Shoreline (WPSGN)
— Adjacent Watercourse
— Wetland
▨ Type 1 Fish Habitat
▨ Type 2 Fish Habitat

Development Setbacks Required by Relevant Approval Authorities
— 30 m Shoreline Buffer (7,11,3,3,2,1 OP Consolidated, Township of McKellar, 2018)
— 15 m Shoreline Buffer (7,11,3,3,2,1 OP Consolidated, Township of McKellar, 2018)

Measures Recommended by RiverStone to Prevent and/or Reduce Impacts
— 30 m Wetland Setback
— 30 m Watercourse Setback

Proposed Development and Site Alteration

Drawing:
EJ WILLIAMS SURVEYING LTD
SKETCH FOR CONSENT
Prepared for Tranquility Bay Holdings Ltd
Jan 25/24 - Re-configure Lots
File: f3643-23

Orthorectified aerial photo - spring 2018

Scale	RS Project No.	Date Last Updated	By
1:2,500	2024-021	Aug 30, 2024	JG

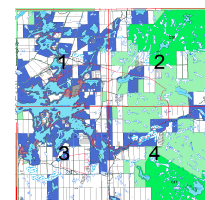
0 30 60 Metres

Figure 3. Proposed Development and Recommendations
307 Centre Road, Part of Lot 20, Concession 9, Township of McKellar, District of Parry Sound.

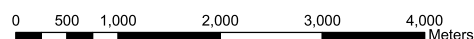
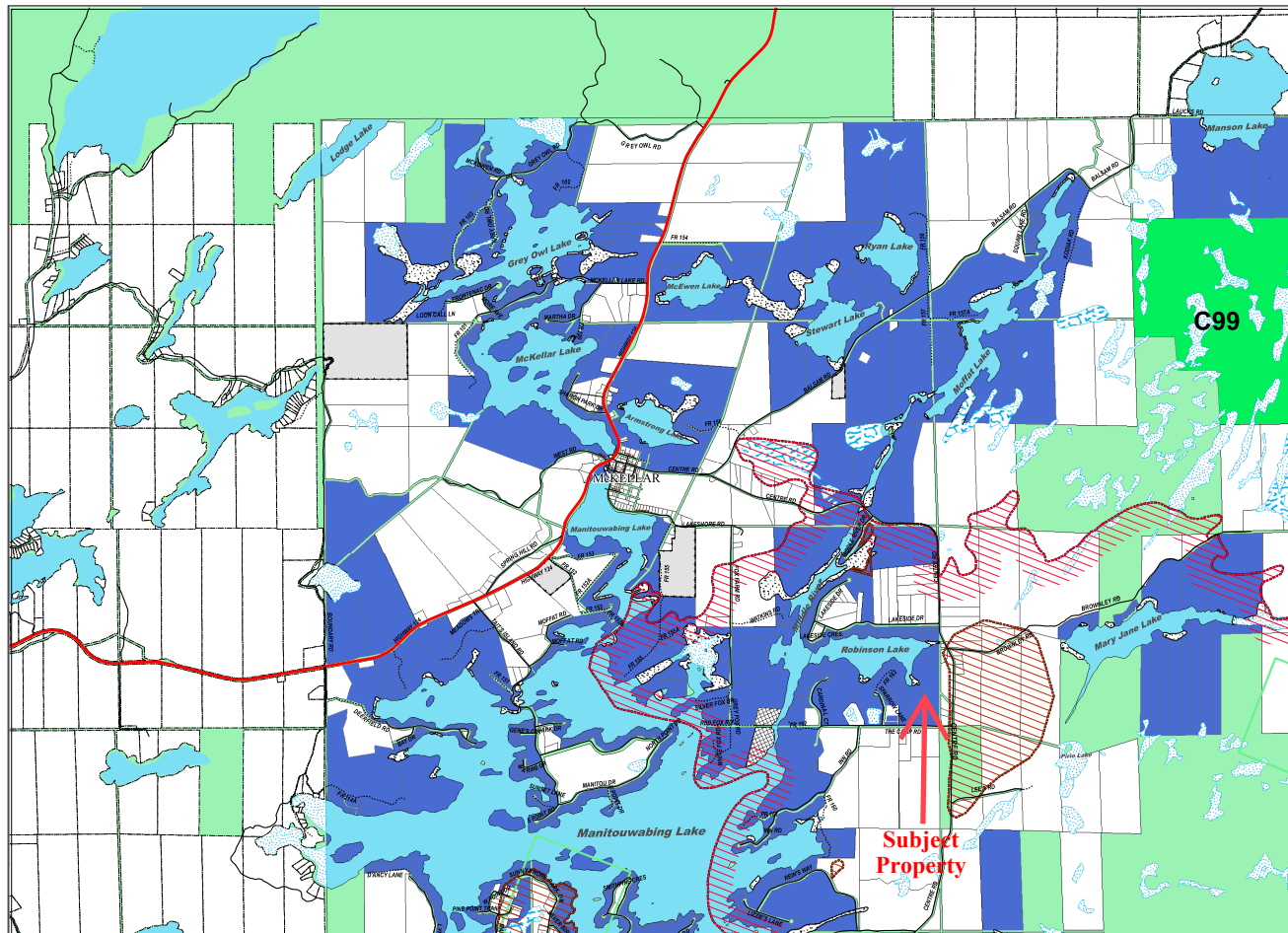
Prepared for: Tranquility Bay Holdings
c/o Kathy Kujala

Appendix 1. Property Location on Municipal Schedules



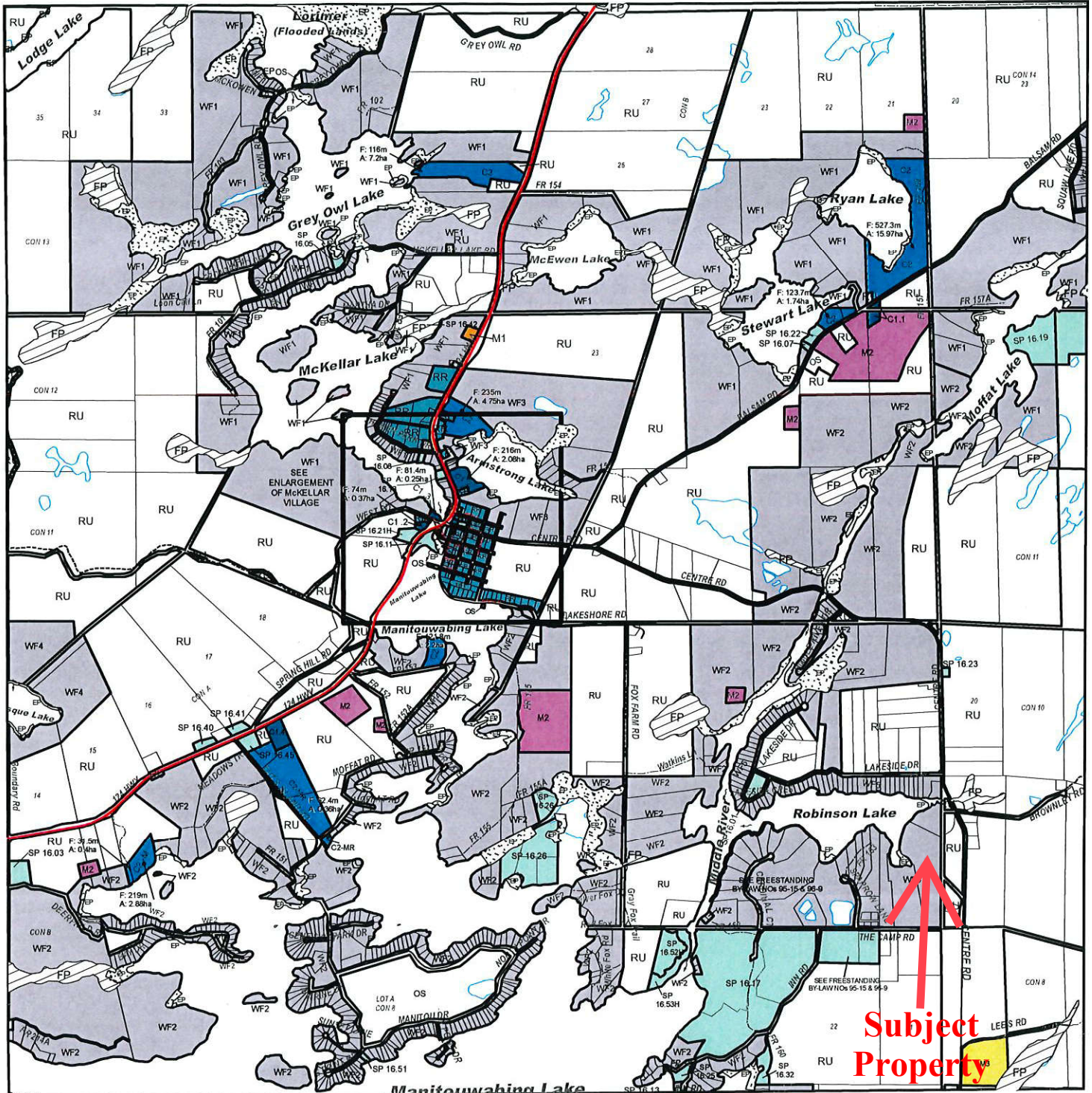


Legend	
	Municipal
	Highway
	Private
	Nesting Site
	Endangered and Threatened Species
	Deer Wintering (Stratum 1)
	Deer Wintering (Stratum 2)
	Licensed Pits/Quarries
	Flood Plain
	Environmentally Sensitive
	Type 1 Fish Habitat
	Rural
	Waterfront
	Special Policy Section 15.2
	Conservation Reserves
	Crown

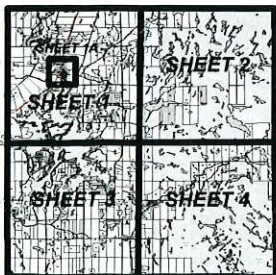


TOWNSHIP OF McKELLAR

SHEET 1 TO ZONING BY-LAW No. 95-12



**ZONING BY-LAW No. 95-12
(AS AMENDED)
TOWNSHIP OF McKELLAR**



Roads

- Year Round
- - - Seasonal
- Highway
- - - Private

Zoning Symbols

- | | |
|-------------------------|-------------------------------|
| General Commercial (C1) | Multiple Residential (RM) |
| Tourist Commercial (C2) | Rural Residential (RR) |
| Industrial (M1) | Rural (RU) |
| Industrial Pit (M2) | Special Provision (SP) |
| Landfill (M3) | Waterfront (WF) |
| Open Space (OS) | Environmental Protection (EP) |
| Flood Plain (FP) | |

Appendix 2. Select Photos from Site Visit





Photo 1. Existing dwelling on the subject property (August 22, 2024).

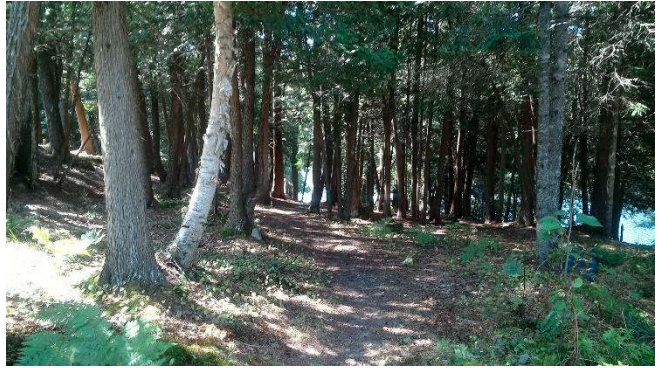


Photo 2. Hiking trail on the subject property (August 22, 2024).

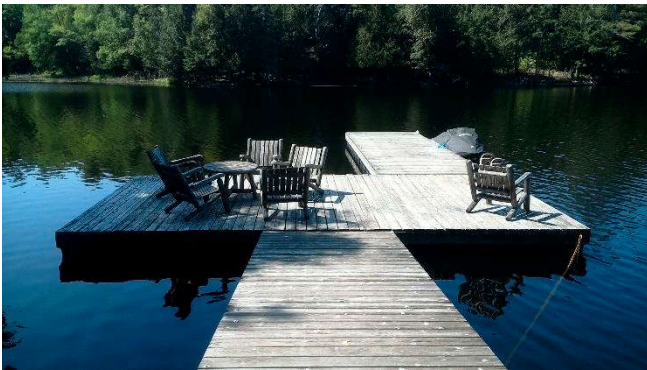


Photo 3. Existing dock on the subject property (August 22, 2024).



Photo 4. G059Tt Dry to Fresh, Coarse: Mixedwood on the subject property (August 22, 2024).



Photo 5. G045N Dry to Fresh, Coarse: Meadow on the subject property (August 22, 2024).



Photo 6. G164S Rock Barren on the subject property (August 22, 2024).



Photo 7. G134S Mineral Thicket Swamp on the subject property (August 22, 2024).



Photo 8. G151N Open Water Marsh: Mineral adjacent to the subject property (August 22, 2024).



Photo 9. Type 1 fish habitat adjacent to the subject property (August 22, 2024).



Photo 10. Type 2 fish habitat adjacent to the subject property (August 22, 2024).

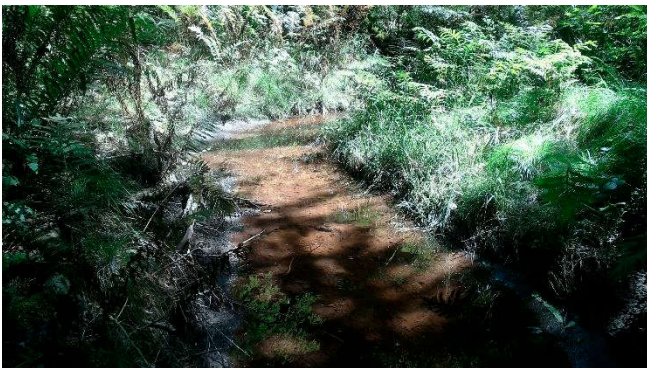
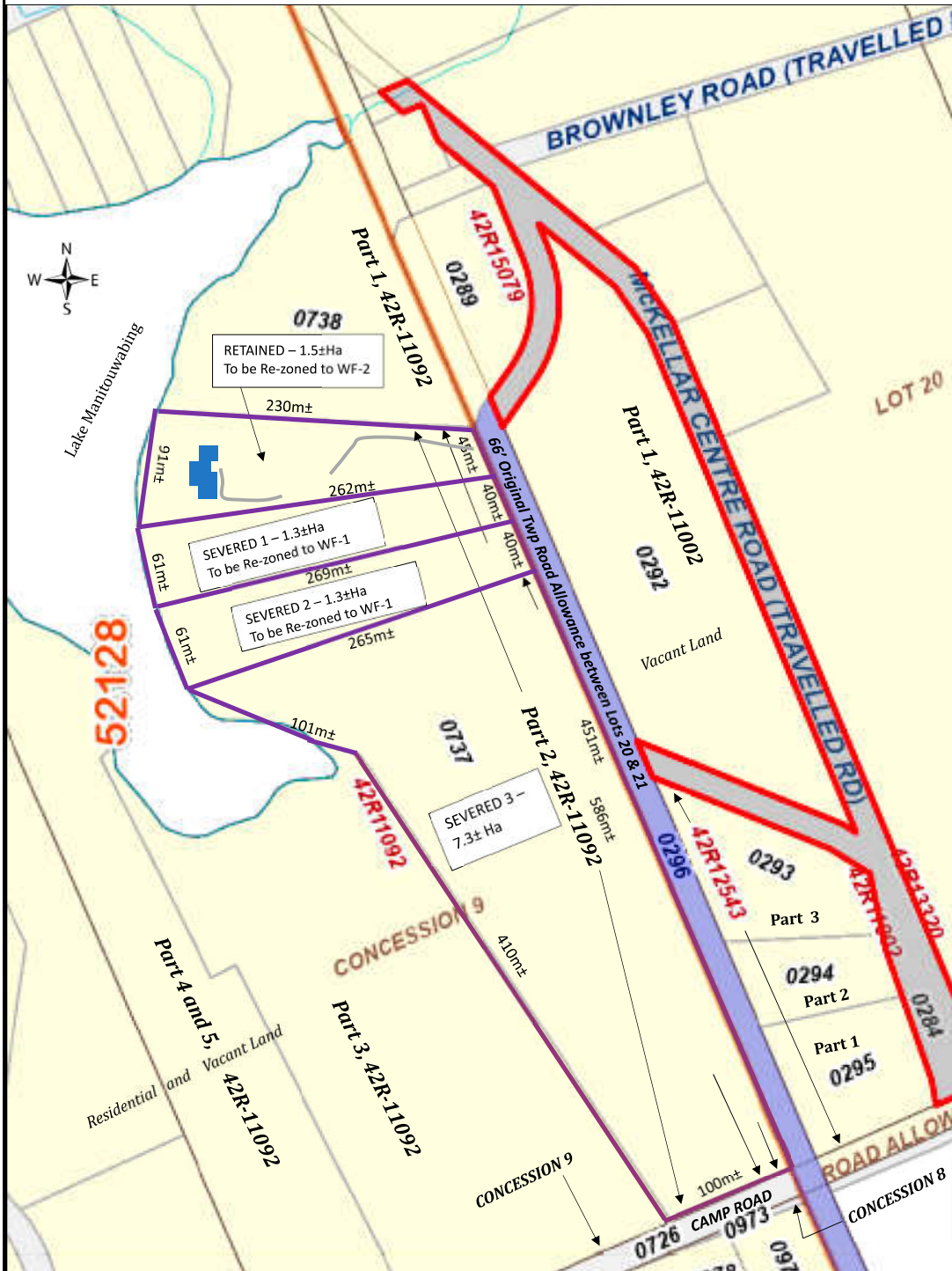


Photo 11. Permanent watercourse sampling location (August 22, 2024).

Appendix 3. Site Plan



SKETCH FOR CONSENT
Prepared for Tranquility Bay Holdings Ltd.
Scale: 1:3000 (Approximate)



LEGAL DESCRIPTION: PIN: 52128-0737 (LT); Part of Lot 20, Concession 9, Township of McKellar, District of Parry Sound; described as Part 2, 42R-11092 Municipally known as 307 Centre Road.

METRIC: Distances shown on this sketch are in metres and can be converted to feet by dividing by 0.3048. Distances and areas shown on this plan have been derived from underlying plans of survey. NO field measurement has been completed to verify accuracy.

CAUTION: This is not a plan of survey and shall be used only for the purposes indicated hereon.

ZONING: WF5; To be Re-Zoned to Retained: WF-2; Severed Lots 1 and 2: WF-1

File: f3643-23 - Tranquility Bay Holdings Ltd.

Denotes Dwelling

Denotes Approximate Location of Existing Driveway

Jan25/24	Re-Configure Lots	EJW
Dec 12/23	Released for Review	EJW
Date	Comment	Approved

EJW
WILLIAMS
SURVEYING LIMITED

ONTARIO LAND SURVEYORS
PLANNERS

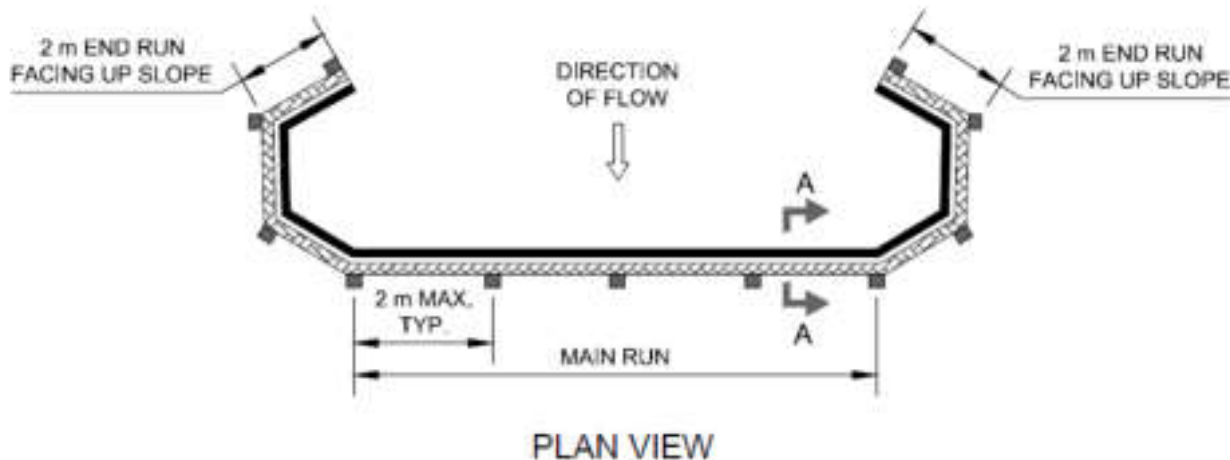
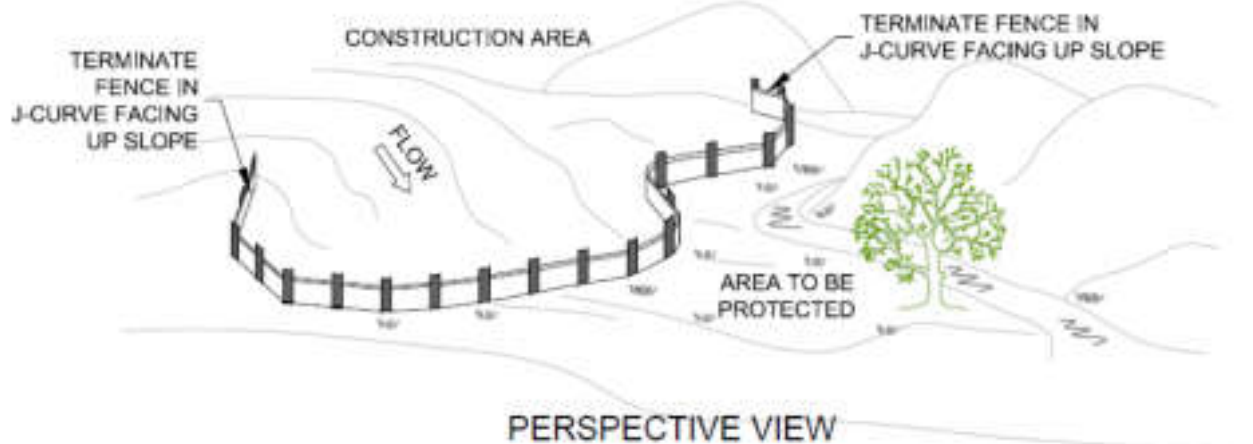
BURK'S FALLS HUNTSVILLE SOUTH RIVER

Main Office: 367 Muskoka Rd 3N P1H 1C5
Huntsville, Ontario

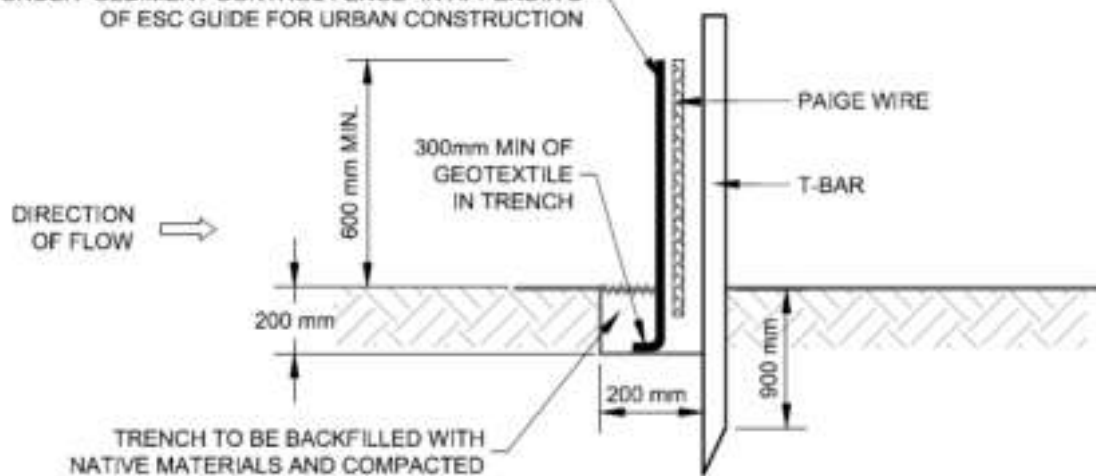
Phone: 705-789-4171
Fax: 705-789-1097

Email: info@ejwilliamsurveying.com

Appendix 4. TRCA Sediment and Erosion Control Fencing Guidelines



NON-WOVEN GEOTEXTILE FABRIC AS PER SPECIFICATIONS LISTED UNDER "SEDIMENT CONTROL FENCE" IN APPENDIX B OF ESC GUIDE FOR URBAN CONSTRUCTION



NOTE: THIS DETAIL REPRESENTS AN IDEAL SCENARIO. SITE CONDITIONS VARY AND EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE TAILORED FOR EACH SITE AND PROJECT

	TRCA ESC DESIGN DETAIL	SCALE	REV	DATE
	DRAWING TITLE	N.T.S.	1	MARCH 2019
	SEDIMENT FENCE (UNFROZEN CONDITIONS)	DWG NO 03		

DISCLAIMER: TORONTO AND REGION CONSERVATION AUTHORITY (TRCA) IS NOT LIABLE FOR INFORMATION SHOWN ON THIS DRAWING. PLEASE USE IT FOR REFERENCE ONLY.

Figure B2-3a: Design detail for sediment control fence (unfrozen conditions).

Appendix 5. DFO Measures to Protect Fish and Fish Habitat

Fisheries and Oceans Canada (DFO) Measures to Protect Fish and Fish Habitat

Adapted from <http://www.dfo-mpo.gc.ca/pnw-ppe/measures-mesures-eng.html> (Accessed September 6, 2019). Note that not all measures apply to all projects.

Comply with the fish and fish habitat protection provisions of the Fisheries Act by incorporating measures to avoid:

- causing the death of fish
- harmful alteration, disruption or destruction of fish habitat in your work, undertaking or activity

Works, undertaking or activities where impacts to fish and fish habitat can be avoided if you can follow the measures to protect fish and fish habitat include:

- clear span bridges
- bridge maintenance
- on-land mineral exploration activities
- decking repairs for docks, piers, wharves and bridges

You're responsible for reviewing the complete list of measures and implementing those that are applicable to your work, undertaking or activity. If you can't completely implement the protection measures, check if your project needs a review.

Prevent the death of fish	<p>You can prevent the death of fish by:</p> <ul style="list-style-type: none"> ○ avoiding killing fish by means other than fishing ○ avoiding using explosives in or near water ○ planning in water work, undertaking or activity to respect timing windows to protect fish, including: ○ their eggs
Maintain riparian vegetation	<p>Measures to maintain riparian vegetation include:</p> <ul style="list-style-type: none"> ○ maintaining an undisturbed vegetated buffer zone between areas of on-land activity and the high water mark of any water body ○ using existing trails, roads or cut lines wherever possible ○ avoiding tree removal ○ using methods to prevent soil compaction, such as swamp mats or pads ○ maintaining an undisturbed vegetated buffer zone between areas of on-land activity and the high water mark of any water body ○ using existing trails, roads or cut lines wherever possible ○ avoiding tree removal
	<p>You can prevent the harmful alteration, disruption or destruction of fish habitat by avoiding:</p>

Carry out works, undertakings and activities on land	<ul style="list-style-type: none"> ○ placing fill or other temporary or permanent structures below the high water mark ○ fording of the watercourse ○ disturbing or removing materials from the banks, shoreline or waterbody bed, such as: <ul style="list-style-type: none"> ○ sand ○ rocks ○ aquatic vegetation ○ natural wood debris ○ building structures in areas that: <ul style="list-style-type: none"> ○ may result in erosion and/or scouring of the stream bed or banks ○ are inherently unstable, like: bends <ul style="list-style-type: none"> ○ meanders ○ floodplains ○ alluvial fans ○ braided streams
Maintain fish passage	<p>Maintain fish passage by avoiding:</p> <ul style="list-style-type: none"> ○ changing flow or water level ○ obstructing or interfering with the movement and migration of fish
Ensure proper sediment control	<p>Ensure proper sediment and erosion control by:</p> <ul style="list-style-type: none"> ○ avoiding introducing sediment in the water, like: <ul style="list-style-type: none"> ○ silts ○ clays ○ sands ○ developing and implementing an erosion and sediment control plan <ul style="list-style-type: none"> ○ stalling effective erosion and sediment control measures to stabilize all erodible and exposed areas ○ regularly inspecting and maintaining the erosion and sediment control measures during all phases of the project ○ keeping the erosion and sediment control measures in place until all disturbed ground has been permanently stabilized ○ installing settling basin and/or filtration system for water flowing onto the site and water being pumped or diverted from the site, including: <ul style="list-style-type: none"> ○ holding back runoff water until suspended sediment has resettled in the settling basin and runoff water is clear ○ dewatering gradually to prevent sediment resuspension and bank destabilization ○ disposing of and stabilizing all excavated material above the high water mark or top of bank of nearby

waterbodies and ensuring sediment re-entry to the watercourse is prevented

- heeding weather advisories and scheduling work to avoid wet, windy and rainy periods that may result in high flow volumes and/ or increase erosion and sedimentation
- regularly monitoring the watercourse for signs of sedimentation during all phases of the work, undertaking or activity and taking corrective action if required
- regularly monitoring the watercourse for signs of sedimentation during all phases of the work, undertaking or activity and taking corrective action if required
- using biodegradable erosion and sediment control materials whenever possible and removing all exposed non-biodegradable erosion and sediment control materials once site is stabilized
- operating machinery on land in stable dry areas
- stopping work and containing sediment-laden water to prevent dispersal
- installing temporary clear span bridges to accommodate expected high water flows and to not damage erodible banks
- limiting the impacts to stream or shoreline banks

Prevent entry of deleterious substances in water

- avoiding depositing any deleterious substances in the watercourse
 - developing a response plan to be implemented immediately in the event of a spill of a deleterious substance
 - keeping an emergency spill kit on site
 - stopping work and containing deleterious substances to prevent dispersal
 - reporting any spills of sewage, oil, fuel or other deleterious material whether near or directly into a water body
 - ensuring clean-up measures are suitably applied so as not to result in further alteration of the bed and/or banks of the watercourse
 - cleaning up and appropriately disposing of the deleterious substances
 - planning activities near water such that materials and chemicals don't enter the watercourse, including:
 - grout
 - paint
 - primers
 - degreasers
-

-
- rust solvents
 - poured concrete
 - blasting abrasives
 - or other chemicals
 - maintaining all machinery on site in a clean condition and free of fluid leaks to prevent any deleterious substances from entering the water
 - washing, refueling and servicing machinery and store fuel and other materials for the machinery in such a way as to prevent any deleterious substances from entering the water
 - disposing all waste materials (including construction, demolition, excavation, commercial logging) above the high water mark of nearby waterbodies to prevent entry
 - ensuring that building material used in a watercourse is handled and treated in a manner to prevent the release or leaching of substances into the water that may be deleterious to fish
-

Measures to Protect Fish and Fish Habitat for Dock & Boathouse Construction

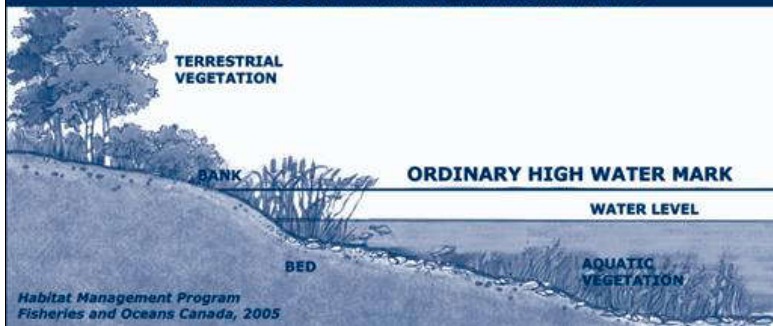
1. The construction of boathouses above the HWM is strongly encouraged in order to minimize impacts to fish habitat.
2. Floating, cantilever and post docks, and marine railways on posts for boathouse access, can be installed at any time.
3. No temporary or permanent increase in existing footprint below the high water mark.
4. Construct cribs in an open-faced manner and fill with large rocks that provide crevices for fish and other small organisms. Leave enough space between cribs (two metres) and locate them at least two metres from the HWM to allow near shore water to circulate.
5. Do not take materials (e.g., rock, logs) to build the dock from the shoreline, from below the HWM or from any water body.
6. Use untreated materials (e.g. cedar, tamarack, hemlock, rocks, plastic, etc.) as supports for dock structures that will be submerged in water. Treated lumber may contain compounds that can be released into the water and become toxic to the aquatic environment.
7. Use only treated lumber that is environmentally friendly for dock structures that are above water. Consult your local lumber supply company.
8. Cut, seal and stain all lumber away from the water using only environmentally-friendly stains (see definition below). All sealed and stained lumber should be completely dry before being used near water.
9. Ensure plastic barrel floats are free of chemicals inside and outside of the barrel before they are placed in water.
10. If a concrete abutment is needed to secure your dock to land install it entirely on land, above the HWM. The concrete is to be pre-cast and cured away from the water before use to prevent seepage of potentially toxic substances into the water body.
11. Maintain an undisturbed vegetated riparian zone between areas of on-land activity and the High Water Mark of any water body.
 - 11.1. Use existing trails, roads or cut lines wherever possible.
 - 11.2. Avoid tree removal.
 - 11.3. Use methods to prevent substrate compaction (e.g., swamp mats, pads).
12. Limit impacts on riparian vegetation to those approved for the work, undertaking or activity.
 - 12.1. Limit access to banks or areas adjacent to waterbodies.
 - 12.2. Prune or top the vegetation instead of grubbing/uprooting.
 - 12.3. Limit grubbing on watercourse banks to the area required for the footprint of works, undertaking or activity.
 - 12.4. Construct access points and approaches perpendicular to the watercourse or waterbody.
 - 12.5. Remove vegetation or species selectively and in phases.
 - 12.6. Vegetate any disturbed areas by planting and seeding preferably with native trees, shrubs or grasses and cover such areas with mulch to prevent erosion and to help seeds germinate. If there is insufficient time remaining in the growing season, the site should be stabilized (e.g., cover exposed areas with erosion control blankets to keep the soil in place and prevent erosion) and vegetated the following spring.

13. Salvage, reinstate or match habitat structure (e.g., large wood debris, boulders, instream aquatic vegetation/substrate) to its initial state.
14. Replace/restore any other disturbed habitat features and remediate any areas impacted by the work, undertaking or activity.
15. Time the installation of crib docks to prevent disruption of sensitive fish life stages by adhering to appropriate fisheries timing windows. Timing windows can be found at <https://www.dfo-mpo.gc.ca/pnw-ppe/timing-periodes/index-eng.html>.
16. Develop and implement an Erosion and Sediment Control Plan to minimize sedimentation of the waterbody during all phases of the work, undertaking or activity.
 - 16.1. Inspect and maintain regularly the erosion and sediment control measures and structures during all phases of the project.
 - 16.2. Use biodegradable erosion and sediment control materials whenever possible.
 - 16.3. Remove all exposed non-biodegradable sediment control materials once site has been stabilized.
 - 16.4. Operate machinery on land, or from barges or on ice.
 - 16.5. Use methods to prevent substrate compaction (e.g., swamp mats, pads).
17. Do not deposit any deleterious substances in the water.
18. Develop and implement a response plan to avoid a spill of deleterious substances.
 - 18.1. Stop work, contain sediment-laden water and other deleterious substances and prevent their further migration into the watercourse.
 - 18.2. Keep an emergency spill kit on site during the work, undertaking or activity.
 - 18.3. Report any spills of sewage, oil, fuel or other deleterious material, whether near or directly into a water body.
 - 18.4. Ensure clean-up measures are suitably applied so as not to result in further alteration of the bed and/or banks of the watercourse or waterbody.
 - 18.5. Clean-up and appropriately dispose of the sediment-laden water and deleterious substances
 - 18.6. Plan activities near water such that materials such as paint, primers, blasting abrasives, rust solvents, degreasers, grout, poured concrete or other chemicals do not enter the watercourse.
 - 18.7. Maintain all machinery on site in a clean condition and free of fluid leaks.
 - 18.8. Wash, refuel and service machinery and store fuel and other materials for the machinery in such a way as to prevent any deleterious substances from entering the water.
 - 18.9. Dispose all construction, demolition or commercial logging materials waste above the high water mark of nearby waterbodies to prevent re-entry.

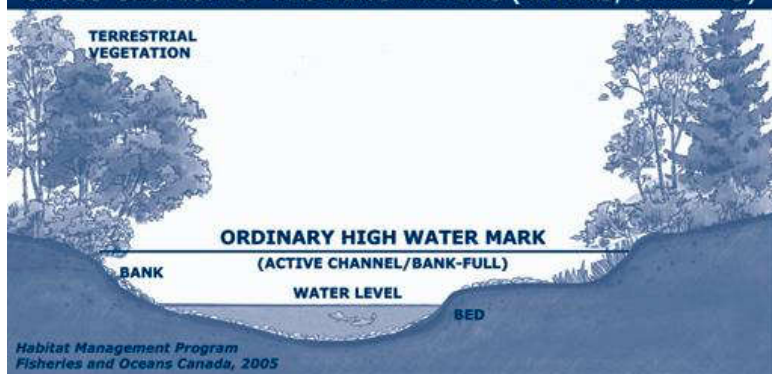
Ordinary high water mark (HWM) – The usual or average level to which a body of water rises at its highest point and remains for sufficient time so as to change the characteristics of the land. In flowing waters (rivers, streams) this refers to the “active channel/bank-full level” which is often the 1:2 year flood flow return level. In inland lakes, wetlands or marine environments it refers to those parts of the water body bed and banks that are frequently flooded by water so as to leave a mark on the land and where the natural vegetation changes from predominately aquatic vegetation to terrestrial vegetation (excepting water tolerant species). For reservoirs this refers to normal high operating levels (Full Supply Level).

For the Great Lakes this refers to the 80th percentile elevation above chart datum as described in DFO’s *Fish Habitat and Determining the High Water Mark on Lakes*.

CROSS-SECTION OF INLAND LAKES, WETLANDS OR MARINE ENVIRONMENTS



CROSS-SECTION OF FLOWING WATERS (RIVERS, STREAMS)



District of Parry Sound West (Belvedere Heights)
Board of Management Meeting
Wednesday, October 22, 2025, 0900 hr
Zoom meeting

Directors Present (voting): Joe Beleskey
Don Carmichael, Secretary/Treasurer
Gail Finnson
Pamela Wing, Chair
Debbie Zulak

Director Regrets: Paul Borneman, Vice Chair
Cheryl Ward

Staff Attending (non voting): Tessa Gardner, Financial Analyst
John Vanderhorst, Environmental Services Manager
Linda Taylor, CSS Program Manager

8.1 **Call to Order:** The Board Chair called the meeting to order at 9:02 am

2.0 **Confirmation of Quorum:** A quorum was achieved.

3.0 **Conflict of Interest:** No conflicts were declared.

4.0 **Land Acknowledgement** –

Board Chair noted that this will be revised to be more succinct and better serve its purpose.

5.0 **Approval of Agenda:**

BH#-71/25

Moved by G. Finnson seconded by D. Zulak that be it resolved that the Board of Management accepts the agenda.

Carried.

6.0 **Approval of Minutes:**

BH#-72/25

Moved by J. Beleskey, seconded by G. Finnson that be it resolved that the minutes of the Board of Management meetings held August 27, 2025, be approved.

Carried.

7.0 Financial Reports:

#BH-73/25

Moved by G. Finnson, seconded by D. Carmichael that the financial reports, CSS report and life lease report be received.

Carried.

7.1 Finance Update – T.Gardner

- Tessa noted that we received an unbudgeted \$540,000 in local priorities funding that must be spent on resident care by March 31, 2026. Clarification required if there are specified programs for these funds.
- Belvedere continues to run an operating surplus: \$467,320 as of Sept. 2025
- Levy allocation is now entirely to the accommodation envelope (which will see relief with the economy of scale when the 22 new beds are in operation)
- As of Sep. 2025, the total capital build cost is 2.7 million (out of total 11.5 million)

8.0 Standing Items:

8.1 Building Update – J. Vanderhorst

- **Life Lease Area:**

- The front entrance will be closed for two days next week (Monday/Tuesday) for floor pouring.
- Helen is organizing an appreciation dinner for Life Lease residents mid-November.
- Heat and cooling will be temporarily shut off next week in the Life Lease area for equipment movement, coordinated to ensure minimal inconvenience.
- **DMC Construction Error:** DMC was billed \$4,200 by RTP for an unauthorized cooling system shutdown during a heatwave. John Vanderhorst confirmed DMC is generally a good subcontractor.

- **New Admin Area (Old CSS Area):**

- On schedule for mid-December possession.
- Drywalling, painting, and floor grinding are underway. The vestibule is being framed, and new windows will be installed.
- A board tour will be arranged post-occupancy.

- **Exterior Expansion:**

- The outer foundation is completed.
- Concrete pouring for the floor is scheduled for next week.
- Structural steel framing is expected in December/January.

- The building will not be enclosed before snow, but the contractor has a winter work plan to avoid delays.
- **Parking Lot & Willow Patio:** These will be completed next year due to winter conditions.
- **Occupancy Plan:** Mid-December, movers are booked for a two-day move from upstairs to downstairs for the admin area. This includes moving the server room, requiring IT coordination.
- **Nurse Call System:** Simtel was selected, and wire work for installation will begin next week to replace the old system, which recently experienced a water damage scare.
- **PSW Program:** The program will resume at Belvedere on January 5th, 2025, in the education room, which is currently being prepared, avoiding a mid-year delay.

8.2 **Community Support Services Report: L. Taylor**

- **Financials:** The program is carrying a small deficit but is being managed with year-end planning.
- **Senior Connect:** Funding for this program ended in October.
- **Transportation Program:** A conversation is planned with the Town of Parry Sound for gas tax support for the transportation program, especially with added transportation in Parry Sound.
- **Vehicles:** The vehicle fleet is aging, and a plan for replacement needs to be developed.
- **Ontario Health North Funding:** Concern was raised about only receiving a 0.6% funding increase instead of 3%, impacting program affordability. Linda will investigate applying for surplus ministry funds, a strategy that worked last year.
- **Carling Exercise Group:** A "community development hiccup" was noted, which Linda will discuss with Pam Wing offline.
- Linda was asked about applying for surplus ministry funds again this year, and she confirmed she would investigate submitting a proposal.

8.3 West Parry Sound Ontario Health Team Update: (none)

9.0 Matters Arising:

10.0 New Business:

10.1 Whitestone refusal to return \$42,850 to support new build

Item will be discussed in closed session.

10.2 Owners' meeting to discuss 25-year IO new build debenture

Pam will meet with individual municipalities to discuss their ability and willingness to take on additional percentage share of the debenture

12.0 **Other Reports**

12.1 Chair Report

- Joel Pennant's position as administrator ended during the first three months of the probation period as of Sep. 29th. Deborah Randall-Wood has been appointed administrator on an interim basis while Maxwell resume the executive search.

12.2 Administrators Report

- Deborah has addressed the concerns of the MLTC regarding are failure to comply with an order. In addition, she has also had to satisfactorily address a complaint to Ontario Health about our timely response to family member inquiries and other agencies
- Clayton has worked diligently to have 83% of residents vaccinated for COVID and 89% of residents for the flu vaccine.

13.0 Correspondence (none)

14.0 Closed Session

**District of Parry Sound West (Belvedere Heights)
Board of Management Meeting
Wednesday, November 26, 2025, 1130 hr
In person, Belvedere fireside lounge**

Directors Present (voting): Joe Beleskey
Paul Borneman, Vice Chair
Don Carmichael, Secretary/Treasurer
Gail Finnson
Pamela Wing, Chair
Debbie Zulak
Cheryl Ward

Director Regrets:

Staff Attending (non voting): Deborah Randall Wood, Administrator
John Vanderhorst, Environmental Services Manager

1.0 Call to Order: The Board Chair called the meeting to order at 11:37.

2.0 Confirmation of Quorum: A quorum was achieved. C. Ward joined meeting at noon.

3.0 Conflict of Interest: No conflicts were declared.

4.0 Land Acknowledgement

We will begin this Board Meeting by acknowledging that we are meeting on the aboriginal lands of the Ojibiwa/Chippewa peoples. We recognize and deeply appreciate their historic connection to this place. We also recognize the contributions of Métis, Inuit, and other Indigenous peoples have made to the stewardship of these lands.

5.0 Approval of Agenda:

BH#-78/25

Moved by G. Finnson seconded by P. Borneman that be it resolved that the Board of Management accepts the amended agenda.

Carried.

6.0 Approval of Minutes:

BH#-79/25

Moved by J. Beleskey, seconded by G. Finnson that be it resolved that the minutes of the Board of Management meetings held October 22, 2025, be approved.

Carried.

7.0 Financial Reports:

#BH-80/25

Moved by P. Borneman, seconded by C. Ward that the financial reports, CSS report and life lease report be received.

Carried.

7.1 Finance Update – D. Carmichael

- New financial summary for year-to-date vs. budget and year-end projected was presented.
- Belvedere continues to run an operating surplus: \$424,611 as of Oct. 2025
- Year-end projection: total of \$12.5M expense, compared with \$12.9M budget for surplus of \$454,655.
- \$2.9M cash on hand with total assets of \$3.3M. Total liabilities of \$1.45M. Current ratio is 2.34 dollars available for every \$1 of expense. A \$1M reduction in cash on hand would still leave a 1.6 current ratio.
- 2026 budget to be finalized by 1st week of dec. **NEXT BOARD MEETING: Wed. Dec 17th @ 10:00,** in person, fireside lounge, belvedere.

8.0 Standing Items:

8.1 Building Update – J. Vanderhorst

- **Structural Steel:**
 - Crane onsite this week. Steel is being put in place from the truck, bypassing staging. Helen is organizing an appreciation dinner for Life Lease residents today, Nov. 26th
- **Life Lease :**
 - Helen is organizing an appreciation dinner for Life Lease residents today, Nov. 26th
- **New Admin Area (Old CSS Area):**
 - On schedule for mid-December possession.
 - Drywalling, painting, to be completed next week. New vestibule will be completed as well
- **First Floor:**
 - Preparation for hoarding and insulation will begin next week.
 - Fireside lounge will be available for one last Christmas before construction begins early in 2026
 - As noted, the building will not be enclosed before snow, but the contractor has a winter work plan to avoid delays.
- **Nurse Call System:** wiring has begun in Willow, Pine and Oak will follow for installation next month.
- **Information Technology:** The issues with cabling, fibre optics, networking and cameras has been resolved. Near North Business machines will provide equipment and install fibre, network drops and cameras. An I/T consultant was needed rather than an electrical contractor to ensure that all of the existing users would not be impacted by moving the computer room from first floor to level 0.
- 10 new computers to be installed this week on nursing stations

- **Phase 1 move:** Level 0 will be ready for the move as of Dec 15th. Movers will be on site Nov 16th and 17th to move the admin and neighbouring areas from first floor to new gigs on level 0.

8.2 Community Support Services Report: no verbal report

8.3 West Parry Sound Ontario Health Team Update:

Deborah will be meeting with Ellen to discuss the role of Belvedere staff and delegates on the various committees. A revised draft of CDMA as tabled. There was discussion around the need for consensus voting so that members with financial liability are not outvoted by those voting members with no liability. The next version of the CDMA will be presented to boards of the member organizations.

9.0 Matters Arising: none

10.0 New Business:

10.1 Replace carpets with hardwood flooring in remaining areas of 101 bed home.

#BH-81/25

Moved by C. Ward, seconded by P. Borneman to authorize up to \$400,000 from reserves to replace all carpets in residential home areas with hardwood flooring.

Carried.

11.0 Other Reports

11.1 Chair Report

- The residents have recommended that the new 22 bed home area be named Birch.

#BH-82/25

- Moved by D. Zulak, seconded by J. Beleskey to accept the recommendation and approve BIRCH as the name of the new 22 bed resident home area.

Carried.

- Newspaper reporter Julian Chaves will write a story on the new build. It was suggested that he note it is municipally owned by the rate payers.

11.2 Administrators Report

- Deborah took the board on a tour of a newly installed interactive entertainment and educational computer known as Abby, recently installed on Pine home – an instant hit with the residents.
- Nursing continues to provide excellent care. There is an ongoing unmet need for training and skills enhancement that will be addressed in part by the addition of a full-time staff (funded within the existing budget)
- Admin support services is also under review
- Concerns have been raised around ongoing critical incidents, injuries, WSIB claims, resident council complaints. Temporary consultants will be assisting senior nursing leadership to better understand address these concerns.

13.0 Correspondence (none)

14.0 Closed Session

TOWNSHIP OF McKELLAR RECREATION COMMITTEE – MINUTES

Thursday November 27, 2025, 4:00 p.m.

McKellar Community Centre

PRESENT IN PERSON: Dinah Ryeland-Brown, Phil Jefkins, Morley Haskim, Terry Lacey, Judy Ryeland, Steve Walmsley **PRESENT VIA ZOOM:** Kathy Deguara, Francis Deguara **ABSENT:** Michelle Dimmick

CALLED TO ORDER: 4:00 p.m.

APPROVAL OF THE MINUTES: T. Lacey and seconded by J. Ryeland that the Recreation Committee of the Township of McKellar does hereby accept the minutes of the Oct 23, 2025, meeting. **Motion Carried (25-49).**

ADDITIONS TO THE AGENDA: Added to New Business - I. Muller email re: Canasta at the Community Centre. Under New Business, Items **2** to **6** to be grouped into one item being **#2**.

APPROVAL OF THE AGENDA: Moved by S. Walmsley and seconded by T. Lacey that the Recreation Committee of the Township of McKellar does hereby accept the agenda for the October 23, 2025, meeting. **Motion Carried (25-50).**

DECLARATION OF CONFLICT OF INTEREST: None

VISITORS: None

CORRESPONDENCE RECEIVED: Email from Ingrid Muller re: Canasta at the Community Centre

REPORTS OF MEMBERS:

1. **Pickleball:** This activity continues to be popular, with newer members taking advantage of the times allotted for beginner players. The floor lines need to be redone, as well, there are about forty (40) balls in stock.
2. **Badminton:** This activity continues as always, occurring Monday evenings. Popularity is increasing as the number of participants has seen an increase.
3. **Trick or Trunk - 6pm Oct 25, 2025:** The attendance for this year was down from last year possibly due to the number of events scheduled throughout the area that weekend. Vehicle numbers were low and approximately sixty (60) children participated in the event. The other independent activities, Library dance and Broadbent Haunted walk, went well too.
4. **Recent MLCA Board Meeting - Oct 18, 2025:** P. Jefkins reported that the MLCA will

donate \$200 for children's presents. The MLCA will also pay for the cost of an Elf costume for the upcoming Kids Christmas Party on Dec 12, 2025.

NEW BUSINESS:

1. **Parry Sound Singers - Dec 6, 2025:** This group will look after the set up of their risers and keyboard, as well as handle donations which will be shared with Harvest Share and the Salvation Army.
2. **Kids Christmas Party - 5:30pm Dec 12, 2025:** Posters for the party have been distributed and posted throughout the area. Thanks to K. Deguara for organizing and picking up gifts for the children. The Rec Committee now owns a Santa Suit and two Elf costumes. The Committee will have popcorn, pop, juice, water and coffee available. The Lions' Club will have candy to hand out. Set up for the event will occur at 4 pm.
3. **Township Facilities Rental Agreement:** A new form has been developed by the Township for use of facilities. Please familiarize yourself with this new form. At the January meeting the Rec Committee will set dates for the year's activities and submit required paperwork.
4. **Portable Roll-Up Free Standing Sign:** Inquiries have been made to The Xzibit Group for a portable roll-up free standing sign that can be displayed during Rec Committee events. The hardware will be donated however there is a cost associated with the graphics. Moved by K.Deguara and seconded by S. Walmsley that the McKellar Rec Committee inquire and order a portable roll up free standing sign from The Xzibit Group for \$300. **Motion Carried (25-51)** Discussion about smaller signs for sponsors and supporters of the Rec Committee also occurred. These will be looked after in house.
5. **Food Handlers Safety Course:** F. Deguara and S. Walmsley have volunteered to take the online Food Handler Certificate Course (Valid 5 yrs.). Moved by J. Ryeland and Seconded by T. Lacey to have two people certified and their costs covered for the Food Handler Certificate. **Motion Carried (25-52)**
6. **Canasta at the Community Centre:** The Rec Committee received a message from a McKellar resident, I. Muller, requesting the Committee endorse Canasta to be played at the Community Centre. The Committee feels this is a great opportunity for another avenue of community building. Inquiries will be made with the office to discuss availability.
7. **Donations Bucket:** J. Ryeland will look into options available for a clearly labeled and secure canister for donations during various events.
8. **Volunteer List:** A copy of the revised volunteer list was distributed to the group and some names are still under review.

Next Meeting: January 15, 2026, 4 pm**Adjournment:** Moved by T. Lacey and seconded by S. Walmsley that the Recreation Committee of the Township of McKellar does hereby adjourn at 5:30 p.m. **Motion Carried (25-53).**

LAKE STEWARDSHIP AND ENVIRONMENTAL COMMITTEE OF MCKELLAR TOWNSHIP

Draft Minutes

Thursday November 20, 2025

ZOOM MEETING

† Educational resources posted by this committee are available on the Township of McKellar Website here:

<https://www.mckellar.ca/en/township-services/resources/Links-to-YouTube-Videos.pdf>

Our Facebook page is located at <https://www.facebook.com/profile.php?id=61565497380905&mibextid=ZbWKwL>

Item	Time	Please note: These are ongoing agenda items. Only items marked with an * will be discussed at the next meeting.
1.		<p>Land Acknowledgement:</p> <p>In the spirit of reconciliation and co-operation, we wish to acknowledge that the land on which we gather is the traditional territory of the Anishinaabe and Mississauga people. Its boundaries fall within the Robinson-Huron Treaty of 1850 and the Williams Treaty of 1923. We are grateful to live here, and we thank all the generations of people who have taken care of this land for thousands of years. To honour the suffering of Indigenous people and the love and wisdom they have carried for thousands of years, we pledge to work in community and harmony with each other and the environment we inhabit and work towards Truth and Reconciliation.</p>
2.		<p>Roll Call: Tony Best (X); Ross Crockford (X); Peter Duffey (no); Jennifer Ghent-Fuller (X) ; Carl Mitchell (no); Nick Ryeland (X); Rick Speers (X); Rob Gibson (X)</p> <p>We need 5 committee members to have a quorum (yes)</p> <p>Does anyone have a declaration of pecuniary and/or personal interest and general nature thereof? no</p>
3.1		<p>Motion to accept the minutes of October 16, 2025. (attached)</p> <p>Moved: Rick Seconded: Ross</p> <p>Amendment:</p> <p>Approved with () without (X) Amendment :</p>
3.2		<p>Would any committee member like to add any item to the agenda? Info: MLCA may conduct more environmental projects</p> <p>Motion to accept the agenda: Moved: Rick Seconded: Ross, Accepted</p>
3.3		<p>Strategic Planning - Does anyone have any environmental issues they would like to discuss?</p> <p>October 16 -Also, there have been a number of mentions in the news recently about water contamination by PFA's – we should look into how to test for this (see attached)</p>
4. Goals		<p>General Updates on Current Issues.</p> <p>NOTE: Numbers have been changed to reflect deleted items.</p>
4.1		<p>Waterfront/Shoreline Protection</p> <p>November 20</p> <ol style="list-style-type: none"> 1. MLCA feels that addressing the wake boat issue should be handled by the Township, as Federal Legislation requires this, but they are willing to conduct a survey, collect information, and promote education 2. FOCA has put the Chair in touch with the "Wake Coalition" organized by SQL. Nick and Tony are interested in helping. 3. Ross attempted to find out the origin/author of 7.1 for Dummies document – Chair has distributed information in the past week about the issue of wake boats (Effects on the Lake of Recreational Wakes, Resources and References on Wake Surfing). Included with this emailing

		<p>will be two pertinent research papers and VORR 7.1 for Dummies. The reason for including the research papers is that research is required in order to make a VORR application – whether this research will suffice remains to be seen. Chris Houser offered to separate the Manitouwabing data if we request it. Previously, information on putting a question to the voters was distributed. There is a requirement that an assessment needs to be done on the support that exists in the community for a ban on wake boats, and we could take advantage of the fact that 2026 is a municipal election year to request a question on the October 26 ballot. The deadline for this submission to the Ministry of Municipal Affairs is March 1 2026 and the request would need to be made by Council. An awareness/education campaign would need to be conducted next summer in order to present the issue to the residents</p> <ol style="list-style-type: none"> 4. Are there any other townships pursuing banning Wake surfing. LSEC should do education on how wake surfing damages our lake. Possibly do a survey through “Survey Monkey” and/or gather some feedback from the public on their anecdotes and feelings. 5. Jennifer will update Council on wake surfing when giving the presentation on the budget etc which is coming up soon. Ross will send Jennifer information on where in the United States have begun banning wake surfing boats. <p>October 16 –</p> <ol style="list-style-type: none"> 1. A presentation by Safe Quiet Lakes (attached) concerning damage caused to lakes by wake boating/surfing was sent to the committee by McKellar Township Clerk, Karlee Britton. Consider requesting that Council put a question on the ballot for the October 26, 2026 Municipal Elections asking residents whether they would want a Council to apply for a Vessel Operating Restriction Regulation (VORR) restricting wake surfing to areas of McKellar Township Lakes that are 6 m deep and 60 m from shore to avoid stirring up phosphorus deposits in the sediment, disturbing spawning beds and nesting sites, interfering with the operation of other boats, endangering swimmers near the shore, damaging docks and boats, and decreasing erosion of the shorelines. A bylaw has to be written to put the question on the ballot. This is a process (writing the question, holding a public meeting) has to be completed by March 1 2026, in order to ask the question in October of 2026. (attached document “submitting a question to the voters” written for the committee) <p>Discussion: Committee members want to investigate this issue of damage and disruption caused by wake boats. One committee member, whose dock faces the centre of the lake, told how he is unable to get into his boat because of the turbulence of the water caused by wake boats when they are in the centre of the lake and his grandchildren have to get out of the water because of the . He felt that restricting wake boats to the centre of Lake Manitouwabing would therefore not have any appreciable impact on the disruption they cause when in wake mode even in the deepest part of the lake. Another member described going to great expense to suspend his watercraft at the dock, rather than tying them up so they wouldn’t be destroyed by smashing against the dock when wake boats are nearby. He also said that his water line into the lake had holes beaten into it by being repeatedly beaten against the rocks on the bottom with the deep wave motion caused by wake boats in front of his cottage. Another member described almost being capsized by the wake motion while out in a wide, 14 foot, aluminum keeled fishing boat.</p> <p>Apparently the Federal government has decided that under Vessel Operation Restriction Guidelines, a municipality can apply to have wake surfing banned on a lake. One of the big caveats in doing so, hearings must be held and “most” people need to be in favour. It was proposed that we look into requesting that a question could be put to the voters at the same time as the Municipal Elections next fall about banning wake boats. See attached note which outlines how the procedure to place a question to the voters is outlined in the Ontario Municipal Elections Act.</p> <p>The committee decided to do more research and discuss this issue again at the next meeting. One member pointed out that the question put to voters is required to be simple and straightforward, such</p>
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		<p>as “Are you in favour of banning wake boats from McKellar Township lakes?” and that having distance and depth specifications would be seen to be too confusing.</p> <p>Video link: https://www.dropbox.com/scl/fi/kfzn5i229vbhub705z87r/BoatWakeComparison.mp4?rlkey=7sf0jhsgurjq7jlsrscsmemx3o&dl=0</p> <p>Sept 18 –</p> <ul style="list-style-type: none"> *2. Rob G believes it is legal to plant in the water at the shoreline – eg cattails, pickerel weed – we could consider a campaign to encourage people to do this since it plants in the water promote healthy water, provide habitat and prevent erosion. Seeds from pickerel weed and cattails should be simple to spread. (ACTION include in 2026 Environmental Considerations ?) *3. Patty Duffey took pictures of the river between Minerva Bay and the McKellar Narrows from the air at the invitation of Ran Moore. We could do a page on the importance of sticking to the deep channels when boating to not disturb the sediment and plants and put it in next year’s version of Environmental Considerations. Rob says buoys need to be lit at night – according to the Public Lands Act. Boats should travel in the deep channels to avoid rocks and stumps and to avoid disturbing the sediment and the plants in shallow areas. (ACTION: Need someone to write about the importance of not disturbing the sediment near shore)
4.2		<p>Water Sampling October 16 –</p> <ol style="list-style-type: none"> 1. water testing results are in. Phosphorus levels are quite low, possibly from the dry weather and lack of runoff. Carl estimated from the lake temperatures that the sampling was done before the lakes turned over, which he thought would account for the low phosphorus levels. 2. Attached to the Agenda concerning PFA’s were the price list for PFA tests, and a brief article written for the committee entitled “Why Test for PFA’s?” <p>Carl said there will be PFA’s in the lake water – the question is whether the limit of 30 nanograms per litre (as set by the federal government as a safe level) – will be breached.</p> <p>Carl said sampling for PFA’s should be done as early in the spring as possible. The middle of the lake, Hurdville Arm or Hurdville Dam are acceptable locations for sampling. Jennifer will discuss any further guidelines around sampling from Caduceon and pick up a sample bottle from the Caduceon office in Barrie. Jennifer noted that the main reason for testing would be to show evidence of the existence of PFA’s in the lake water and to provide education to residence about the filtering required to remove them.</p> <p>The committee agreed that we will do one test for PFA’s in 2026 at a cost of approximately \$625 plus tax (price quoted in October 2025).</p>
4.3		<p>Publicity November 20</p> <ul style="list-style-type: none"> • The video on Well Maintenance has been completed and is posted on our YouTube channel. The list has been updated and sent to the library • Items that could be added to Environmental Considerations 2026: <ol style="list-style-type: none"> 1. Discouraging insect fogging 2. PFA’s in the water 3. Effects of wake surfing on the lake 4. Discouraging dumping pharmaceuticals into the septic (from well maintenance video) 5. Article about avoiding shallow areas/disturbing sediment with power boats with Patty’s pictures

		<p>6. Any other inclusions/deletions/changes?</p> <p>7. Should we do a webinar on shoreline plants?</p> <p>8. Note about videos available</p> <p>Ross asked when the deadline would be for preparing a 2026 revision – we need to get it to the printer by mid-May, get the list of new households by the beginning of June and complete 2026 distribution by July 1 as we did in 2025</p> <ul style="list-style-type: none"> We could do some work/education on planting in the water at the shore (buffer, habitat) <p>October 16th – The video on Preparing to Protect your Property from Wildfire Damage has been edited to contain an introduction by Rob Morrison, McKellar Fire Chief and is available on the McKellar Township web page under Residents/Environment/Fire https://www.youtube.com/watch?v=67SaYBFcaDc LSEC Facebook page url: https://www.facebook.com/profile.php?id=61565497380905&mibextid=ZbWKwL</p> <p>Presentations - YouTube videos from this committee are posted here: https://www.mckellar.ca/en/township-services/resources/Links-to-YouTube-Videos.pdf along with other videos</p> <p>Our postings (listings and a table of contents) are uploaded on the township web page under “Residents/Environment.” Jennifer will continue gradually updating the page with Megan Attard’s help. https://www.mckellar.ca/en/living-in-our-community/environment.aspx</p>
4.4		<p>Earth Day / Clean Up Our Lakes / Recycling</p> <p>October 16 – the Township received a letter from CMO which unilaterally changes the contract (attached). The Township will receive less money than was agreed to in the initial contract last year because recyclable materials from institutions (business, schools, churches etc) can no longer be recycled with materials from residences.</p> <p>October 16 – suggest we put a brochure on safety of Generator Use up on our web section (attached) Postponed until November.</p>
4.5		<p>Fishing / Wildlife –</p> <p>Oct 16 Update from Ross on Turtle Crossing Signs – Ross and Jennifer conferred about the number of signs required and settled on an amount of \$1200 as appropriate for the turtle signs on McKellar Township roads.</p> <p>RESOLUTION #3 2025</p> <p>Moved: Ross, Seconded Peter – We will spend an amount not to exceed \$ 1200 on turtle signs. Passed Unanimously.</p>
4.6		<p>Benthic Study October - GBB did Benthic sampling again in July 2025 – report is available on the McKellar Web Page here: https://www.mckellar.ca/en/township-services/resources/Manitouwabing-environment-report-2025-1.pdf</p>
4.7		<p>Pesticides/Fertilizers –</p> <p>Nov 20 –</p> <p>Pamphlet discouraging fogging of pesticides has been printed and delivered to the Township office. Payment was included with 2025 budget.</p> <p>October 16</p> <p>Peter reported on his presentation of the pamphlet on pesticide fogging to Council. The brochure was approved by Council to be included in the February 2026 tax mailing.</p>

		Resolution 2025 #4 Resolved that we have the brochure on pesticide fogging - "Spraying for Mosquitoes: Things to Consider" printed this fall in preparation for distribution with the winter (Jan/Feb) tax mailing at a cost of no more than \$1500. Moved: Peter Seconded: Rob Passed Unanimously
4.8		Invasive Species –
4.9		Water Levels – Sept 18 – We posted a notice about the lowering of water levels on the LSEC web page so people are reminded why the water levels are dropping and the fact that the range of level is governed by an agreement The water level on Lake Manitouwabing is controlled by the hydro power company, Bracebridge Generation Ltd. within the limits of the normal operating zone established in a resolution of the Public Utilities Commission of the Town of Parry Sound (No. 87-83)." And the url for the paper : 2025-01-17-Water-Levels-on-Manitouwabing-Lake-JGF.pdf
4.10		Drinking Water Source Protection Oct 16 – The webinar on well maintenance by OGWA will be on Monday October 27 at 7 pm on zoom. Facebook and MLCA publicity.
4.11		Nov 20 2025 – MLCA may be interested in conducting environmental projects –survey results indicated that the health of the lake is very important to respondents - some possibilities could be to look at FOCA priorities and what other lake associations are doing, for example drinking water source protection, collecting wood ash and spreading it into the woods near the lake which helps restore calcium levels in both after calcium was leached for decades by acid rain – Tony discussed the role of government, philanthropy and volunteers. Strategic Planning – July 17, 2025 The committee members will each monitor one environmental publication/ Newsletter/ organization with a view to keeping the other members informed and updating 'Environmental Considerations.' <i>Peter</i> will monitor Safe Quiet Lakes, including the survey results and Transport Canada rulings on Wake Boats. [There have been public hearings. Municipalities have the jurisdiction to make the waterways motorless, allow motors of 9.9 HP or less, or have no limits on watercraft. There have been Transport Canada hearings about moving wake surfing into its own category, however boats cannot exceed 10 km/h close to shore (within 30m), but there is difficulty enforcing that limit. Only transport Canada can be effective at restricting the use of wake boats which are so destructive to the shoreline and shore bird nests.] <i>Ross</i> will monitor FOCA <i>Jennifer</i> will monitor Watersheds Canada and Water Magazine <i>Rick</i> will monitor Firesmart. <i>Nick</i> will monitor Council and report back any developments that affect our Environmental work Perhaps Rob can monitor changes at MNR that are of significance to us. We need someone to monitor changes in Fishing Regulations and trends etc.
		Ongoing items deleted from Agendas and Minutes: Septic Education, Microplastics, Fish Catch reporting sign at Armstrong Lake following stocking, Catch and Release signs, Dark Skies, ICE CAP, EV Chargers, Organic Waste Planning, Pollinator Gardens. These items can be brought back as needed.
5.		Budget Nov 20: Expenditures for 2025 have been finalized

October 16 – Draft Budget for 2026 (attached)

The Draft Budget was presented. It includes a 5% increase in costs for analysis of water samples. We will print 200 copies of a revised 'Environmental Considerations' book initially and print more if they are needed.

Lake Stewardship and Environmental Committee Budget – 2026 draft

	2024 Budget Detail	2024 Actuals	2025 Budget	2025 Actuals	2026 Draft Budget
Water Testing					
E. Coli Sampling	\$4,500.00	\$4,640.22	\$4,900.00	\$4,690.09	\$5,000
Phosphorus and calcium sampling	\$2,500.00	\$2106.04	\$2,400.00	\$2,413.60	\$2600
PFA test					\$800
Standardizing solutions	\$250.00	153.68	\$170.00	\$175.15	\$180
Benthic 2 sites	two sites \$4,000	\$2,520	\$4600	\$3869	\$4000
Water Testing Sub total	\$11,250.00	\$9,419.94	\$12,070	\$11,147.84	\$12,580
Educational Materials					
Signs (recycling, animal/turtle crossing)	\$200	0	\$500		\$1200
200 Environmental Welcome Packages for New Residents			\$1450	\$1,864.50	\$4000 (400 copies)
Educational Materials Consolidated (Flyers and other educational materials Presentations)	\$3,500		Shoreline Pamphlet \$ 1300	\$1,226.05	1300
	Pesticide pamphlet	\$819.25		Insecticide fogging pamphlet	
	Recycling pamphlet	\$1045.25	New Recycling Pamphlet \$1300	\$ 1,226.05	
Honorariums for talks	\$900	0	\$500		\$500
Demonstration Pollinator Garden			\$250	delete	
Education Activities Sub Total	\$6,843.00	\$1,864.50	\$5,300	4316.60	\$7000
Grand Total	\$18,093.00	\$14,951.44	\$17,370	\$15,464.44	\$19,580

October 16:

Motion to accept the proposed 2026 budget, with the proviso to do an initial printing of 200 Environmental Considerations books and add a later additional printing if needed.

Moved: Rick Seconded: Ross Accepted: Unanimous

6.		<p>Our meetings are now held on the third Thursday of the month.</p> <table><tr><td>January 9th</td><td>July 17th</td></tr><tr><td>February 13th</td><td>August 21st</td></tr><tr><td>March 13th</td><td>September 18th</td></tr><tr><td>April 10th</td><td>October 16th</td></tr><tr><td>May 8th</td><td>November 20th</td></tr><tr><td>June 12th</td><td>Dec 18th</td></tr></table> <p>The Council Chamber is available and has been booked for Third Thursdays. Old information is occasionally removed from the bottom of each item in these minutes, but can be found in old minutes on the Township’s web page under Environment.</p>	January 9th	July 17th	February 13th	August 21st	March 13th	September 18th	April 10th	October 16th	May 8th	November 20th	June 12th	Dec 18th
January 9th	July 17th													
February 13th	August 21st													
March 13th	September 18th													
April 10th	October 16th													
May 8th	November 20th													
June 12th	Dec 18th													
7.		<p>Motion to adjourn.</p> <p>Moved: Ross Seconded: Rob Approved: Yes Time: 8:07 PM</p>												

Township of McKellar Public Library Board Meeting Minutes

October 27, 2025 @ 10:00 a.m. – McKellar Public Library

PRESENT: Lynne Campbell (CEO), Debbie Woods (Chair), Dianne Thompson (Vice-Chair), Debbie Zulak (Council Rep), Jeanette Clements, Lynne Aylsworth (Secretary)

REGRETS: NONE

GUESTS: Joyce Campbell and Cheryl Saunders (Whitestone/McKellar Lion's Club)

Before our meeting began, Joyce Campbell, President of Whitestone/McKellar Lion's Club together with Cheryl Saunders presented a cheque to our Library. The library staff will use this generous donation to support the children's program.

The CEO, library staff and board members deeply appreciate the generous support from our community partner.

Joyce also confirmed that the Christmas Donation Box will be available for donations on November 13, 2025.

Joyce Campbell and Cheryl Saunders left the library at 9:58 a.m..

1. **Welcome and roll call:**

The meeting was called to order at 10:00 a.m. and roll call was taken.

We have quorum for this meeting.

2. **"The Respect and Acknowledgement of Lands" was read.**

"In the spirit of reconciliation and co-operation, we wish to acknowledge that the land on which we gather is the traditional territory of the Anishinaabe and Mississauga people. Its boundaries fall within the Robinson-Huron Treaty of 1850 and the Williams Treaty of 1923. We are grateful to live here and we thank all the generations of people who have taken care of this land for thousands of years.

To honour the suffering of Indigenous people and the love and wisdom they have carried for thousands of years, we pledge to work in community and harmony with each other and the environment we inhabit and work towards Truth and Reconciliation."

3. **Declaration of any Conflicts of Interest:**

Debbie Woods will have to recuse herself from the meeting when we discuss labour relations and employee negotiations.

4. Approval of the Agenda:

Revisions:

Add after Approval of Agenda: Motion Re: recommendations from “Special Closed” meeting on October 2, 2025

Add: Draft Budget to 10.d.-Other Business

Motion #2025:139

That we the Township of McKellar Public Library Board move to approve and accept the October 27, 2025 Agenda as circulated to all members prior to our meeting and revised as per our discussion.

Moved by Dianne Thompson, Seconded by Jeanette Clements

Carried

5. Motion Re: Recommendations from “Special Closed” Meeting – October 2, 2025

Motion #2025:140

That we the Township of McKellar Public Library Board moves to approve and accept the recommendations as discussed during our “Special Closed” Meeting held on October 2, 2025.

Moved by Lynne Aylsworth, Seconded by Jeanette Clements

Carried

6. Librarian’s remarks/questions:

The Librarian’s Report was circulated to all board members prior to the meeting. In addition, the CEO provided us with an update on financial matters, and day to day library activities.

The CEO reported that there has been lots of growth in the library and all the staff are very busy.

The Monster Mash Dance was a huge success with 110 adults and children attending. We extend our sincere thanks to the McKellar Recreation Committee and the McKellar Agricultural Committee for their valuable contributions. It was a pleasure collaborating so effectively with our community partners.

The Library will serve as a venue for Vendors to sell their Christmas merchandise during the McKellar Christmas Market on November 15, 2025. Santa Claus will be making an appearance. The library will be closed for business on that day.

7. News from Council

Debbie Zulak provided us with an update on the Hurdville Road construction.

Remembrance Day Ceremony will be held on November 9, 2025 at 2:00 p.m. at the Cenotaph in Minerva Park followed by a luncheon at the McKellar Community Centre.

A couple of community groups have offered to sort the bottles at the Transfer Station.

8. Consent Agenda

- a. Minutes of preceding meeting
- b. Librarian's report
- c. Finance report
- d. Correspondence

Revisions:

Remove Finance Report and Correspondence from Consent Agenda

Motion #2025:141

That we the Township of McKellar Public Library Board moves to approve and accept the October 27, 2025 Consent Agenda and Reports, as circulated to all board members prior to this meeting and revised as per our discussion during this meeting.

Moved by Dianne Thompson, Seconded by Debbie Zulak

Carried

9. Business arising from the minutes:

- a. Review action items:

The Board went through the "Action Items" list to confirm which actions have been completed. Any new actions from today's meeting will be added and an updated list will be sent out to all board members.

- b. Other – There was no other business to discuss.

10. Business:

- a. Monitoring our Strategic Plan:

We will explore potential new actions that align with and support our Strategic Plan.

- b. Policy Review/Update: OP-04, HR-04, HR-05 (move into closed for grid discussion, which includes personal matters about an identifiable individual)

Every year, the Board reviews its list of policies and bylaws to ensure they align with our library. The Board is also examining the "McKellar Public Library Policies", enacted in 2019, to ensure their clauses are incorporated into our Governance By-Laws and Policies.

Policy OP-04 – Collection Development

We discussed the procedures for removing books and items, as well as the procedure for patrons donating items to the library.

We also incorporated some clauses from the existing Policies, and we referenced the policies provided by the OLA.

Motion #2025:142

That we the Township of McKellar Public Library Board hereby approves, accepts and adopts the revisions made to OP-04 – Collection Development as discussed during our meeting.

Moved by Jeanette Clements, Seconded by Debbie Zulak

Carried

Policy HR-04 – Vacation, Public Holidays and Leave

We thoroughly reviewed this Policy to ensure that all library staff are remunerated properly for vacation, holidays and leaves. We also incorporated some clauses from the existing Policies, and we referenced the policies provided by the OLA.

Motion #2025:143

That we the Township of McKellar Public Library Board hereby approves, accepts and adopts the revisions made to HR-04 – Vacation, Public Holidays and Leave as discussed during our meeting.

Moved by Dianne Thompson, Seconded by Lynne Aylsworth

Carried

Policy HR-05 – Compensation and Benefits

Motion #2025:144

THAT we the Township of McKellar Public Library Board hereby moves into an “in camera” closed session at 11:48 a.m. in accordance with the Public Libraries Act, Section 16.1(d) to discuss labour relations and employee negotiations.

Moved by Jeanette Clements, Seconded by Dianne Thompson

Carried

Motion #2025:145

THAT we the Township of McKellar Public Library Board hereby moves out of the “In Camera” closed session and move back into an “open meeting” session with the recommendations as discussed at 12:13 p.m..

Moved by Dianne Thompson, Seconded by Jeanette Clements All in Favour Carried

Motion #2025:146

That we the Township of McKellar Public Library Board hereby moves to extend our meeting past 12:00 p.m. to allow for the completion of our Agenda.

Moved by Lynne Aylsworth, Seconded by Dianne Thompson

Carried

Motion #2025:147

That we the Township of McKellar Public Library Board hereby approves, accepts and adopts the revisions made to HR-05 – Compensation and Benefits as discussed during the “in camera” portion of our meeting.

Moved by Dianne Thompson, Seconded by Debbie Zulak

Carried

c. Report on Board Members' Advocacy activities:

Jeanette commented on how well the partnership is going with the Whitestone/McKellar Lion's Club.

d. Other Business:

We reviewed several items in the draft budget to prepare it for submission to the Township.

The CEO is organizing a Volunteer Appreciation Luncheon to be held before the end of the year.

11. Announcements:

NONE

12. Next Regular Meeting: Monday, November 24, 2025 at 10:00 a.m. in the Library

13. Closed Portion of Meeting: To pass minutes of previous closed meetings, which include personal matters about an identifiable individual (see Public Libraries Act, section 16.1(4)).

This item will be added to the November 24, 2025 Agenda as we ran out of time during this meeting.

There is no further discussion for this meeting.

14. Motion to Adjourn:

Motion #2025:148

That we the Township of McKellar Public Library Board hereby moves to adjourn this meeting at 1:13 p.m..

Moved by Jeanette Clements, seconded by Lynne Aylsworth

Carried

Debbie Woods, Chair

Date Signed:

Lynne Aylsworth, Secretary

Date Signed:

Date Approved:

Appointments to Committees

Historical Committee

Chair: Vivian Moore

Joyce Hopkins

Muriel Junk

Jeanette Clements

Carolyn Phillips

Chris Clayton

Debra McMurray

Lake Stewardship & Environmental Committee

Chair: Jennifer Ghent-Fuller

Tony Best

Ross Crockford

Peter Duffey

Rob Gibson

Carl Mitchell

Rick Speers

Recreation Committee

Chair: Dinah Ryeland Brown

Francis Degaura

Kathy Degaura

Judy Ryeland

Phil Jeffkins

Terry Lacey

Stephen Walmsley

Karlee Britton

From: Jennifer Ghent-Fuller <lsec.mckellar@gmail.com>
Sent: December 31, 2025 2:29 PM
To: Karlee Britton; Mary Smith; Megan Attard
Subject: Clean Up Our Lakes, Rivers and Roads

Hi there,

Just letting you know that the LSEC would like permission to hold the annual "Clean Up Our Lakes" campaign from May 11 - 25 this year. Since we no longer rent a container for the cleaned up winter refuse, the campaign consists of displaying a sign on the fence at the Transfer Station and publicity. Please let us know if these dates are acceptable.

Many thanks,
Jennifer Ghent-Fuller

From: [Jan Gibson](#)

Sent on: January 5, 2026 2:01:55 PM

To: [David Moore](#); [Mike Kekkonen](#); [Morley Haskim](#); [Nick Ryeland](#); [Debbie Zulak](#)

CC: [Karlee Britton](#)

Subject: Retirement Notice

Mayor Moore and Members of Council,


I am writing to formally announce my retirement from my role as Market Manager, effective January 16th, following ten years of service.

Over the past decade, this position has brought with it many memorable moments, meaningful relationships, and opportunities for growth. Like any long-term role, the journey included both highs and lows, but it has been a privilege to be part of the market's evolution and to contribute to a community initiative that means so much to so many.

I am proud of what has been accomplished during my tenure and grateful for the vendors, volunteers, community partners, staff, and council members who supported the market over the years. Their dedication and commitment played a significant role in the market's continued success.

As I move into retirement, I do so with appreciation for the experiences gained and confidence in the market's future. I wish Mayor Moore and Council continued success in serving the community.

[Sincerely,](#)

 **Jan Gibson**, Market Manager
Township of McKellar
701 Highway 124, P.O. Box 69,
McKellar, ON P0G 1C0
mckellar.ca

TEL: (705) 773-9578 **OFFICE:** (705) 389-2842 **FAX:** (705) 389-1244

Click on the links below to check out our social media pages

CORPORATION OF THE TOWNSHIP OF MCKELLAR
BY-LAW NO. 2026-01

Being a By-law to Amend By-law 2003-13 Being a By-law to Regulate the Speed of Motor Vehicles on Certain Highways within the Municipality (Middle River Drive)

WHEREAS Subsection 2 and 3 of Section 128 of the Highway Traffic Act, R.S.O. 1990, Chapter H.8., provides that the Council of a Municipality may by By-law prescribe a speed limit for motor vehicles driven on any highway or portion of highway under its jurisdiction; and

WHEREAS all of property owners on Middle River Drive have submitted a signed petition to Council requesting that the speed limit be reduced; and

WHEREAS it is deemed expedient to amend By-law 2003-13 to regulate the speed of motor vehicles on certain highways within the Township of McKellar;

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

- 1. **THAT** Section 1 of By-law 2003-13, as it pertains to Middle River Drive from Centre Road to the end of the roadway, is hereby repealed.
- 2. **THAT** when any highway or portion of highway set out below is posted in accordance with the regulations under the Highway Traffic Act, the maximum rate of speed shall be **20 kilometres per hour**:

HIGHWAY	FROM	TO
Middle River Drive	Centre Road	End

- 3. **THAT** the penalties provided in Subsection 14 of Section 128 of the Highway Traffic Act, R.S.O. 1990, as amended, shall apply to any offences committed under this By-law.

READ a **FIRST** and **SECOND** time this 13th day of January, 2026.

David Moore, Mayor

Karlee Britton, Clerk Administrator

READ a **THIRD** time and **PASSED** in **OPEN COUNCIL** this 13th day of January, 2026.

David Moore, Mayor

Karlee Britton, Clerk Administrator



22. Unfinished Business

Date	Res. No.	Item & Description	Assigned to	Status
		Deerfield-Bay Road Upgrades	Public Works & Administration	No response from the Association, project on hold.
		Stoney Road, Dockside Drive and Bruce Trail (Fire Route 152, 152A, 152B) Road Upgrades	Public Works & Administration	Road studies completed. Awaiting 2/3 in favour.
		Moffat Road Upgrades	Public Works & Administration	Road study completed.
Mar. 7/23	23-204	By-law 2023-23 Being a By-law to Regulate Dogs in the Township	By-law Enforcement	By-law deferred at Dec. 19/23 meeting. BLEO to make updates and present to Council at a future meeting.
Feb. 7/24	24-080	By-law 2024-15 Being a By-law to Amend the Parking By-law (with respect to fees)	By-law Enforcement	Report to Council on the area Municipality fees.
Mar. 1/24	24-107 25-194	Quotations for Playground Equipment for Broadbent Ball Park	Administration	Awaiting NOFHC grant response for new equipment at all 5 parks.
Mar. 4/25		Add to the greeting message that calls are recorded	Administration	Current phones do not have this capability. Contract is up in September 2027.
May 6 /25		Sever Township Property on Dockside Drive to create 5 new non-waterfront lots	Administration	Surveying of 5 lots is completed.
October 29/25		Monument repairs in cemeteries (Lakeview, Hurdville and St. Stephen's)	Administration and Public Works Department	Sanderson Monument started work on November 24, 2025; to be completed in spring.
August 19/25		The floor in the Community Hall and the McKellar Arena is to be replaced	Public Works Department	RHH Engineering is reviewing the arena floor. Staff are pricing flooring for the hall, with samples to come.
Oct 21/25	25-445	Cyber Security Insurance	Finance/Treasury	Awaiting Report to Council from IT consultant.
Nov. 21/25		Belvedere Heights Backed Financing Request	Finance	Memo from the Treasurer to be presented at a future meeting.
Dec 2/25	25-530	By-law 2025-61 To regulate Maximum Speed limit on Middle River Drive	Public Works Department and Administration	By-law on the January 13, 2026 agenda; residents were ok with 20km/hr speed limit.



AMO Watchfile



December 11, 2025

In This Issue:

- New resource added to AMO's Gender Based Violence Toolkit.
- We want to feature your municipality! Share a career spotlight.
- Now available: Lead Where You Live - A Guide to Running for Municipal Council.
- Municipal Energy Plan Program provincial funding.
- Sport Hosting Program applications intake.
- Build Canada Homes: Call for project proposals.
- AMO Conference 2026 - hotel booking information.
- Navigating Conflict Relationships as an Elected Official, March and May 2026 workshops.
- Rural Ontario's Leaders conference update.
- More Dates! Seeking re-election or first-time candidate? AMO's free workshop series is for you.
- Free Workshop: Everything You Need to Know as an Underrepresented Candidate.
- Mastering Crisis Communications for Elected Officials - March 11 and 12.
- LAS 2025 Year End Message.
- Quarterly Risk Management Webinars for 2026.
- Hedge Prices Set for LAS' Commodity Programs.
- Mercury containing lamps are going...going...gone!
- Hunting for energy treasure in 2026.
- OPSBA Campaign: Help keep education close to home.
- Careers.

AMO Matters

AMO's [Gender-Based Violence Resources for Municipal Elected Officials](#) has now been updated with a new [GBV Prevention Framework](#). Visit the Toolkit to learn more and access other helpful resources.

We want to feature your municipality! AMO is building a public affairs campaign to highlight the impact and the people behind municipal work - and we want to feature real stories from Ontario's municipalities. Your submission will be featured on the campaign website and in newsletters as *Impact Stories* to highlight the everyday work that keeps communities safe, clean, connected and welcoming. [Please contact us](#) at workforce@amo.on.ca to learn how you can get involved.

The [Lead Where You Live Resource](#) provides key information for anyone running in the 2026 municipal election. This guide will introduce you to some of the key steps in that process. It will also give you a sense of what life is like as an elected member of a municipal council.

Provincial Matters

The Municipal Energy Plan Program, a voluntary, application-based program of the Ministry of Energy and Mines helps develop and enhance energy plans. [Learn more here](#).

The province is accepting applications for next round of [Sport Hosting Program](#) to support sport tourism and local economies. Municipalities are eligible to [apply](#). The deadline to submit for 2026/27 applications is until January 12, 2026.

Federal Matters

Build Canada Homes [released](#) an [Investment Policy Framework \(IPF\)](#) to guide investment decisions and housing development activities. Calls for project proposals can be submitted to the BCH [portal](#) on a continuous intake basis.

Education Opportunities

The annual AMO 2026 conference will be in Ottawa, August 16 – 19, 2026. Mark your calendars for Tuesday, January 6, 2026 at 10:00am EST as hotel bookings for the conference open. [Review the booking policies](#) and hotel information in advance.

Municipal life is a people-oriented business and not all relationships are smooth sailing. Learn how to transform conflict into collaboration. The [Navigating Conflict Relationships as an Elected Official](#) workshop teaches skills in building collaborative relationships and negotiating difficult ones in your role as an elected municipal official.

The ROMA 2026 conference features a new and dynamic approach to the Ministers' Forum. This year, there will be two forums, structured to focus dialogue on *Building Ontario* and *Investing in People*. [Learn more about the approach and register today!](#)

If you missed AMO's *Healthy Democracy Leadership Series: Stronger Leaders, Stronger Communities* workshop registration, we are offering more dates to register. It's designed to equip you with the tools, resilience, and confidence to meet the challenges of the political landscape head-on. It's offered at no charge in two streams: first time candidates, and those considering re-election in 2026. [Full details and registration information here](#).

AMO's [Running for Municipal Office - Everything You Need to Know as an Underrepresented Candidate](#) 90 minute free workshop provides useful insights and strategies to support you in getting your name on the ballot. While this workshop focuses on individuals from underrepresented communities, all are welcome to participate.

Crises aren't planned - but communication is. As a local leader, knowing how and when to respond is critical for stability in your community during a crisis. Join this workshop to develop, master and deliver your own messages with confidence. View full *Managing Communications through Crisis* details and [register here](#).

LAS

Judy Dezell's year end message reflects on 2025. From celebrating our victories to learning from our challenges, the LAS team made progress towards their goals. [Read more here](#).

LAS, in partnership with Intact Public Entities, has set the 2026 Risk Management webinar dates. [Register today](#) for the free sessions and attend live to ask questions.

The participants in our [Electricity and Natural Gas Procurement Programs](#) can budget their energy costs for 2026 with the new LAS hedge prices. If you're interested in learning if the program is right for your municipality, please reach out.

The [phase-out of mercury containing lamps](#) (fluorescent, metal halide, sodium, etc.) begins on January 1, 2026. Check out our [archived webinar](#) to learn more. Don't want to be left in the dark? Contact Christian to use our simple, turn-key [Facility Lighting Service](#).

Energy treasure hunts help staff identify all sorts of energy savings opportunities. Empower your team to meet your energy targets and reduce costs by booking your 2026 [Energy Workshop & Treasure Hunt](#) today. Contact [Christian Tham](#) for more information.

Municipal Wire*

The provincial government has recently suggested changes that could undermine the role of elected Ontario Public School Board trustees and centralize decision making at Queen's Park. OPSBA has responded with a [province-wide digital campaign](#) to remind Ontarians why local democracy matters in education. Visit [DemocracyIsNotOutdated.ca](#) to view the campaign and sign the petition.

Careers

[Waste Auditor/ Municipal By-Law Enforcement - County of Simcoe](#). Closing Date: December 30, 2025.

[Manager, Housing Corporation Operations, Kawartha Lakes Haliburton Housing Corporation - City of Kawartha Lakes](#). Closing Date: January 4, 2026.

About AMO

AMO is a non-profit organization representing almost all of Ontario's 444 municipal governments. AMO supports strong and effective municipal government in Ontario and promotes the value of municipal government as a vital and essential component of Ontario's and Canada's political system. Follow [@AMOPolicy](#) on Twitter!

AMO Contacts

[AMO Watchfile](#) Tel: 416.971.9856

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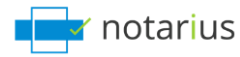
[LAS Local Authority Services](#)

[MEPCO Municipal Employer Pension Centre of Ontario](#)

[ONE Investment](#)

[Media Inquiries](#)

[Municipal Wire, Career/Employment and Council Resolution Distributions](#)





AMO Watchfile



December 18, 2025

Everyone at AMO wishes you, your friends and family, and your community a happy and safe holiday season!

In This Issue:

- We want to feature your job as an *Impact Story*!
- AMO Holiday office closure.
- Build Canada Homes: Call for project proposals.
- AMO Conference 2026 - hotel booking information.
- ROMA Conference - Rural Ontario's Leaders conference update.
- More Dates! Seeking re-election or first-time candidate? AMO's free workshop series is for you.
- Free Workshop: Everything You Need to Know as an Underrepresented Candidate.
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Please note that the AMO office will be closed from December 25, 2025 through January 1, 2026. The office will reopen on January 2, 2026. The next issue of the Watchfile will be sent on January 8, 2026.

Federal Matters

Build Canada Homes [released](#) an [Investment Policy Framework \(IPF\)](#) to guide investment decisions and housing development activities. Calls for project proposals can be submitted to the BCH [portal](#) on a continuous intake basis.

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The annual AMO 2026 conference will be in Ottawa, August 16 – 19, 2026. Mark your calendars for Tuesday, January 6, 2026 at 10:00am EST as hotel bookings for the conference open. [Review the booking policies](#) and hotel information in advance.

The ROMA 2026 conference includes Sunday morning workshops designed with rural Ontario municipal leaders in mind, including generating revenues through sponsorship naming, NWMO's next site selection, asset management and how rural data can support your decision making process. [View the full program and register today!](#)

If you missed AMO's *Healthy Democracy Leadership Series: Stronger Leaders, Stronger Communities* workshop registration, we are offering more dates to register. It's designed to equip you with the tools, resilience, and confidence to meet the challenges of the political landscape head-on. It's offered at no charge in two streams: first time candidates, and those considering re-election in 2026. [Full details and registration information here.](#)

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Careers

[Senior Director, Strategic Initiatives - Town of Milton](#). Closing Date: January 3, 2026.

[Chief Information Officer - City of Welland](#). Closing Date: January 9th, 2026.

[Occupational Health and Safety Inspector - Construction – Unilingual \(English\) and Bilingual \(English/French\)/INSPECTRICE OU INSPECTEUR DE LA SANTÉ ET DE LA SÉCURITÉ DANS LA CONSTRUCTION - Unilingue \(Anglais\) et Bilingue \(Anglais/Français\)](#) - Ministry of Labour,

Immigration, Training and Skills Development/Ministère du Travail, de l'Immigration, de la Formation et du Développement des compétences.

[Occupational Health and Safety Inspector - Industrial - Unilingual \(English\) and Bilingual \(English/French\)](#)/INSPECTRICE OU INSPECTEUR DE LA SANTÉ ET DE LA SÉCURITÉ DANS L'INDUSTRIE - Unilingue (Anglais) et Bilingue (Anglais/Français) - Ministry of Labour, Immigration, Training and Skills Development/Ministère du Travail, de l'Immigration, de la Formation et du Développement des compétences.

[Occupational Health and Safety Inspector - Health Care - Unilingual \(English\) and Bilingual \(English/French\)](#) INSPECTRICE OU INSPECTEUR DE LA SANTÉ ET DE LA SÉCURITÉ AU TRAVAIL DANS LES SOINS DE SANTÉ - Unilingue (Anglais) et Bilingue (Anglais/Français) - Ministry of Labour, Immigration, Training and Skills Development/Ministère du Travail, de l'Immigration, de la Formation et du Développement des compétences.

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155 University Ave Suite 800 | Toronto, ON M5H 3B7 CA

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The Corporation of the Township of Drummond/North Elmsley

310 Port Elmsley Road • Perth • Ontario • K7H 3C7

December 12th, 2025

Hon. Todd McCarthy, Ontario Minister of Environment, Conservation and Parks
 Scott Reid, MP
 John Jordan, MPP Lanark-Frontenac-Kingston
 Association of Municipalities of Ontario
 Rural Ontario Municipal Association
 Rideau Valley Conservation Authority
 Mississippi Valley Conservation Authority
 All Municipalities in Ontario

Re: Proposed Consolidation of Conservation Authorities & New Provincial Conservation Agency

At its Council meeting on December 9th, 2025, the Council of the Corporation of the Township of Drummond/North Elmsley adopted the following motion:

Resolution Number 25-122

WHEREAS, the *Conservation Authorities Act* (1946) enables municipalities to establish local conservation authorities, and when municipalities choose to form such authorities, they assume responsibility for governance and funding through the appointment of a Board of Directors and the provision of an annual levy;

AND WHEREAS, local municipalities established the Rideau Valley Conservation Authority in 1966 and the Mississippi Valley Conservation Authority in 1968, and currently provide over 50% of total conservation authority funding, while the Province of Ontario provides less than 5%;

AND WHEREAS, municipalities have governed their respective conservation authorities for decades, tailoring programs and services to local watershed needs, maintaining accountable services standards, and ensuring fair and predictable costs for ratepayers;

AND WHEREAS, Bill 68 (Schedule 3) and ERO posting 025-1257 proposes to consolidate Ontario's 36 conservation authorities into seven regional authorities and create the Ontario Provincial Conservation Agency, a Crown agency that would assume oversight over conservation authorities and have the ability to levy authorities to cover its costs;



The Corporation of the Township of Drummond/North Elmsley

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AND WHEREAS, the Province already possesses the authority to establish overarching legislation, regulations, standards and policies across all conservation authorities through the *Conservation Authorities Act* and the Ministry of Environment, Conservation and Parks;

NOW THEREFORE BE IT RESOLVED THAT, the Township of Drummond/North Elmsley calls on the Government of Ontario to maintain local, independent, municipally governed, watershed-based conservation authorities to ensure strong local representation in decisions related to municipal levies, community-focused service delivery, and the protection and management of conservation lands;

AND FURTHER THAT, while the Township of Drummond/North Elmsley supports provincial goals for consistent permit approval processes, shared services and digital modernization, imposing a new top-down agency structure without strong local accountability and governance risks creating unnecessary cost, red tape, and bureaucracy, thereby undermining efficiency and responsiveness to local community needs;

AND FURTHER THAT, the Township of Drummond/North Elmsley supports efforts to balance expertise, capacity and program delivery across the province, and requests that the province work collaboratively with municipalities and local conservation authorities to determine the most effective level of strategic consolidation to achieve both provincial and local objectives;

AND FURTHER THAT, a copy of this resolution be sent to the Ontario Minister of Environment, Conservation and Parks, to the local MP(s) and MPP(s), the Association of Municipalities of Ontario, the Rural Ontario Municipal Association, the local conservation authority(s), and all municipalities in Ontario.

CARRIED

Sincerely,

Janie Laidlaw,
Clerk



December 16, 2025

The Honorable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto ON M7A 1A1

Sent by Email

Dear: Honorable Doug Ford,

RE: Proposed Boundaries for the Regional Consolidation of Ontario's Conservation Authorities.

The Council of the Corporation of Tay Valley Township at its meeting held on December 9th, 2025, adopted the following resolution:

RESOLUTION #C-2025-12-14

MOVED BY: Wayne Baker

SECONDED BY: Angela Pierman

“WHEREAS, water resources and water availability is the defining issue of this century due to the impacts of climate change which Tay Valley Township has already experienced (through dry wells and below normal river levels this summer and floods in 2017 and 2019),

AND WHEREAS, Ontario's Conservation Authorities play a critical role in watershed management, flood mitigation, drought mitigation, and public safety;

AND WHEREAS, Tay Valley Township has already experienced negative consequences of centralized management of water resources from afar (the Ministry of Natural Resources staff in Toronto have previously directed the depth of water at the Pike Lake Dam be lowered during a pickerel spawn event resulting in the death of the pickerel);

AND WHEREAS, municipalities must retain a strong, meaningful voice to ensure that local knowledge, local priorities and local risks are fully considered;

AND WHEREAS, the Conservation Authorities Act (1946) enables municipalities to establish local conservation authorities, and when municipalities choose to form such authorities, they assume responsibility for governance and funding through the appointment of a Board of Directors and the provision of an annual levy;

AND WHEREAS, local municipalities established the Rideau Valley Conservation Authority in 1966 and the Mississippi Valley Conservation Authority in 1968 and currently provide over 50% of total conservation authority funding, while the Province of Ontario provides less than 5%;

AND WHEREAS, municipalities have governed their respective conservation authorities for decades, tailoring programs and services to local watershed needs, maintaining accountable services standards, and ensuring fair and predictable costs for ratepayers;

AND WHEREAS, Bill 68 (Schedule 3) and ERO posting 025-1257 propose to consolidate Ontario's 36 conservation authorities into seven regional authorities and create the Ontario Provincial Conservation Agency, a Crown agency that would assume oversight over conservation authorities and have the ability to levy authorities to cover its costs;

AND WHEREAS, the Province already possesses the authority to establish overarching legislation, regulations, standards and policies across all conservation authorities through the Conservation Authorities Act and the Ministry of Environment, Conservation and Parks;

NOW THEREFORE BE IT RESOLVED THAT, Tay Valley Township strongly urges the Provincial Government of Ontario to withdraw all sections of Bill 68 related to Amendments to the Conservation Authorities Act;

BE IT FURTHER RESOLVED THAT, Tay Valley Township calls on the Government of Ontario to maintain local, independent, municipally governed, watershed-based conservation authorities to ensure strong local representation in decisions related to municipal levies, community-focused service delivery, and the protection and management of conservation lands;

BE IT FURTHER RESOLVED THAT, the Province be requested to re-introduce any proposed changes as a standalone bill to proceed through the regular legislative process (First and Second Readings, Committee Review, stakeholder submissions and public consultation) to ensure the impacts on watershed management, environmental protection and public safety are fully and transparently captured;

BE IT FURTHER RESOLVED THAT, while Tay Valley Township supports provincial goals for consistent permit approval processes, shared services and digital modernization, imposing a new top-down agency structure without strong local accountability and governance risks creating unnecessary cost, red tape, and bureaucracy, thereby undermining efficiency and responsiveness to local community needs;

BE IT FURTHER RESOLVED THAT, Tay Valley Township supports efforts to balance expertise, capacity and program delivery across the province, and requests that the province work collaboratively with municipalities and local conservation authorities to determine the most effective level of strategic consolidation to achieve both provincial and local objectives;

BE IT FURTHER RESOLVED THAT, Tay Valley Township calls on the province to consider any potential amalgamation of Conservation Authorities on the basis of their abiotic, biologic and cultural characteristics (i.e. remove the Cataraqui Region and all lands not draining to the Ottawa River);

BE IT FURTHER RESOLVED THAT, the province maintains the local knowledge of the unique natural resources, weather and climactic features of the RVCA and MVCA watersheds through local staffing;

BE IT FURTHER RESOLVED THAT, the current assets (including financial reserves and land trusts) of the RVCA and MVCA remain with them to recognize their fiscal prudence and are not used to subsidize conservation authorities with fewer assets or developed upon;

BE IT FURTHER RESOLVED THAT, the province ensure that any future governance framework for Ontario's Conservation Authorities includes robust and clearly defined municipal representation, recognizing municipalities as essential partners in protecting watershed and mitigating risks;

AND BE IT FINALLY RESOLVED THAT, a copy of this resolution be sent to the Premier of Ontario, Ontario Minister of Environment, Conservation and Parks, Ontario Minister of Finance, to the local MPP, the Association of Municipalities of Ontario, the Rural Ontario Municipal Association, the local conservation authority(s), and all municipalities in Ontario."

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

Sincerely,



Aaron Watt, Deputy Clerk

cc: Hon. Todd J. McCarthy Ontario Minister of Environment, Conservation and Parks,
Hon. Peter Bethlenfalvy Ontario Minister of Finance,
John Jordan, MPP Lanark-Frontenac-Kingston,
Rural Ontario Municipal Association (ROMA) Association of Municipalities of Ontario (AMO), RVCA, MVCA and all Ontario Municipalities
Sally McIntyre, General Manager, Mississippi Valley Conservation Authority
Sommer Casgrain-Robertson, General Manager, Rideau Valley Conservation Authority

/Enclosure



Media Release
December 12, 2025
FOR IMMEDIATE RELEASE

Town of Parry Sound and Township of The Archipelago Sign MOU and Contribution Agreement Supporting Regional Growth and Environmental Stewardship

PARRY SOUND, ON – The Town of Parry Sound and the Township of The Archipelago are pleased to announce the signing of a Memorandum of Understanding (MOU) and Contribution Agreement on Friday, December 12, 2025. This agreement represents a renewed commitment to regional collaboration, shared priorities, and long-term strategic planning in Parry Sound.

The Contribution Agreement formalizes the Township of The Archipelago's \$360,000 contribution toward the Town of Parry Sound's >\$20million upgrade to Pump Station No. 2 and new forcemain to the wastewater plant. This critical upgrade will expand system capacity and eliminate the overflow bypass to better protect Georgian Bay. The project will support more than 2,400 new housing units, including 36 recently completed, while improving services for over 1,000 existing residents. In addition to enabling new housing and commercial growth, it will also support brownfield remediation along the harbour, contributing to both environmental and economic revitalization.

Parry Sound Mayor Jamie McGarvey stated that, "This partnership reflects what we can achieve when municipalities come together with a shared vision for a thriving future. The Archipelago's commitment supports more housing and the responsible growth of Parry Sound as the regional service hub while protecting the water and shoreline that connect us all. Together, we are building the foundation for a more sustainable and prosperous West Parry Sound."

Leaders from both municipalities emphasized the importance of acting collaboratively to meet shared challenges and advance regional goals. As neighbouring communities, the Town of Parry Sound and the Township of The Archipelago rely on one another in meaningful ways, including housing, safeguarding the health of Georgian Bay, and ensuring a strong and functional working harbour that serves residents and businesses across the region.

"When the Town of Parry Sound succeeds, the entire West Parry Sound region benefits. Our support for this project is both an investment in our area's shared economic future and in the long-term protection of Georgian Bay. The Town is the service hub which we rely on and strengthening its infrastructure helps ensure responsible growth, environmental stewardship, and the continued prosperity of our region," said Township of The Archipelago Reeve Bert Liverance.

The MOU reinforces the importance of respecting each municipality's distinct governance roles and demonstrates mutual commitment to the Town's essential service hub function. By continuing to work together on environmental protection, infrastructure planning, and other regional priorities, the municipalities reaffirm that the entire West Parry Sound region benefits when local governments collaborate.

- 30 -

Media Contacts:

Sally O'Connor
Community Engagement Deputy Clerk
Town of Parry Sound
(705) 746-2101 x 216
soconnor@parrysound.ca

Maryann Martin
Municipal Clerk
Township of The Archipelago
(705) 746-4243 x 301
mmartin@thearchipelago.ca



RESOLUTION NO. 2025- 333

DECEMBER 10, 2025

Moved by:

Brad Kneller

Seconded by:

Bishop

WHEREAS staff submitted an application for Invest Ready–Certified Site Designation, which was denied due to the absence of water, wastewater, and natural gas infrastructure;

AND WHEREAS staff subsequently met with representatives of the associated grant funding program, who advised that additional funding opportunities for rural communities would be forthcoming;

AND WHEREAS the Site Readiness Program for Industrial Properties has since been launched, with eligibility requirements stipulating that any missing infrastructure must be in place and serviceable within two years of acceptance into the grant funding program;

AND WHEREAS it is not financially feasible nor in the best interest of our ratepayers to install full municipal water, wastewater, and natural gas services, as the associated capital and operating costs would impose an undue financial burden on the Municipality's ratepayers;

AND WHEREAS alternative servicing solutions commonly used in rural and northern Ontario—such as properly designed and maintained septic systems for wastewater, drilled wells for drinking water, and propane or hydro for heat—are proven, reliable, and effective forms of infrastructure that can safely and efficiently support industrial and commercial development;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Magnetawan urges the Province of Ontario to revise its grant funding criteria to recognize and accept these alternative servicing methods as eligible infrastructure, and to ensure that rural and northern municipalities lacking municipal gas, water, and wastewater systems are not excluded from support;

AND FURTHER THAT this resolution be circulated to Premier Doug Ford; the Honourable Peter Bethlenfalvy, Minister of Finance; the Honourable Victor Fedeli, Minister of Economic Development, Job Creation and Trade; the Honourable Graydon Smith, MPP for Parry Sound–Muskoka; the Honourable Scott Aitchison, MP for Parry Sound–Muskoka; FONOM; AMO; NOMA; and all Ontario municipalities.

Carried ☒Defeated ☐Deferred ☐

 Sam Dunnett, Mayor

Recorded Vote Called by: _____

Recorded Vote

Member of Council	Yea	Nay	Absent
Bishop, Bill			
Hetherington, John			
Hind, Jon			
Kneller, Brad			
Mayor: Dunnett, Sam			



December 16, 2025

*Hon. Todd J. McCarthy
Ontario Minister of Environment, Conservation and Parks*

Re: Consolidation of Conservation Authorities

Please be advised that the Council of the Corporation of the Town of Smiths Falls passed the following resolution at their December 15, 2025 Council meeting:

WHEREAS the Conservation Authorities Act (1946) enables municipalities to establish local conservation authorities, and when municipalities choose to form such authorities, they assume responsibility for governance and funding through the appointment of a Board of Directors and the provision of an annual levy;

AND WHEREAS local municipalities established the Rideau Valley Conservation Authority in 1966, and currently provide approximately 50% of total conservation authority funding, while the Province of Ontario provides approximately 3%;

AND WHEREAS municipalities have governed their respective conservation authorities for decades, tailoring programs and services to local watershed needs, maintaining accountable services standards, and ensuring fair and predictable costs for ratepayers;

AND WHEREAS Bill 68 (Schedule 3) and ERO posting 025-1257 proposes to consolidate Ontario's 36 conservation authorities into seven regional authorities and create the Ontario Provincial Conservation Agency, a Crown agency that would assume oversight over conservation authorities and have the ability to levy authorities to cover its costs;

AND WHEREAS the Province already possesses the authority to establish overarching legislation, regulations, standards and policies across all conservation authorities through



SMITHS FALLS

RISE AT THE FALLS

the Conservation Authorities Act and the Ministry of Environment, Conservation and Parks;

THEREFORE BE IT RESOLVED THAT the Town of Smiths Falls calls on the Government of Ontario to maintain local, independent, municipally governed, watershed-based conservation authorities to ensure strong local representation in decisions related to municipal levies, community-focused service delivery, and the protection and management of conservation lands;

AND FURTHER THAT while the Town of Smiths Falls supports provincial goals for consistent permit approval processes, shared services and digital modernization, imposing a new top-down agency structure without strong local accountability and governance risks creating unnecessary cost, red tape, and bureaucracy, thereby undermining efficiency and responsiveness to local community needs;

AND FURTHER THAT the Town of Smiths Falls supports efforts to balance expertise, capacity and program delivery across the province, and requests that the province work collaboratively with municipalities and local conservation authorities to determine the most effective level of strategic consolidation to achieve both provincial and local objectives;

AND FURTHER THAT a copy of this resolution be sent to the Ontario Minister of Environment, Conservation and Parks, to the local MP(s) and MPP(s), the Association of Municipalities of Ontario, the Rural Ontario Municipal Association, the local conservation authority(s), and all municipalities in Ontario.

Please do not hesitate to contact me with any questions and/or concerns.

Yours truly,

Kerry Costello
Town Clerk

Ministry of Emergency Preparedness
and Response

Office of the Minister

438 University Ave., 14th Floor
Toronto ON M5G 2K8

Ministère de la Protection civile
et de l'Intervention en cas d'urgence

Bureau de la ministre

438, av. University, 14^e étage
Toronto ON M5G 2K8



DATE: December 9, 2025

MEMORANDUM TO: Heads of Council

SUBJECT: Emergency Management Modernization Act Achieves Royal Assent

Dear Heads of Council:

I am pleased to let you know that on December 3rd, 2025, the Government of Ontario's *Emergency Management Modernization Act, 2025*, which amends the *Emergency Management and Civil Protection Act* (EMCPA) received Royal Assent.

The EMCPA is Ontario's framework for managing emergencies and defines the authority and responsibilities of the province, municipalities and specific individuals in emergency management.

From ice storms to flooding and wildland fire, the risks facing communities have grown in scale and impact. That's why under the leadership of Premier Ford, Ontario has urgently modernized its legislation to reflect the rapidly changing landscape of emergencies.

The amendments we have made enable a more effective, coordinated and comprehensive approach to emergency management and ensures response plans are tailored to local needs. Key changes now include:

- Clarifying the role of the Ministry of Emergency Preparedness and Response as the provincial lead and one-window contact for coordinating emergency management activities.
- Outlining Ontario Corps as a key provincial emergency resource and capability that can be deployed to supplement local resources to support municipalities, when requested. (An emergency declaration is not required to request provincial support.)
- Strengthening Ontario's commitment to facilitating coordination among municipalities by implementing the joint emergency programs and plans for two or more municipalities.

The legislation will be implemented in phases, with future regulations to support it. Future work will enhance municipal emergency management by providing flexibility for programs based on local needs and capacity. Upcoming regulations will also clarify the process for municipal emergency declarations under the Act to ensure accountability.

Ongoing dialogue and collaboration with municipalities and emergency management partners will be key as the ministry continues engagement to inform future work related to these amendments.

On a personal note, it was a pleasure to meet with many of you this summer, including at the Association of Municipalities of Ontario (AMO) conference to discuss Ontario's emergency management modernization. The feedback we received has been instrumental in shaping these legislative amendments.

Thank you for your continued partnership and dedication to protect Ontario. I hope to see you at the Rural Ontario Municipal Association Conference in January. Your commitment to emergency management makes a difference, and I look forward to moving this important work forward with you.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Jill Q', with a long horizontal flourish extending to the right.

The Honourable Jill Dunlop
Minister of Emergency Preparedness and Response

cc: Rob Flack, Minister of Municipal Affairs and Housing
Robin Jones, President, Association of Municipalities of Ontario



December 5, 2025

Send via email

See Distribution List on Page 4

Re: Provincial Decision on Automated Speed Enforcement

On November 25, 2025, the County of Brant Council directed staff to prepare a letter in alignment with the City of Brampton's Council Resolution C230-2025 outlining the County's concerns with the provincial decision to ban ASE. The original text was amended to align with the County of Brant's program and experiences and to reflect that the ban has been approved.

Whereas on May 30, 2017, the Province of Ontario passed the *Safer School Zones Act, 2017* (Bill 65), amending the *Highway Traffic Act* (HTA) to permit municipalities to adopt Automated Speed Enforcement (ASE) technology on roads with speed limits under 80 km/h in school and community safety zones; and

Whereas enabling regulations came into effect on December 1, 2019, granting municipalities the authority to implement ASE and other tools to enhance safety in these areas and since this time municipalities across Ontario have adopted these programs; and

Whereas the Province's ASE legislative framework, together with provincial encouragement in 2019, has led municipalities such as the County of Brant to implement ASE technology to improve safety, reduce speeding, and prevent serious collisions and fatalities; and

Whereas the Provincial government, through the Ministry of Transportation, is responsible for the legislation, regulations and program standards governing municipal ASE programs; and

Whereas some municipalities have implemented ASE inconsistently and in contrast to recommended guidelines, the County of Brant is part of the vast majority of municipalities who have implemented best practices endorsed by the Ministry of Transportation and the Ontario Traffic Council - including speed thresholds - that prioritize public safety, resulting in safer roads; and

Whereas the County of Brant proactively developed a Road Safety Reserve Fund to ensure any revenue collected from the program is reinvested into traffic calming and safety initiatives; and

Whereas consistent with local, regional, national and international research by third parties including [Sick Kids & Toronto Metropolitan University](#), the [Canadian Automobile Association](#), the [Ontario Association of Chiefs of Police](#), the [Traffic Injury Research Foundation](#), and the [Ontario Traffic Council](#); and



Whereas the County of Brant's ASE program has resulted in significant reductions in speed, increased speed compliance in community safety zones, and changes in driver behaviour as outlined in the September 29, 2025, [RPT-0365-25 - Concern with Proposed Ban of Automated Speed Enforcement and associated presentation](#); and

Whereas between February and August 2025, only three percent of vehicles passing the device received a ticket, demonstrating how the program prioritizes enforcing significant offences and illustrates that County of Brant's existing threshold is both reasonable and aligned with best practices; and

Whereas, in the first eight months of implementation, the County observed significant positive impacts associated with ASE, including measurable speed reductions, with the prevalence of speeding dropping from 45% to 35% from February to August; and

Whereas between 20% and 30% of ASE ticket revenue is collected by the Province of Ontario; and

Whereas the County of Brant engaged with the community and introduced the Brant Safe Streets Strategy in 2019, focusing on improving road safety through enforcement, education, engineering, and other innovative solutions; and

Whereas the County of Brant is working to improve road safety and uphold its commitment to the [Brant Safe Streets Strategy](#) through the ASE program and complementary traffic-calming measures such as speedbumps/humps, roundabouts, and improved signage, in order to reduce speeds, prevent collisions, and promote lawful driving behaviour; and

Whereas despite clear evidence and proven results from municipalities, such as the County of Brant, the County was caught off guard by the Premier's sudden announcement to cancel ASE programs across the province, made without adequate notice and consultation; and

Whereas a preliminary estimate of private sector investment by companies delivering ASE solutions indicates the creation of 62 jobs and \$14 million of investment in the province; and

Whereas the Premier believes some municipalities have misused ASE; but that is no reason to shut down municipal ASE programs that have proven successful at changing driver behaviour and improving public safety; and

Whereas the Premier's concerns regarding ASE can be addressed through amendments to provincial legislation, regulations and program standards that enable municipalities to consistently use ASE, without an outright ban on the technology; and

Whereas the County of Brant's ASE program was considered best-practice and that the Premier should consider reversing the ban and meeting with Mayor David Bailey and other municipal leaders to develop improved provincial legislation, regulations and program standards related to the ASE program; and



Whereas it is reckless to abandon what works, and essential to maintain a program that preserves public safety, and, especially, at a very minimum, safety in school locations; and

Whereas, with the implementation of the ban, municipalities should receive funding from the province to reimburse the costs of the program and employ alternate traffic calming measures through the Road Safety Initiatives Fund.

Therefore, be it resolved that:

That the County of Brant Council formally opposes the Province's decision to abruptly cancel ASE, a public safety tool enabled through provincial regulations in December 2019; and,

That this resolution be sent as a letter from Council to the Premier of Ontario, the Minister of Transportation, local MPPs, all Ontario municipalities, the Association of Municipalities of Ontario (AMO), the Ontario Association of Chiefs of Police (OACP), and the Ontario Traffic Council, to convey the County's concerns with the ban and encourage the Province to reconsider the direction; and

That the County of Brant encourages that the Premier meet with municipal leaders and industry experts to determine a consistent and effective approach to ASE across municipalities that utilizes best practices to uphold the public safety benefits; and,

That the County of Brant encourages the province to use the Road Safety Initiatives Fund to reimburse municipalities for all costs incurred to implement the ASE program and implement additional traffic calming measures; and,

That staff be directed to continue monitoring speeding and traffic data in zones where ASE was previously employed to evaluate the impacts of the ASE program; and,

That staff be directed to prepare a report to Council in the future outlining the impacts of the ASE program and how the ban of these devices has influenced the prevalence of speeding in the zones; and

That staff be directed to continue monitoring developments and announcements surrounding ASE and advance advocacy efforts consistent with this letter.

Sincerely,

Mayor David Bailey on behalf of County of Brant Council



Distribution List

The Honourable Doug Ford
Premier of Ontario and Minister of Intergovernmental Affairs
premier@ontario.ca

The Honourable Prabmeet Sarkaria
Minister of Transportation
minister.mto@ontario.ca

The Honourable Will Bouma, MPP (Brantford-Brant)
will.bouma@pc.ola.org

The Honourable Brian Riddell, MPP (Cambridge)
brian.riddell@pc.ola.org

The Honourable Ernie Hardeman, MPP (Oxford)
ernie.hardemanco@pc.ola.org

Ontario Association of Chiefs of Police (OACP)
contact@oacp.ca

Ontario Traffic Council
traffic@otc.org

Association of Municipalities of Ontario
amo@amo.on.ca

All Ontario Municipalities

**The Corporation of the Municipality of St. Charles
RESOLUTION PAGE**



Regular Meeting of Council

Agenda Number: 5.4.1.
Resolution Number 2025-284
Title: Support Items 5.3 #1, 3, 4, 5 and 12 from November 19, 2025 Regular Meeting of Council - Extend Deadline for the Fire Certification
Date: December 3, 2025

Moved by: Councillor Lachance
Seconded by: Councillor Pothier

WHEREAS Ontario Regulation 343/22 mandates that firefighters performing specific fire protections services be certified to a prescribed standard by July 1, 2026, with certain technical rescue disciplines requiring certification by July 1, 2028;

AND WHEREAS the Municipality recognizes and supports the value of the certification requirements mandated by the Province of Ontario, acknowledging that standardized training enhances firefighter safety, service quality, and public trust;

AND WHEREAS the Office of the Fire Marshall (OFM) and the Ontario Fire College (OFC) are actively working to provide training and certification programs, including offering over 600 courses annually, yet some certification programs and testing resources remain under development or are not yet widely accessible, particularly in the Ontario Seal Programs;

AND WHEREAS many fire departments in Ontario are staffed predominantly by volunteer firefighters who balance full-time employment with their emergency service commitments;

AND WHEREAS the certification programs are still in development and the current availability does not adequately reflect the operational realities of volunteer fire departments, especially in rural communities, where training opportunities are limited and certification demands place undue pressure on personnel and municipal resources;

AND WHEREAS when firefighter certification was first introduced in 2018, smaller / rural municipalities raised concerns that they do not provide the same level of fire protection services as larger municipalities or urban centres. The Province responded thoughtfully by introducing new legislation to allow municipalities to certify firefighters only to the services they actually provide. This flexibility is appreciated and reflects a fair and practical approach, however, training programs for many of these service-specific certifications are still not available;

AND WHEREAS it is unreasonable to expect volunteer firefighters - who already balance full-time employment and community service - to independently develop curriculums and training programs in-house to meet provincial standards and adequately prepare them for certification exams;

AND WHEREAS smaller rural volunteer fire departments often lack the necessary resources, certified personnel, and specialized expertise to independently develop training curriculums or qualify for learning contracts with the Ontario Fire College;

AND WHEREAS these departments have long relied on the Ontario Fire College's course offerings and have been patiently awaiting the release of the Ontario Seal Programs, having noted preliminary pilot

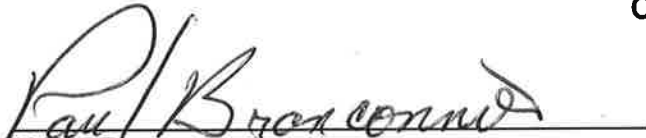
initiatives in Northern Ontario and anticipating a broader rollout of these programs in the near future;
AND WHEREAS rural municipalities would welcome the opportunity to engage in dialogue with the Office of the Fire Marshall to address current barriers and explore collaborative solutions;

BE IT THEREFORE RESOLVED THAT the Council for the Corporation of the Municipality of St.-Charles respectfully requests that the Province of Ontario, through the Ministry of the Solicitor General and the Office of the Fire Marshall, extend the compliance deadlines outlined in Ontario Regulation 343/22 to a minimum of two (2) years beyond the final release date of the Ontario Seal Programs offered in the regulation for all affected certification categories;

AND BE IT FURTHER RESOLVED THAT the Province consider implementing a phased or regionally adaptive approach to certification deadlines, taking into account the availability of training programs and the unique challenges faced by volunteer fire services in Rural Ontario;

AND BE IT FURTHER RESOLVED THAT this Resolution be forwarded to the Minister of the Solicitor General, the Ontario Fire Marshall, the Association of Municipalities of Ontario (AMO), the Rural Ontario Municipal Association (ROMA), the Ontario Association of Fire Chiefs (O AFC), our local Member of Provincial Parliament (MPP), and all Ontario municipalities for support and endorsement.

CARRIED


MAYOR

December 18, 2025

Minister of Environment, Conservation and Parks
College Park
5th Floor.
777 Bay St.
Toronto, ON M7A 2J3
Email: minister.mecp@ontario.ca

Honourable Minister McCarthy,

Re: Municipality of Meaford Response to Proposed Consolidation of Ontario's Conservation Authorities

Please be advised that the Council of the Municipality of Meaford adopted the following resolution at its meeting on December 15, 2025.

Moved by: Councillor Uhrig
Seconded by: Deputy Mayor Keaveney

Whereas the Conservation Authorities Act enables municipalities to establish local conservation authorities, and when municipalities choose to form such authorities, they assume responsibility for governance and funding through the appointment of a Board of Directors and the provision of an annual levy to cover expenses; and

Whereas the municipalities within Grey and Bruce Counties established the North Grey Region Conservation Authority in 1957 and the Sauble Valley Conservation Authority in 1958 which amalgamated into the Grey Sauble Conservation Authority (GSCA) in 1985; and

Whereas local municipalities currently provide approximately 44% of total GSCA funding, while the Province of Ontario provides approximately 7%; and

Whereas municipalities have governed their respective conservation authorities for decades, tailoring programs and services to local

watershed needs, maintaining accountable service standards, and ensuring fair and predictable costs for ratepayers; and

Whereas conservation authorities collectively own and manage thousands of hectares of land, much of which was donated or sold by local residents and entrusted to conservation authorities as a personal legacy for long-term protection, stewardship, and the public good, with the expectation that such lands would be cared for by locally governed conservation authorities; and

Whereas Bill 68 (Schedule 3) proposes the creation of the Ontario Provincial Conservation Agency whose objects include overseeing conservation authorities and the transition to a regional watershed-based framework for conservation authorities in Ontario with municipal cost contribution yet to be defined; and

Whereas the Ministry of the Environment, Conservation and Parks has posted Environmental Registry Notice No. 025-1257 ("Proposed Boundaries for the Regional Consolidation of Ontario's Conservation Authorities"), proposing to reduce Ontario's 36 conservation authorities to 7 regional entities as part of a broader restructuring; and

Whereas under this proposal, the Grey Sauble Conservation Authority (GSCA) would be consolidated into a new "Huron-Superior Regional Conservation Authority" that is over 23,000 square kilometres in size and consists of 80 municipalities; and

Whereas the Province already has the authority to establish overarching legislation, regulations and standards through the Conservation Authorities Act and the Ministry of Environment, Conservation and Parks to address issues related to permitting, by establishing guidance, online permitting platforms and technical standards through legislation that could help build homes; and

Whereas the GSCA has already undertaken significant modernization work aligned with provincial objectives, including Information Technology / Information Management, and leveraging technology to streamline

planning and permit review processes processing 100% of major permits within the provincial timelines in 2024;

Therefore be it resolved that the Municipality of Meaford calls on the Government of Ontario to maintain local, independent, municipally governed, watershed-based conservation authorities to ensure strong local representation in decisions related to municipal levies, community-focused service delivery, and the protection and management of conservation lands; and

Be it further resolved that the Municipality of Meaford does not support the proposed “Huron-Superior Regional Conservation Authority” boundary configuration outlined in Environmental Registry Notice 025-1257 as the proposal lacks sufficient justification, would significantly diminish local governance, and fails to recognize the effectiveness and efficiencies already achieved within existing watershed-based models; and

Be it further resolved that the Municipality of Meaford affirms that large-scale regional consolidation is unnecessary, would introduce substantial transition costs, and would divert resources away from frontline watershed programs. The Council further asserts that restructuring at this scale would erode local decision-making, weaken municipal accountability, and disrupt long-standing community partnerships that are central to delivering responsive watershed management; and

Be it further resolved that while the Municipality of Meaford supports provincial goals for consistent permit approval processes, shared services, and digital modernization, imposing a new top-down approach structure without strong local accountability and governance risks creating unnecessary cost, red-tape, and bureaucracy, thereby undermining efficiency and responsiveness to local community needs; and

Be it further resolved that the Municipality of Meaford urges the Province to strengthen centralized standards, resources, and tools rather than undertaking broad structural amalgamation and to provide sustainable, predictable provincial funding across conservation authorities to enable local CAs to advance ongoing digitization and systemization work that has



already resulted in improved efficiency and consistency in recent years;
and

Be it further resolved that the Municipality of Meaford believes that the Province's proposed new online permitting portal can be implemented within the existing conservation authority framework without requiring structural amalgamation; and

Be it further resolved that the Municipality of Meaford requests that the Ministry engage meaningfully and collaboratively with affected municipalities, conservation authorities, and local Indigenous communities before advancing any consolidation, to ensure that any changes reflect both local needs and the practical realities of implementation; and

Be it further resolved that this resolution be included in the Municipality's ERO response and forwarded to the Premier of Ontario, the Minister of the Environment, Conservation and Parks, all of Ontario's municipalities, MPPs, conservation authorities, AMO, and Conservation Ontario.

Carried - Resolution #2025-46-09

Yours sincerely,

Allison Penner

Deputy Clerk / Manager, Legislative Services

Municipality of Meaford

21 Trowbridge Street West, Meaford

519-538-1060, ext. 1110 | apenner@meaford.ca



cc: The Honourable Doug Ford, Premier of Ontario
All Ontario Municipalities
All Ontario Members of Provincial Parliament
All Ontario Conservation Authorities
Association of Municipalities of Ontario (AMO)
Conservation Ontario
Submission to Environmental Registry Notice 025-1257

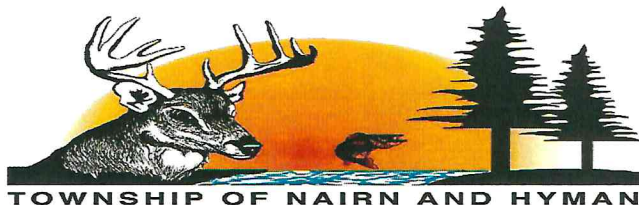


519-538-1060



21 Trowbridge St. W. Meaford N4L 1A1

www.meaford.ca



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

December 17, 2025

The Right Honourable Mark Carney
 Office of the Prime Minister
 80 Wellington Street
 Ottawa, ON K1A 0A2

Dear Prime Minister:

Re: Support Resolution

On behalf of the Council of the Township of Nairn and Hyman, I am writing to formally convey Council's support for recent federal measures aimed at stabilizing and strengthening Canada's steel and softwood lumber sectors.

As a small Northern Ontario municipality whose economy is closely tied to the continued operation of Interfor, a local softwood lumber mill, Council is increasingly concerned that ongoing trade pressures and market uncertainty are placing added strain on the long-term viability of this key employer. Any reduction in operations or a potential closure would have significant and lasting consequences for local employment, municipal revenues, and the overall economic and social wellbeing of our community.

In this context, and in response to the Federation of Northern Ontario Municipalities' November 26, 2025 media release, Council adopted the enclosed resolution at their meeting of December 8, 2025:

SUPPORT FOR STEEL AND LUMBER SECTORS

RESOLUTION # 2025-14-247

MOVED BY: Karen Richter

SECONDED BY: Wayne Austin

WHEREAS the Federation of Northern Ontario Municipalities (FONOM) has issued a media release dated November 26, 2025, welcoming the Government of Canada's new measures to support the steel and softwood lumber sectors in response to ongoing U.S. tariff pressures; and

WHEREAS the federal actions—including strengthened protections for domestic producers, expanded financial supports, and increased incentives to utilize Canadian steel and lumber in federal infrastructure and housing projects—represent important steps in stabilizing industries that are vital to Northern Ontario's economy; and

WHEREAS municipalities across the North continue to experience the economic impacts of industry closures, including the recent shutdown of Domtar a pulp and paper mill in the neighboring Town of Espanola, which has demonstrated the vulnerability of resource-dependent communities and the need for coordinated intergovernmental support; and

WHEREAS the Township of Nairn and Hyman recognizes the significant role of Interfor, our local soft-wood lumber mill, as a major employer and economic anchor in our region, and further recognizes that any threat to its continued operation would have devastating consequences for workers, families, and local businesses; and

WHEREAS the Province of Ontario has a shared responsibility to ensure the long-term sustainability of the forestry, lumber, and steel sectors, which are foundational to the economic wellbeing of Northern and rural communities;

NOW THEREFORE BE IT RESOLVED THAT Council of the Township of Nairn and Hyman commends the Government of Canada for its leadership and for implementing substantial measures to support Canada's steel and softwood lumber industries during this period of trade volatility; and

BE IT FURTHER RESOLVED THAT Council respectfully urges the Government of Ontario to introduce additional financial, regulatory, and policy-based supports to ensure that Ontario's steel, forestry, and lumber sectors remain competitive, resilient, and able to withstand ongoing international trade pressures; and

BE IT FURTHER RESOLVED THAT Council specifically calls upon the Province of Ontario to work directly with industry stakeholders, including municipalities and major employers such as Interfor, to create programs and investments that will help protect jobs, maintain production capacity, and support long-term industry growth in Northern Ontario; and

BE IT FINALLY RESOLVED THAT a copy of this resolution be forwarded to the Prime Minister of Canada, the Premier of Ontario, the Minister of Natural Resources and Forestry, the Minister of Northern Development, FONOM, MP Jim Belanger, MPP Bill Rosenberg and all Ontario Municipalities.

CARRIED

Sincerely Yours,



Belinda Ketchabaw
CAO Clerk - Treasurer

BK/mb

cc: Premier of Ontario
Minister of Natural Resources and Forestry
Minister of Northern Development
FONOM
MP Hon. Jim Belanger
MPP Hon. Bill Rosenberg
All Ontario Municipalities

FOR IMMEDIATE RELEASE

November 26, 2025

FONOM Welcomes Federal Support for Steel and Lumber Sectors Impacted by U.S. Tariffs

Northeastern Ontario – The Federation of Northern Ontario Municipalities (FONOM) welcomes today's announcement by Prime Minister Mark Carney outlining new federal measures to support Canada's steel and softwood lumber industries, which continue to face unprecedented challenges due to aggressive U.S. tariff actions.

The federal plan includes strengthened protections for domestic producers, expanded financial supports for companies facing liquidity pressures, and new incentives to increase the use of Canadian steel and lumber in national infrastructure and housing projects. These measures aim to stabilize sectors vital to the economies of many Northern Ontario communities.

Prime Minister Carney announced that Canada will significantly tighten tariff-rate quotas on foreign steel imports, opening an estimated **\$850 million in domestic demand** for Canadian producers. In addition, the federal government is allocating **\$500 million in new financing** for softwood lumber firms, paired with a further **\$500 million expansion** of the Business Development Bank of Canada's softwood guarantee program.

FONOM is encouraged by the federal government's recognition of the pressures facing Northern resource-based communities, where steel and lumber operations support thousands of jobs and anchor local economies.

"These measures acknowledge what Northern Ontario has long understood — that our steel and lumber sectors are national economic pillars," said FONOM President Dave Plourde **"U.S. tariffs continue to destabilize communities across the North, and today's announcement provides needed tools to help our workers and industries adapt, compete, and grow."**

FONOM also welcomes the federal commitment to **reduce interprovincial freight rates by 50 per cent** for steel and lumber shipments beginning next spring. Lower transportation costs will help Northern producers access new domestic markets and move product efficiently while north-south trade remains constrained.

As part of the plan, the federal government will also advance the **Buy Canadian Policy**, ensuring that major defence, construction, and infrastructure projects prioritize Canadian steel, aluminum,

and wood products. This aligns strongly with FONOM's longstanding advocacy for procurement policies that support Canadian jobs and supply chains.

"Keeping Canadian dollars working in Canada is essential," added the President. "These steps will create new demand for made-in-Canada materials while helping stabilize communities affected by unpredictable U.S. trade actions."

FONOM looks forward to continued collaboration with federal officials to ensure the timely rollout of these programs, and to ensure that Northern Ontario municipalities and industries can fully benefit from the measures announced today.

Media Contact:

Dave Plourde, President

Federation of Northern Ontario Municipalities (FONOM)

705-335-1615 | fonom.info@gmail.com



December 5, 2025

*Honourable Doug Ford,
Premier of Ontario*

Re: Ontario Community Infrastructure Fund (OCIF)

Please be advised that the Council of the Corporation of the Town of Smiths Falls passed the following resolution at their December 1, 2025 Council meeting:

WHEREAS the Town of Smiths Falls acknowledges that municipal infrastructure—roads, bridges, water and wastewater systems—underpins public safety, economic vitality and quality of life in Ontario’s rural and small urban communities;

WHEREAS the Ontario Community Infrastructure Fund (OCIF) was created in 2015 to assist small and rural municipalities facing infrastructure deficits that exceed their local revenue capacities;

WHEREAS in 2022 the Government of Ontario committed to increase the annual OCIF envelope from \$100 million to \$400 million over a five-year term, with that commitment scheduled to expire at the end of fiscal 2026;

WHEREAS fixed funding levels amid rising labour, materials and climate resilience costs have eroded the purchasing power of the \$400 million envelope, jeopardizing municipalities’ ability to deliver and sustain essential services without incurring unsustainable debt;

WHEREAS predictable, multi-year funding indexed to real-world cost drivers is critical for municipalities to develop, finance and execute long-term asset management plans, reduce emergency repairs and leverage complementary federal and private infrastructure financing;



SMITHS FALLS

RISE AT THE FALLS

WHEREAS the Town of Smiths Falls requires a steadfast provincial partner to extend and enhance OCIF beyond 2026, ensuring infrastructure resilience, fiscal sustainability and equitable access for all small and rural municipalities;

NOW THEREFORE BE IT RESOLVED THAT

- 1. The Town of Smiths Falls calls upon the Government of Ontario to extend the annual OCIF envelope at not less than \$400 million beyond its current five-year term ending in 2026, with no reductions in subsequent provincial budgets.*
- 2. The Province be requested to index the total annual OCIF envelope—and each individual municipal allocation—to the Ontario Consumer Price Index (CPI), calculated on a calendar-year basis and disbursed in the first quarter of each fiscal year.*
- 3. The Ministry of Infrastructure establish a new five-year OCIF funding framework that guarantees annual envelopes and allocation percentages by municipality, enabling long-term capital planning and stable cash-flow management.*
- 4. The Province undertake a formal review of the OCIF allocation formula at least once every four years, incorporating current municipal asset management data, demographic projections, climate resilience metrics and rural equity considerations.*
- 5. A dedicated contingency reserve equal to 5 percent of the annual OCIF envelope be created within the fund to address extraordinary cost escalations, emergency repairs or project overruns without reallocating core funding.*
- 6. The Ministry of Infrastructure publish an annual OCIF performance report—including program disbursements, allocation adjustments and reserve expenditures—in a transparent, publicly accessible online dashboard.*



SMITHS FALLS

RISE AT THE FALLS

7. The Clerk of the Town of Smiths Falls forward this resolution to:

- o The Honourable Doug Ford, Premier of Ontario*
- o The Honourable Kinga Surma, Minister of Infrastructure*
- o The Honourable Rob Flack, Minister of Municipal Affairs and Housing*
- o The Honourable Francois-Phillipe Champagne, Minister of Finance*
- o Association of Municipalities of Ontario (AMO)*
- o Ontario Small Urban Municipalities (OSUM)*
- o Federation of Canadian Municipalities (FCM)*
- o All municipalities in Ontario*

Please do not hesitate to contact me with any questions and/or concerns.

Yours truly,

Kerry Costello
Town Clerk



Town of The Blue Mountains

32 Mill Street, Box 310
 THORNBURY, ON N0H 2P0
<https://www.thebluemountains.ca>

OFFICE OF: Mayor Andrea Matrosovs

Email: mayor@thebluemountains.ca

Phone: 519-599-3131 Ext 406

December 5, 2025

Minister of Environment, Conservation and Parks
 College Park
 5th Floor
 777 Bay St.
 Toronto, ON M7A 2J3
 Email: minister.mecp@ontario.ca

RE: Town of The Blue Mountains Opposition to Bill 68 and the Proposed Consolidation of Ontario's Conservation Authorities

Honourable Minister McCarthy,

The Town of The Blue Mountains Council would like to express our concerns regarding Bill 68 and the proposed consolidation of Ontario's 36 Conservation Authorities into seven regional authorities. As a community with a strong and long-standing partnership with our local conservation authorities, we believe the proposed regional restructuring does not align with the best interests of our residents or the unique environmental needs of our community.

As a Council, we support provincial efforts to enhance efficiency through standardized fee schedules, policies, guidelines and online permitting systems. However, we believe that these improvements can be achieved without compromising the local expertise, responsiveness and accountability that watershed-based authorities currently provide.

The proposed consolidation raises significant concerns for The Blue Mountains Council regarding the loss of local expertise and the reduction of accessible, timely support for residents, builders and developers. Local conservation authorities possess a deep knowledge of watershed conditions, natural hazards and community priorities that cannot be effectively replicated at a broader regional scale. Centralizing the functions of local conservation authorities risks diluting the community-driven programming and tailored services that protect natural resources and support sustainable development in The Blue Mountains, while also diminishing meaningful municipal representation in decision-making. We are further concerned that a top-down

structure may introduce unnecessary transition costs, red tape and additional layers of bureaucracy, which hinder efficiency, rather than improve it.

Given these concerns, we urge you to reconsider the implications of the proposed amalgamation and to directly engage with municipalities and conservation authorities before finalizing any consolidation boundaries or legislative amendments. We respectfully request that the province consider alternative approaches that maintain local, municipally governed, watershed-based conservation authorities while supporting shared objectives of modernization and efficiency improvements. We believe that strengthening and supporting existing structures, rather than replacing them, will help to preserve local expertise, ensure consistent service delivery, and uphold the principles of community-focused governance.

Thank you for considering the perspective of the Town of The Blue Mountains. We look forward to your response and hopeful reconsideration of this proposal.

Warm regards,

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Matrosovs', written in a cursive style.

Mayor Andrea Matrosovs
Town of The Blue Mountains



December 16, 2025

*Honourable Doug Ford,
Premier of Ontario*

Re: Urging Province to Re-instate the Eligibility for Curbside Blue Box Collection

Please be advised that the Council of the Corporation of the Town of Smiths Falls passed the following resolution at their December 15, 2025 Council meeting:

WHEREAS the Province of Ontario designated producers to be responsible to collect recycling in the Province; and

WHEREAS nonprofit organizations, including our local food banks, have been deemed ineligible for producer blue box collection effective January 1 2026; and

WHEREAS food insecurity is a local, provincial and federal issue; and

WHEREAS food banks need to receive grocery items that are delivered in cardboard boxes and cartons which generate copious amounts of recyclable material; and

WHEREAS food banks are volunteer and donation based with no revenue collected to pay for services such as removal of recyclable materials;

THEREFORE BE IT RESOLVED THAT the Council of Town of Smiths Falls strongly urges the Province to re-instate the eligibility for curbside blue box collection January 1 2026, for nonprofit organizations, such as food banks; and



SMITHS FALLS

RISE AT THE FALLS

THAT this motion be forwarded to Premier Doug Ford, Minister of the Environment, Conservation and Parks, to the local MP and MPP, Eastern Ontario Mayor's Caucus, AMO, and all Ontario municipalities for support.

Please do not hesitate to contact me with any questions and/or concerns.

Yours truly,

Kerry Costello
Town Clerk



519.376.3076
 237897 Inglis Falls Road
 Owen Sound, ON N4K 5N6
www.greysauble.on.ca

Protect.
 Respect.
 Connect.

GSCA Submission to ERO Posting 025-1257

December 18, 2025

Via Environmental Registry of Ontario

Subject: Comments on ERO Posting No. 025-1257 – Proposed Boundaries for Regional Consolidation of Ontario's Conservation Authorities

To Whom It May Concern:

Grey Sauble Conservation Authority (GSCA) appreciates the opportunity to comment on the proposed consolidation of Ontario's conservation authorities. We share the Province's objectives of improving efficiency, consistency, and modernization in service delivery. GSCA has already implemented significant improvements, including digital permitting, streamlined processes and enhanced customer service, and we remain committed to advancing these objectives.

However, GSCA does **not support the proposed consolidation into the Huron–Superior Regional Conservation Authority**. This model would create a geographically vast entity (over 23,500 km² and 80 municipalities) combining watersheds with little shared hydrology, climate, or economic alignment.

Such a structure risks:

- **Loss of Local Accountability and Rural Voice:** GSCA currently operates with strong municipal representation and local decision-making. Under the proposed model, local priorities could be overshadowed by urban centres hundreds of kilometers away.
- **Increased Costs and Bureaucracy:** No cost-benefit analysis or feasibility assessment has been provided. Transition costs (IT integration, HR harmonization, rebranding) and additional layers of governance will likely increase municipal cost apportionment and offer little in the way of savings to GSCA's member municipalities.
- **Reduced Responsiveness:** Larger administrative structures often slow processes, contrary to the Province's stated goal of streamlining approvals.
- **Disruption of Community Partnerships:** GSCA manages 29,000 acres of land, much of it donated by local residents with the expectation of local stewardship. GSCA also works with a network of dedicated volunteers and partners. Consolidation into a vast regional conservation authorities risks eroding these relationships and the trust that has been built locally.

Member Municipalities

Municipality of Arran-Elderslie, Town of the Blue Mountains, Township of Chatsworth, Township of Georgian Bluffs, Municipality of Grey Highlands, Municipality of Meaford, City of Owen Sound, Town of South Bruce Peninsula

GSCA supports modernization without amalgamation, through:

- Province-wide standards and policies for permitting.
- Provincially developed and updated technical guidelines.
- Refined Key Performance Indicators (KPIs) to ensure that Provincial objectives are being met.
- Shared digital platforms and tools.
- Sustainable provincial funding to enable modernization and service delivery.

Responses to ERO Consultation Questions

1. Key factors for a successful transition and outcome of regional consolidation:

GSCA does not support the proposed regional consolidation of conservation authorities and is firmly of the opinion that the Government's objectives would be better served without adding red-tape and bureaucracy. However, if consolidation proceeds, success depends on:

- Pausing the current consolidation proposal to allow the Ontario Provincial Conservation Agency time to develop a well thought out business plan, including cost-benefit analysis and feasibility assessments.
- Clear provincial leadership and phased implementation to avoid service disruption.
- Retention of local knowledge and staff expertise, which is critical for ongoing program management.
- Retention of local offices and staff, including management, to provide continuance of local partnership, accessibility and front-line service.
- Continuation of locally prioritised and tailored programming to reflect local community needs.
- Transparent governance frameworks that preserve municipal influence and watershed identity.
- Dedicated provincial funding for all transition costs.
- Robust communication strategies to keep municipalities, stakeholders, and the public informed and engaged throughout the process.

2. Opportunities or benefits of a regional conservation authority framework

GSCA is of the opinion that these benefits can be achieved through collaboration, shared systems and voluntary service agreements without the cost and complexity of consolidation. The potential benefits of such service agreements could include:

- Shared technical expertise and modern tools across multiple watersheds.

- Consistent permitting standards and digital platforms that improve predictability for applicants. These should be provided by the Province regardless of consolidation.
- Opportunities for joint procurement and shared services to reduce duplication.

3. Suggestions for governance structure at the regional level

The current governance structure provides the most representative and accountable system by offering each funding partner a meaningful voice at the governance table. GSCA has eight (8) participating municipalities represented by eleven (11) Board Directors appointed from each of the participating municipalities. This system provides a well-balanced structure that allow the participating municipalities the opportunity to design programs and policies that align with local municipal priorities, align with local municipal budgets, and represent the needs of the local community. If the Province proceeds with consolidation, the following governance structure may provide the next best option:

- A streamlined board (10–20 members) with representation grouped by upper-tier municipalities or counties to maintain fairness and efficiency.
- Utilizing the existing Upper Tier and Single Tier frameworks for local governance and apportionment to provide a more manageable option. That is, members of the Regional CA Board would be appointed from local upper tier or single tier municipalities within the Region's jurisdiction.
- In this model, it is recommended that apportionment would also move to the Upper Tier / Single Tier level.
- Clear protocols for communication between regional boards and municipalities.
- The creation of Regional Boards provides an opportunity to include other community groups within the Board structure, including local Indigenous representation and local industry representation. If this option is considered, it is recommended that the additional representatives would be excluded from budget votes.

4. Maintaining a transparent and consultative budgeting process

The current budget process provides for the most transparent, accountable, accessible and consultative budgeting process as each participating municipality is afforded the opportunity to review draft budgets and representation at the Board table is such that individual municipal input is factored into budget decisions. This will be lost by the proposed consolidation model.

If consolidation moves forward, the following process should be utilized:

- A standardized regional budget framework with clear timelines and assumptions.
- Locally developed operating and capital budgets for each local office that are factored into the regional budget framework. These budgets can be reviewed and presented to sub-regional (local) budget advisory committees to ensure local priorities are considered.

- Publicly accessible budget documents and early consultation aligned with municipal budget cycles.
- Transparent levy apportionment formulas and regular financial reporting to all member municipalities.

5. Maintaining and strengthening relationships with local communities and stakeholders

Relationships with local communities and stakeholders have been developed over years or decades. Unless local offices, staff and leadership are maintained, not only will relationships weaken, they are at risk of disappearing altogether.

- Retain local offices and staff presence to ensure accessibility and responsiveness.
- Maintain clear communication channels and decision-making processes for local issues.
- Preserve local branding and identity to sustain trust and engagement.

Closing Statement

GSCA urges the Province to prioritize modernization through shared standards, tools, and funding rather than large-scale structural amalgamation. We remain committed to working collaboratively to achieve efficiency and consistency while preserving the watershed-based governance model that has served Ontario effectively for decades.

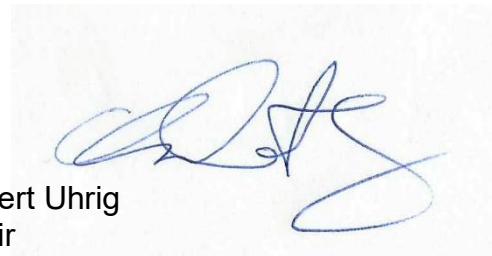
Submitted by:

Grey Sauble Conservation Authority
www.greysauble.on.ca

Thank you,



Tim Lanthier
Chief Administrative Officer
Grey Sauble Conservation Authority



Robert Uhrig
Chair
Grey Sauble Conservation Authority

**Motion No.: FA-25-097
December 17, 2025**

**Moved By: Jon Farmer
Seconded By: Scott Mackey**

WHEREAS the Province of Ontario has posted Environmental Registry Notice No. 025-1257 (“Proposed Boundaries for the Regional Consolidation of Ontario’s Conservation Authorities”), proposing to reduce Ontario’s 36 conservation authorities to 7 regional entities as part of a broader restructuring; and

WHEREAS Bill 68 (Schedule 3) has effectively created the Ontario Provincial Conservation Agency whose objects include overseeing conservation authorities and the transition to a regional watershed-based framework for conservation authorities in Ontario with municipal cost contribution yet to be defined; and

WHEREAS the Conservation Authorities Act enables municipalities to establish local conservation authorities, and when municipalities choose to form such authorities, they assume responsibility for governance and funding through the appointment of a Board of Directors and the provision of an annual levy to cover expenses; and

WHEREAS the municipalities within the northern portions of Bruce and Grey Counties established the North Grey Region Conservation Authority in 1957 and the Sauble Valley Conservation Authority in 1958 which amalgamated into the Grey Sauble Conservation Authority (GSCA) in 1985; and

WHEREAS GSCA generates approximately 50 percent of its own revenues and local municipalities provide approximately 43% of total GSCA funding, while the Province of Ontario provides less than 7%; and

WHEREAS under this proposal, the Grey Sauble Conservation Authority (GSCA) would be consolidated into a new “Huron-Superior Regional Conservation Authority” that is over 23,000 square kilometres in size and consists of 80 municipalities; and

WHEREAS municipalities have governed their respective conservation authorities for decades, tailoring programs and services to local watershed needs, maintaining accountable service standards, and ensuring fair and predictable costs for ratepayers; and

WHEREAS conservation authorities collectively own and manage thousands of hectares of land, much of which was donated or sold by local residents and entrusted to conservation authorities as a personal legacy for long-term protection, stewardship, and the public good, with the expectation that such lands would be cared for by locally governed conservation authorities; and

WHEREAS no governance model has been provided to ensure that local municipalities are still able to make local decisions related to the functioning and programs of the conservation authorities; and

WHEREAS no business plan, cost-benefit analysis, or feasibility assessment has been provided to justify the proposed consolidation; and

WHEREAS the Province already has the authority to establish overarching legislation, regulations and standards through the Conservation Authorities Act and the Ministry of Environment, Conservation and Parks to address issues related to permitting, by establishing guidance, online permitting platforms and technical standards through legislation that could help build homes; and

WHEREAS the GSCA has already undertaken significant modernization work aligned with provincial objectives, including Information Technology / Information Management, and leveraging technology to streamline planning and permit review processes processing 100% of major permits within the provincial timelines in 2024.

NOW THEREFORE BE IT RESOLVED:

THAT the Board of Directors of the Grey Sauble Conservation Authority calls on the Government of Ontario to maintain local, independent, municipally governed, watershed-based conservation authorities to ensure strong local representation in decisions related to municipal levies, community-focused service delivery, and the protection and management of conservation lands; and

THAT the Board of Directors of the Grey Sauble Conservation Authority does not support the proposed “Huron-Superior Regional Conservation Authority” boundary configuration outlined in Environmental Registry Notice 025-1257 as the proposal lacks sufficient justification, would significantly diminish local governance, and fails to recognize the effectiveness and efficiencies already achieved within existing watershed-based models; and

THAT the Board of Directors of the Grey Sauble Conservation Authority affirms that large-scale regional consolidation is unnecessary, would introduce substantial transition costs, and would divert resources away from frontline watershed programs. The Council further asserts that restructuring at this scale would erode local decision-making, weaken municipal accountability, and disrupt long-standing community partnerships that are central to delivering responsive watershed management; and

THAT while the Board of Directors of the Grey Sauble Conservation Authority supports provincial goals for consistent permit approval processes, shared services, and digital modernization, imposing a new top-down approach structure without strong local accountability and governance risks creating unnecessary cost, red-tape, and bureaucracy, thereby undermining efficiency and responsiveness to local community needs; and

THAT the Board of Directors of the Grey Sauble Conservation Authority urges the Province to strengthen centralized standards, resources, and tools rather than undertaking broad structural amalgamation and to provide sustainable, predictable provincial funding across conservation authorities to enable local CAs to advance ongoing digitization and systemization work that has already resulted in improved efficiency and consistency in recent years; and



THAT the Board of Directors of the Grey Sauble Conservation Authority believes that the Province's proposed new online permitting portal can be implemented within the existing conservation authority framework without requiring structural amalgamation; and

THAT the Board of Directors of the Grey Sauble Conservation Authority requests that the Ministry engage meaningfully and collaboratively with affected municipalities, conservation authorities, and local First Nations before advancing any consolidation, to ensure that any changes reflect both local needs and the practical realities of implementation; and

THAT this resolution be included in the Grey Sauble Conservation Authority's ERO response and forwarded to the Premier of Ontario, the Minister of the Environment, Conservation and Parks, local MPPs, all of Ontario's municipalities, conservation authorities, AMO, and Conservation Ontario.

Carried



December 17, 2025

Ontario Minister of Environment, Conservation and Parks
5th Floor, 777 Bay Street
Toronto, Ontario M7A 2J3

Sent via email: minister.mecp@ontario.ca

To Hon. Todd McCarthy

Re: Grey Highlands Resolution 2025-732

Please be advised that the following resolution was passed at the December 17, 2025 meeting of the Council of the Municipality of Grey Highlands.

2025-732

That Council receive report CAO.25.10, Conservation Authorities Act proposed changes for information; and

Whereas the Conservation Authorities Act (1946) empowers municipalities such as Grey Highlands to establish local conservation authorities, and when municipalities choose to form such authorities, they assume responsibility for governance and funding through the appointment of a Board of Directors and the provision of an annual levy to cover expenses; and

Whereas the Municipality of Grey Highlands is a unique vast rural area that contains three watershed jurisdictions within its boundaries, being served by the Saugeen Valley Conservation Authority (SVCA), the Grey Sauble Conservation Authority (GSCA), and the Nottawasaga Valley Conservation Authority (NVCA); and

Whereas local municipalities, including Grey Highlands, currently provide a significant portion of total conservation authority funding, while the Province of Ontario provides a much smaller share; and

Whereas municipalities have governed their respective conservation authorities for decades, tailoring programs and services to local watershed needs, maintaining accountable service standards, and ensuring fair and predictable costs for ratepayers; and

The Municipality of Grey Highlands

206 Toronto Street South, Unit One - P.O. Box 409 Markdale, Ontario N0C 1H0
519-986-2811 Toll-Free 1-888-342-4059 Fax 519-986-3643
www.greyhighlands.ca info@greyhighlands.ca

Whereas conservation authorities collectively own and manage thousands of acres of land, much of which was donated by local residents and entrusted to conservation authorities as a personal legacy for long-term protection, stewardship, and the public good, with the expectation that such lands would be cared for by locally governed conservation authorities; and

Whereas Bill 68 (Schedule 3) proposes the creation of the Ontario Provincial Conservation Agency, a Crown corporation that would assume governance responsibilities and consolidate Ontario's 36 conservation authorities into seven regional authorities, with municipal cost apportionment yet to be defined; and

Whereas the Province already possesses the authority to establish overarching legislation, regulations, and standards through the Conservation Authorities Act and the Ministry of the Environment, Conservation and Parks; now

Therefore be it resolved that the Council of the Municipality of Grey Highlands calls on the Government of Ontario to maintain local, independent, municipally governed, watershed-based conservation authorities to ensure strong local representation in decisions related to municipal levies, community-focused service delivery, and the protection and management of conservation lands; and

That while Grey Highlands supports provincial goals for consistent permit approval processes, shared services, and digital modernization, imposing a new top-down agency structure without strong local accountability and governance risks creating unnecessary cost, red tape, and bureaucracy, thereby undermining efficiency and responsiveness to local community needs; and

That Grey Highlands supports efforts to balance expertise, capacity, and program delivery across the province, and requests that the Province work collaboratively with municipalities and local conservation authorities to determine the most effective level of strategic consolidation to achieve both provincial and local objectives; and

That a copy of this resolution be sent to the Ontario Minister of Environment, Conservation, and Parks, to the local MP and MPPs, the Association of Municipalities of Ontario, the Rural Ontario Municipal Association, Saugeen Valley Conservation Authority, Grey Sauble Conservation Authority, Nottawasaga Valley Conservation Authority and all municipalities in Ontario.

A recorded vote was requested by Deputy Mayor Nielsen.

By a vote of 7-0, CARRIED.

The Municipality of Grey Highlands

206 Toronto Street South, Unit One - P.O. Box 409 Markdale, Ontario N0C 1H0
519-986-2811 Toll-Free 1-888-342-4059 Fax 519-986-3643
www.greyhighlands.ca info@greyhighlands.ca

If you require anything further, please contact this office.

Sincerely,

Amanda Fines-VanAlstine
Manager of Corporate Services/Municipal Clerk
Municipality of Grey Highlands

cc. MP, Alex Ruff alex.ruff@parl.gc.ca
MPP, Paul Vickers paul.vickers@ontario.ca
Association of Municipalities of Ontario resolutions@smo.on.ca
Rural Ontario Municipal Association roma@toma.on.ca
Saugeen Valley Conservation Authority publicinfo@svca.on.ca
Grey Sauble Conservation Authority t.lanthier@greysauble.on.ca
Nottawasaga Valley Conservation Authority admin@nvca.on.ca
All municipalities in Ontario

The Corporation of the Township of Hamilton

8285 Majestic Hills Drive
P.O. Box 1060, Cobourg, ON K9A 4W5
Tel: 905-342-2810 Fax: 905-342-2818
Email: info@hamiltontownship.ca
Web: www.hamiltontownship.ca



December 16th, 2025

Premier's Office Room 281
Main Legislative Building, Queen's Park Toronto, ON M7A 1A5
Via email: doug.fordco@pc.ola.org

Dear Hon. Doug Ford,

Re: Opposition to Proposed Consolidation of Conservation Authorities

Please be advised that the Council for the Township of Hamilton passed the following resolution at their December 16, 2025, Regular Council Meeting:

RES:2024-602

Moved by Councillor Mark Lovshin, Seconded by Councillor John Davison

The Council for the Corporation of the Township of Hamilton enacts as follows: That Council supports the November 27, 2025 resolution of the Ganaraska Region Conservation Authority regarding Opposition to Proposed Consolidation of Conservation Authorities; and

That the supporting resolution and originating documentation be circulated to the Minister of the Environment, Conservation and Parks and his Opposition critics; and the Ministry of the Environment, Conservation and Parks (CA Office); and Ontario's Chief Conservation Executive, Hassaan Basit; and Local Member of Provincial Parliament David Piccini, Northumberland - Peterborough South and all local watershed municipalities, all municipalities in Ontario, and Counties within GRCA's watershed.

CARRIED.

I have attached the originating correspondence for your reference.

Respectfully,

Daphne Livingstone,
Director of Corporate Services/Municipal Clerk

Encl.

cc: Minister of Environment, Conservation and Parks, Hon. Todd J. McCarthy, todd.mccarthy@pc.ola.org; Minister of Municipal Affairs and Housing, Hon. Rob Flack, rob.flack@pc.ola.org; MPP, Hon. Lisa Thompson, lisa.thompson@pc.ola.org; Ontario's Chief Conservation Executive, Hassaan Basit; and- Local Member of Provincial Parliament David Piccini, Northumberland - Peterborough South and- All local watershed municipalities, all municipalities in Ontario, and Counties within GRCA's watershed.

CARRIED: ✓

DEFEATED: _____

Committee and Council Meeting

Resolution No.: 2025-89

Title: Parry Sound Public Library
 Bill C-15 impacts to library book postage rates for interlibrary loans

Date: December 17, 2025

Moved by: Councillor Ryman**Second by:** Councillor Hamer

WHEREAS Council for the Corporation of Municipality of McDougall is a partner municipality of the Parry Sound Public Library; and


WHEREAS the Federal Government of Canada has introduced new legislation through Bill C-15 that threatens interlibrary loans by repealing Paragraphs 19(1)(d) to (g.1) of the Canada Post Corporations Act that provides for a reduced rate of postage for library materials lent by a library to a borrower, including by means of an interlibrary loan.; and

WHEREAS interlibrary loans are an essential part of how libraries in Canada operate and rely on the provisions of the Canada Post Corporation Act to provide access to materials for the millions of library users in Canada.; and

WHEREAS if Canada Post can increase rates without any oversight from Parliament or the Government of Canada – as C-15 would permit - libraries across Canada will be devastated, put a strain on already surging library budgets and threaten their ability to offer this essential service for access, equity and literacy for all.

NOW THEREFORE BE IT RESOLVED THAT the Council for the Corporation of the Municipality of McDougall hereby requests that the government withdraw this amendment to the Canada Post Corporations Act, to ensure that library products remain accessible for all of Canada through interlibrary loans.; and

FURTHER THAT a copy of this resolution be sent to the Honourable Joël Lightbound, Minister of Government Transformation, Public Works and Procurement, Scott Aitchison MP for Parry Sound-Muskoka, and the Parry Sound Public Library and its partner municipalities.



 Mayor



United Counties of
Stormont, Dundas & Glengarry

RESOLUTION

MOVED BY Councillor Densham

RESOLUTION NO 2025- 159

SECONDED BY

DATE November 17, 2025

WHEREAS the Conservation Authorities Act (1946) enables municipalities to establish local conservation authorities, and when municipalities choose to form such authorities, they assume responsibility for governance and funding through the appointment of a Board of Directors and the provision of an annual levy to cover expenses;

AND WHEREAS the municipalities within Stormont, Dundas and Glengarry (SDG) established South Nation Conservation (SNC) in 1947 and the Raisin Region Conservation Authority (RRCA) in 1963;

AND WHEREAS local municipalities currently provide between 25% and 50% of total conservation authority funding, while the Province of Ontario provides approximately 3%;

AND WHEREAS municipalities have governed their respective conservation authorities for decades, tailoring programs and services to local watershed needs, maintaining accountable service standards, and ensuring fair and predictable costs for ratepayers;

AND WHEREAS conservation authorities collectively own and manage thousands of acres of land, much of which was donated by local residents and entrusted to conservation authorities as a personal legacy for long-term protection, stewardship, and the public good, with the expectation that such lands would be cared for by locally governed conservation authorities;

AND WHEREAS Bill 68 (Schedule 3) proposes the creation of the Ontario Provincial Conservation Agency, a Crown corporation that would assume governance responsibilities and consolidate Ontario's 36 conservation authorities into seven regional authorities, with municipal cost apportionment yet to be defined;

AND WHEREAS the Province already possesses the authority to establish overarching legislation, regulations, and standards through the Conservation Authorities Act and the Ministry of the Environment, Conservation and Parks;

NOW THEREFORE BE IT RESOLVED THAT the Council of the United Counties of Stormont, Dundas and Glengarry calls on the Government of Ontario to maintain local, independent, municipally governed, watershed-based conservation authorities to ensure strong local

representation in decisions related to municipal levies, community-focused service delivery, and the protection and management of conservation lands;

AND FURTHER THAT while the United Counties of SDG supports provincial goals for consistent permit approval processes, shared services, and digital modernization, imposing a new top-down agency structure without strong local accountability and governance risks creating unnecessary cost, red tape, and bureaucracy, thereby undermining efficiency and responsiveness to local community needs;


AND FURTHER THAT the United Counties of SDG supports efforts to balance expertise, capacity, and program delivery across the province, and requests that the Province work collaboratively with municipalities and local conservation authorities to determine the most effective level of strategic consolidation to achieve both provincial and local objectives.

AND FURTHER THAT a copy of this resolution be sent to the Ontario Minister of Environment, Conservation, and Parks, to the local MP and MPPs, the Association of Municipalities of Ontario, the Rural Ontario Municipal Association, and all municipalities and Conservation Authorities in Ontario.

☒ CARRIED

☐ DEFEATED

☐ DEFERRED



WARDEN

Recorded Vote:

Councillor Bergeron	_____
Councillor Broad	_____
Councillor Densham	_____
Councillor Fraser	_____
Councillor Guindon	_____
Councillor Landry	_____
Councillor MacDonald	_____
Councillor McDonald	_____
Councillor McGillis	_____
Councillor St. Pierre	_____
Councillor Williams	_____
Warden Lang	_____

CARRIED: ☒DEFEATED: ☐**Committee and Council Meeting****Resolution No.: 2025-88**

Title: Town of Parry Sound
Request Near North District School Board replace PSHS Tennis Courts

Date: December 17, 2025

Moved by: Councillor Ryman

Second by: Councillor Hamer

THAT the Council for the Corporation of the Municipality of McDougall supports the attached resolution of the Town of Parry Sound, requesting that the Near North District School Board replace tennis courts on the Parry Sound JK-Grade 12 School property; and

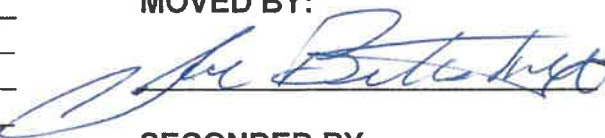

That this resolution be copied to the Minister of Education, MPP Graydon Smith, Parents for Parry Sound, Community Schools Alliance, West Parry Sound Municipalities and First Nations in West Parry Sound.

Mayor



THE CORPORATION OF THE TOWN OF PARRY SOUND
RESOLUTION IN COUNCIL

NO. 2025 - 145

DIVISION LIST	YES	NO	DATE: November 4, 2025
Councillor G. ASHFORD	_____	_____	MOVED BY:
Councillor J. BELESKEY	_____	_____	
Councillor P. BORNEMAN	_____	_____	SECONDED BY:
Councillor B. KEITH	_____	_____	
Councillor D. McCANN	_____	_____	
Councillor C. McDONALD	_____	_____	
Mayor J. McGARVEY	_____	_____	
CARRIED: <input checked="" type="checkbox"/> DEFEATED: _____ Postponed to: _____			

Whereas schools are an important part of the fabric of a community that extends beyond the physical classroom; and

Whereas three (3) tennis courts were built in the early 1970s as a partnership between the Parry Sound Tennis Club and the former West Parry Sound District School Board, on school board property at Parry Sound High School; and

Whereas these tennis courts were funded outside of school board funding; and

Whereas these courts were used from the time of installation, by Parry Sound High School students as part of their physical education classes and through the Parry Sound High School Tennis Club, as well as by members of the public through the Parry Sound Tennis Club; and

Whereas physical activity has many benefits for children and people of all ages, including improved academic performance, brain health, muscular fitness, greater range of motion, heart and lung health, cardiometabolic health, long-term health, bone strength, cognitive and social skills, and measures of a healthy weight; and

Whereas these three (3) tennis courts were removed by the School Board in 2023 as part of the new construction plan for the JK-Grade 12 school on site; and

Whereas the School Board's removal of the above-mentioned tennis courts resulted in tennis being removed from the high school physical education program, and termination of the High School Tennis Team; and

Whereas students and the public should not be left with fewer services as a result of the new school; and

Whereas Town Council has received a petition from members of the public to replace the tennis courts;

Now Therefore the Council of the Town of Parry Sound hereby requests that the Near North District School Board replace on School Board property the tennis courts; and

That this resolution be copied to the Minister of Education, MPP Graydon Smith, Parents for Parry Sound, Community Schools Alliance, West Parry Sound Municipalities and First Nations in West Parry Sound.

A handwritten signature in black ink, appearing to be 'J. McGarvey', is written over two horizontal lines. The signature is stylized and cursive.

Mayor Jamie McGarvey



NOTICE OF AN OPEN HOUSE TO INFORM THE PUBLIC OF AN OFFICIAL PLAN REVIEW

TAKE NOTICE that the Corporation of the Township of Seguin will be holding an Open House required under Section 17(16) of the *Planning Act* to review the draft Official Plan policies and mapping and to obtain feedback from members of the public.

The Open House will take place from 3:30 PM to 5:30 PM on Wednesday, January 21st, 2026, and will provide residents with an interactive opportunity to provide their vision for the Township of Seguin. Future Public Meetings will also be held to ensure community engagement.

Open House

Date: Wednesday, January 21st, 2026

Time: 3:30 – 5:30 PM

Location: Township of Seguin Council Chambers
5 Humphrey Drive, Humphrey, ON

Members of the public can participate in the Open House as follows:



Submit comments in writing



Attend the meeting in person

Written submissions can be sent electronically to planning@seguin.ca, or can be dropped in the Municipal Office drop box outside the main entrance to the Municipal Office located at 5 Humphrey Drive, Seguin, Ontario, P2A 2W8. Please ensure your name and address are included as required for the public record.

DETAILS OF THE OFFICIAL PLAN REVIEW:

The Township is required by the *Planning Act*, R.S.O. 1990, C.P. 13 as amended, to review the Official Plan to determine if the Official Plan requires changes to reflect current issues and legislation.

Following the Open House, comments provided by the public will be considered by staff, the consultant, and Council in the Official Plan review process.

[Let's Connect Seguin – Official Plan Review](https://letsconnectseguin.ca/seguin-township-official-plan-review)

<https://letsconnectseguin.ca/seguin-township-official-plan-review>

If you wish to be notified of the decision of the Council on the proposed official plan review, you must make a written request to the Township of Seguin at 5 Humphrey Drive, Seguin, Ontario, P2A 2W8 or by email at info@seguin.ca

If a person or public body would otherwise have an ability to appeal the decision of the Council to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to The Township of Seguin before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Seguin before the proposed official plan amendment is adopted, 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 add the person or public body as a party.

MONTHLY JOBS REPORT

November 2025

The Labour Market Group
Guiding partners to workforce solutions.

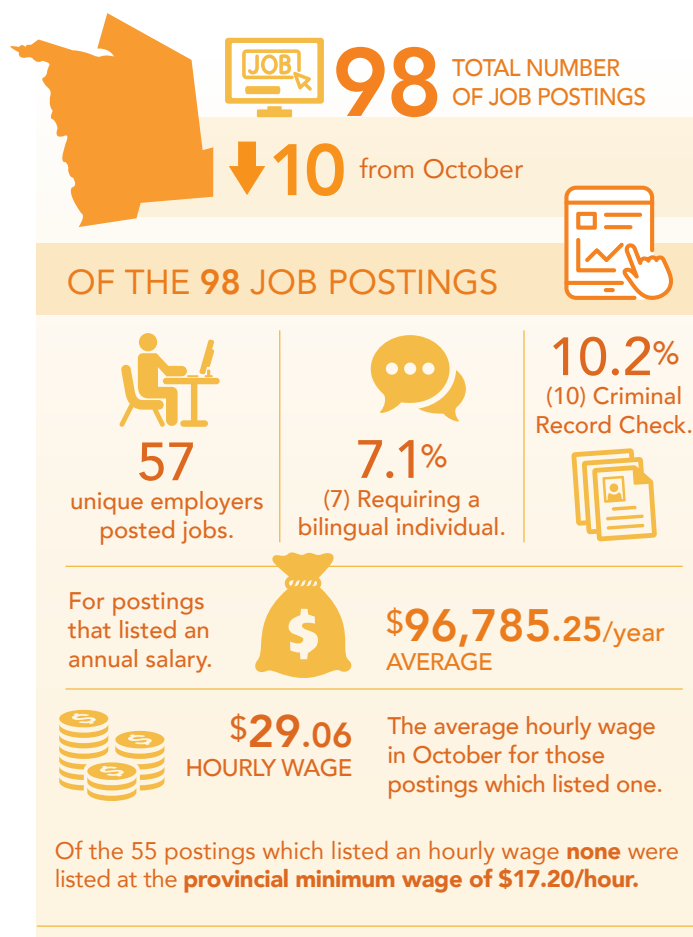
NIPISSING DISTRICT

There were 447 job postings recorded in November for Nipissing District, a slight month-over-month decline of -0.7% (-3 postings) compared to October but year-over-year, postings were up +15.5% (+60 postings). 200 unique employers posted jobs in November a MoM decrease of -6.1% (-13 employers) but still slightly above the long-term monthly average (+0.8%). Overall recruitment activity remains relatively stable for this time of year.



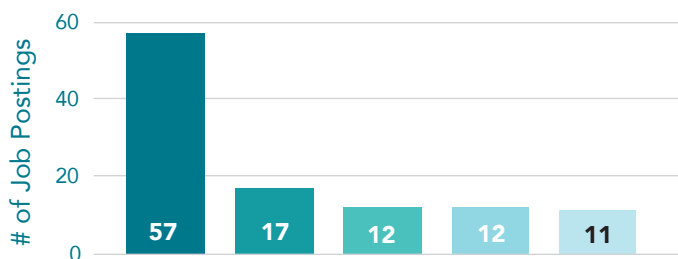
PARRY SOUND DISTRICT

There were 98 job postings Parry Sound this month, down 9.3% (-10) from October (108). This month's total is also slightly below YoY numbers (-8.4%, -9) and continues to track lower than previous years. The number of employers posting also fell from 67 to 57 (-14.9%).



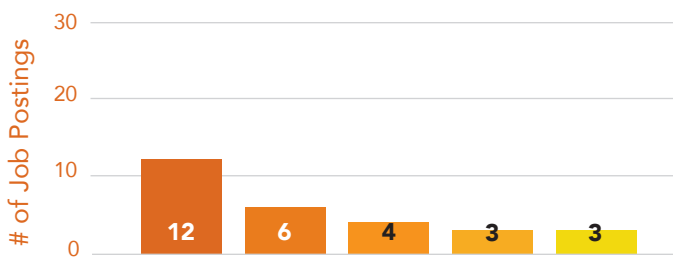
TOP 5 EMPLOYERS POSTING JOBS

- North Bay Regional Health Centre
- Voyageur Aviation Corp
- Nipissing University
- West Nipissing General Hospital
- Ontario Northland

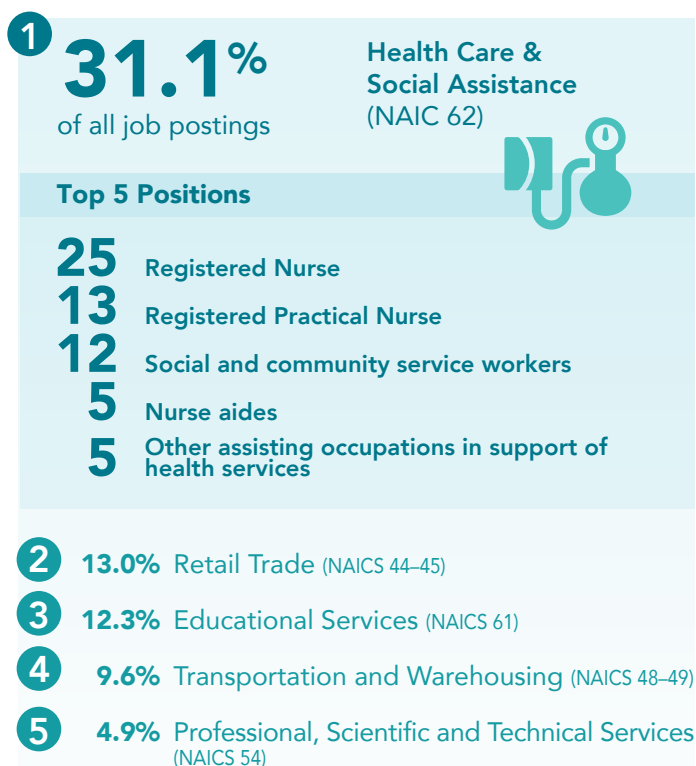


TOP 5 EMPLOYERS POSTING JOBS

- West Parry Sound Health Centre
- Walmart
- YMCA of Simcoe/Muskoka
- District of Parry Sound Social Services Administration Board
- The Friends



TOP 5 INDUSTRIES HIRING (NAICS)



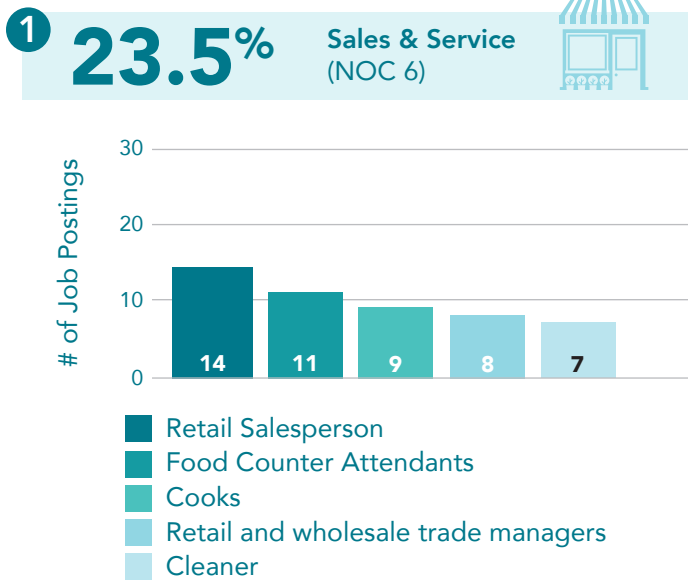
The Health Care and Social Assistance (NAICS 62) sector was the largest contributor in November, accounting for 31.3% (140) of all postings reflecting steady demand for healthcare roles going into winter. The largest month-over-month increase was in Transportation and Warehousing (NAICS 48-49), which rose by +14 postings (+3.2%). The largest month-over-month decrease was in Retail Trade (NAICS 44-45) at -7 postings (-1.5%).

TOP 5 INDUSTRIES HIRING (NAICS)



Health Care and Social Assistance (NAICS 62) remained the largest contributor to November job postings, representing 34.7% (34) of all listings. The largest month-over-month increase came from Accommodation and Food Services (NAICS 72), which added 6 postings (+6.7%). The sharpest decline was in Public Administration (NAICS 91), down 11 postings (-9.8%), reflecting reduced recruitment following October's activity.

TOP 3 OCCUPATIONAL CATEGORIES (NOC)



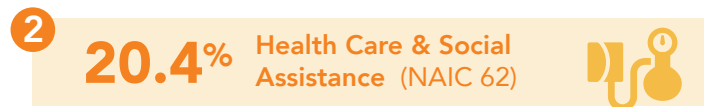
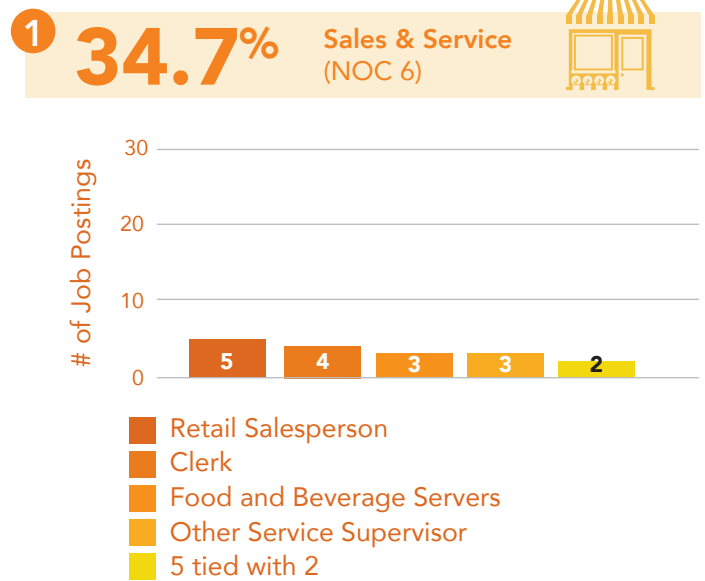
- Registered Nurse (26)
- Registered Practical Nurse (13)
- Nurse Aide (5)
- Other assisting occupations in support of health services (5)
- 2 tied with (4)



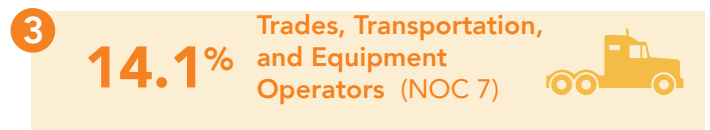
- Administrative Assistant / Officers (13)
- Inventory Workers / Shippers and Receivers (8)
- Accounting technicians and bookkeepers (4)
- Financial managers (4)
- Human resources professionals (4)

Sales and Service (NOC 6) remained the largest occupational group, making up 23.5% (105) of postings. The largest month-over-month increase occurred in Education, Law & Social, Community & Government Services (NOC 3) up +13 postings (+3.0%). The largest month-over-month decrease was in Trades, Transport and Equipment Operators (NOC 7), (-19, -4.1%). 31 managerial postings were recorded in November, with the highest concentration in Sales and Service (12 roles), followed by Business, Finance and Administration (8 roles). There were 2 senior management positions, 1 each in Public Administration and Health Care and Social Assistance.

TOP 3 OCCUPATIONAL CATEGORIES (NOC)



- Registered Nurse (4)
- Registered Practical Nurse (3)
- Nurse Aide (2)
- Registered Nurse (1)



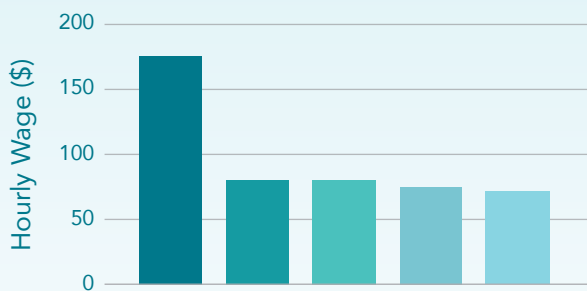
- Bus drivers, subway operators and other transit operators (2)
- Construction trades helpers and labourers (2)
- Insulators (2)
- Transport truck drivers (2)
- 6 tied with (1)

Sales and Service (NOC 6) continued to account for the largest share of job postings at 34.7% (34). It also recorded the largest month-over-month increase (+6.0%, +3 postings). The largest month-over-month decrease was in Business, Finance and Administration (NOC 4), which fell -5.2% (-7 postings), employers scaled back administrative hiring this month. 8 managerial positions were advertised in November, with 6 falling in Sales and Service. There were no senior manager roles posted this month.

TOP 5 HOURLY WAGE VACANCIES



\$174.85 **Emergency Physician**
@ West Nipissing General Hospital



\$80.00 **Physiotherapist**
@ Novo Peak Health

\$79.75 **Psychologist - Mental Health and The Law**
@ North Bay Regional Health Centre

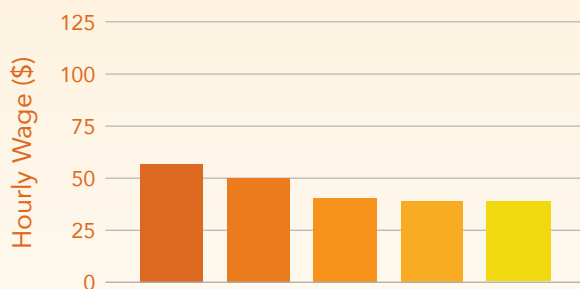
\$75.00 **Pharmacist**
@ Shoppers Drug Mart - Lakeshore Dr.

\$72.18 **Healthcare Manager - After Hours**
@ North Bay Regional Health Centre

TOP 5 HOURLY WAGE VACANCIES



\$65.00 **Pharmacist**
@ IDA pharmacy



\$57.68 **Registered Nurse - Acute Care**
@ West Parry Sound Health Centre

\$56.30 **Physiotherapist - Resident**
@ West Parry Sound Health Centre

\$53.40 **Social Worker**
@ West Parry Sound Health Centre

\$47.58 **Industrial Electrician**
@ Selkirk Canada Corporation

TOP 3 ANNUAL SALARY VACANCIES

\$197,542.00

Director Of Research
@ Nipissing University

\$183,482.00

Director - Training / Compliance
@ Ontario Northland

\$162,102.00

Professor
@ Nipissing University



TOP 3 ANNUAL SALARY VACANCIES

\$325,215.38

Dentist - Associate
@ Sundridge Dental

\$150,000.00

Real Estate Sales Representative
@ Royal LePage Real Estate

\$131,110.00

Manager - Human Resources
@ Township of The Archipelago



Lowest Annual Salary \$36,000.00

Building Maintenance Worker
@ Campus Living Centres

Lowest Annual Salary \$40,000.00

Meat Manager
@ Foodland - Callander

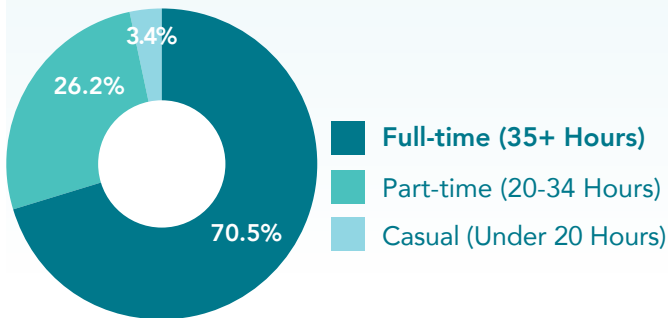
50.6% (226 postings) listed an hourly wage in November, with an average of \$32.01/hour. This is 10.2% higher (+\$2.96/hour) than the 12-month average of \$29.05/hour, indicating stronger wage offerings heading into the winter season. 0.9% (2 postings) were listed at the provincial minimum wage. For postings that listed an annual salary, the average was \$80,425.74, which is 2.1% higher (+\$1,632.86) than the 12-month average of \$78,792.88. As always, salary averages should be interpreted carefully due to the relatively small sample size and the presence of higher-paid outlier roles.

55 postings (56.1%) in November listed an hourly wage, with an average of \$29.06/hour, a +6.3% increase (+\$1.72) from the 12-month average of \$27.34. None of the hourly postings were offered at the provincial minimum wage. For positions listing an annual salary, the average was \$96,785.25, which is 31.6% higher (+\$23,242.01) than the 12-month average of \$73,543.24. These shifts are typical, as only a small portion of job postings include annual salary information.

FULL-TIME / PART-TIME BREAKDOWN

70.5% of listings in November **↑ 6.5%** from October

70.5% of job postings (315) in November were for full-time positions (35+ hours/week). This represents an increase of 6.5% from October (64.0%).

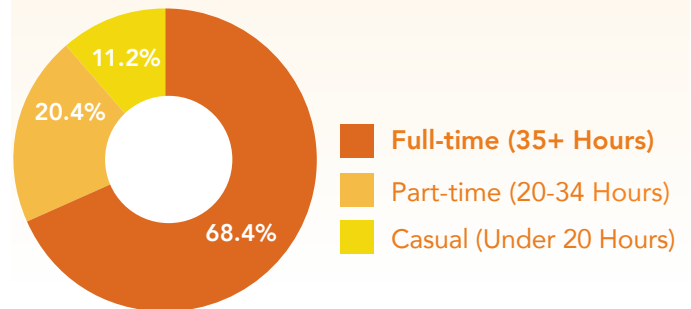


447 Postings listed hours offered (100%)

FULL-TIME / PART-TIME BREAKDOWN

68.4% of listings in November **↑ 1.7%** from October

68.4% of job postings (67) in November were for full-time positions (35+ hours/week). This is 1.7% higher than October (66.7%, 72), while the increase is not too significant.

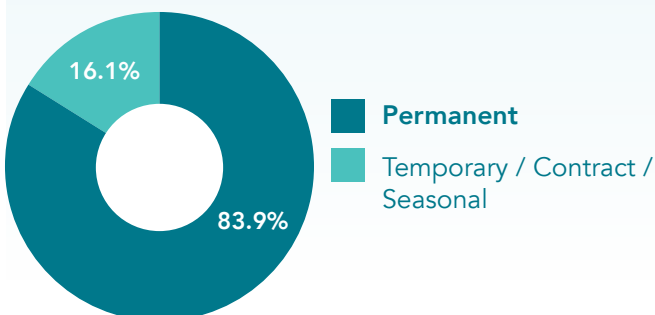


98 Postings listed hours offered (100%)

TERM OF EMPLOYMENT

83.9% of listings in November **↑ 1.2%** from October

83.9% (375) of postings in November were for permanent positions, compared to 82.7% in October, an increase of 1.2%.

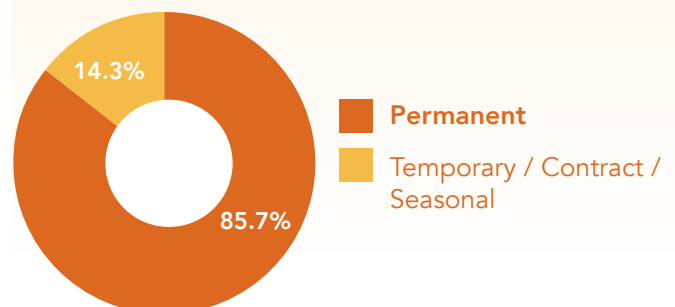


447 Postings listed hours offered (100%)

TERM OF EMPLOYMENT

85.7% of listings in November **↑ 1.4%** from October

85.7% of postings (84) in November were for permanent positions, compared with 84.3% (91) in October, increase of 1.4%. Similar to the above, this indicates a shift toward permanent roles despite lower overall vacancy counts.



98 Postings listed hours offered (100%)

ALL EMPLOYERS WITH POSTINGS IN MONTH



NIPISSING DISTRICT

401 Auto - North Bay Chrysler	Community Living North Bay	Loram Maintenance of Way	SPEEDY GLASS
AIM Kenny U-Pull	Conseil scolaire catholique Franco-Nord	Magnera Corporation	Sally Beauty Canada
Accounting Measures	Conseil scolaire public du Nord-Est de l'Ontario	Manitoulin Group of Companies	Scotiabank - North Bay
Aecom	Contrans Flatbed Group	Marina Point Village	Seaboard Transport Group
Airport Animal Hospital	Cooper Equipment Rentals	Mark's/L'quipeur	Shoppers Drug Mart
Algonquin Nursing Home of Mattawa	Crisis Centre North Bay	Mattawa Hospital	Shoppers Drug Mart - Lakeshore Dr.
American Eagle Outfitters	Dairy Queen - Lakeshore Drive	McDonald's (West Nipissing)	Sienna Senior Living
Au Château	Defence Construction Canada	McDougall Energy Inc.	Sobeys - North Bay
Avison Electrical	District of Nipissing Social Services Administration Board	Metal Fab Ltd.	SoftMoc - North Bay, ON
Baker Tilly	Dollarama L.P.	MetricAid	Spencer Gifts
Bay Builders	Dyno Nobel	Ministry of the Environment, Conservation and Parks	Spirit Halloween
Bay Truck Stop Family Restaurant	East Ferris Pharmasave	Ministry of the Solicitor General	Stantec
Bayshore Health Care	Enterprise Rent-A-Car	Moores	Staples Canada
Bee-Clean Building Maintenance	Express Parcel	Municipality of West Nipissing	Stockfish Automotive Group
Best Care Kennels	Fastenal	National Bank - Sturgeon Falls	Structure Spine and Sport
Best Western North Bay Hotel & Conference Centre	FedEx Express	National Veterinary Associates	Sturgeon Falls IDA
Binx Professional Cleaning	Fowler Construction	Near North District School Board	Subway - Lakeshore Drive
BioScript Solutions	G&P Welding and Ironworks	Near North Palliative Care Network (Nipissing-Parry Sound)	Subway - Pinewood Park Drive
Bishops Building Services	GardaWorld	Nedco Ontario	Subway - Shirreff Ave.
Blue Seal Farm	Gardewine	New North Exteriors	Subway - Sturgeon Falls
Blue Sky Family Health Team	George Stockfish, CARSTAR	Nipissing University	Syl's Neighbourhood Kitchen
Boart Longyear Inc.	Gervais Restaurant and Tavern, Country Style Donuts	Nipissing-Parry Sound Catholic District School Board	TD Bank - North Bay
Boutique La Vie En Rose	GoodLife Fitness	Nordic Minesteel Technologies Inc.	Talize
Bradwick Property Management	GreenFirst Forest Products Inc.	North Bay Animal Hospital	The Block Public House
Brainworks	Guy's Tire Sales Inc	North Bay Hydro	The Corporation of the City of North Bay
Buchner Manufacturing Inc.	Hamelins Outdoor Power Equipment	North Bay Indigenous Hub	The Erb Group of Companies
Bumper to Bumper - H.E. Brown	Hands, TheFamilyHelpNetwork.ca	North Bay Life Care Pharmacy	The Lindsay Weld Centre for Children
Burger King - Lakeshore Drive	Hart Stores	North Bay Regional Health Centre	The Submarine Place
Burger World - Hammond	IDA - Mattawa Pharmacy	Northern Lakes Dental	Thermo Coustics Limited
Caisse Alliance	Indigo Books & Music	Northwood Window and Door Centre	Thomas Davis Law
Campus Living Centres	Intelcom Dragonfly	Novo Peak Health	Township of Bonfield
Canada Clean Fuels	Ivan's Restaurant	Old Dutch Foods	Trans Canada Safety
Canada Post	JT SUSHI	Ontario Ministry of Natural Resources and Forestry	Tremblay Chrysler Dodge Jeep Ram
Canadian Adventure Camp	Jacent Strategic Merchandising Canada	Ontario Ministry of Transportation	True North Chevrolet Cadillac Ltd / Fix Auto North Bay
Canadian Career College	KPMG LLP	Ontario Northland	Tutor Match
Canadian Forces Morale and Welfare Services	Kal Tire	Oxford Learning Centres, Inc.	Valin Partners
Canadian Mental Health Association	Kaltech Mining Services Ltd.	PHARA	VetStrategy
Canadian Red Cross	Karis Disability Services (formerly Christian Horizons)	ParaMed Home Health Care	Victorian Order of Nurses / VON
Canadian Shield Health Care Services Inc.	Kennedy Insurance Brokers Inc.	Partner's Billiards and Bowling	Village Media Inc.
Canadore College	Kia North Bay	Perimeter Aviation	Volkswagen North Bay
Canadore College - College Drive	Kristin Hodge Dentistry	PetSmart	Voyageur Aviation Corp
Canadore College - Commerce Court	LCBO	PosPro Financial	Voyago
Canor Construction	LOSS PREVENTION SERVICES LIMITED	QE Home /Quilts Etc	Walmart - North Bay
CarePartners	La Voyager Inc	Quantum Lifecycle Partners LP	Wendy's Restaurants-North Bay
Carter's OshKosh	Lavigne Vezeau Law Office	Rahn Plastics Inc.	West Nipissing General Hospital
Cassellholme Home for the Aged	Lavignes Canvas	Redpath Mining Contractors and Engineers	Westburne
Chad's Grass Snow and More	Levante Living - Barclay House	Reliance Home Comfort	WhisBay Traders Ltd.
Closing the Gap Healthcare	Liberty Tax	Roofmart	Wine Rack
Commissionaires	Linde Plc.	Roots Canada	Wolseley Canada Inc.
Community Counselling Centre of Nipissing		Royal Bank of Canada - North Bay	YMCA of Northeastern Ontario
			ZEDD Customer Solutions

Continued on next page



PARRY SOUND DISTRICT

Adams Bros. Construction
Almex Group
Bayshore Health Care
Best Value Inn and Suites
Best Western Plus Parry Sound
Brainworks
CIBC - Parry Sound
Canadian Mental Health Association
Canadian Shield Health Care Services Inc.
Caswell Resort Hotel
Community Living Parry Sound
Connor Industries
Cottage Classic Docks
Crofters Food Ltd

District of Parry Sound Social Services Administration Board
Don Cherry's Sports Grill Parry Sound.
Foodland - Callander
Georgian Bay Mnidoo Gamii Biosphere
Hands, TheFamilyHelpNetwork.ca
HugoMB Contracting Inc.
IDA pharmacy
Lawson Landscapes
Lofthouse Manufacturing (a Division of Brawo Brassworking Limited)
Magnetawan Grill and Grocery
McDonald's (Parry Sound)
Municipality of Powassan
Muskoka Lumber

Nails by Siri
No Frills - Stacie and Troy's
OUR Center Foster Care
ParaMed Home Health Care
Royal LePage Real Estate
Royal LePage Team Advantage Realty
Scotiabank - Parry Sound
Selkirk Canada Corporation
Sobey's Inc.
Sound Orthotics Inc.
SoundSeals Insulation
Stacked Pancake and Breakfast House
Subway - Parry Sound
Sundridge Dental

Superior Propane
The Friends
The Home Depot - Parry Sound
Tim Hortons
Town and Country Motel
Township of The Archipelago
Upton Quality
Value Buds
Victorian Order of Nurses / VON
Walmart - Parry Sound
Wasauksing First Nation
Wave Fibre Mill
West Parry Sound Health Centre
Wilson Transportation LTD
Woodhouse Homes
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



The Labour Market Group
Guiding partners to workforce solutions.



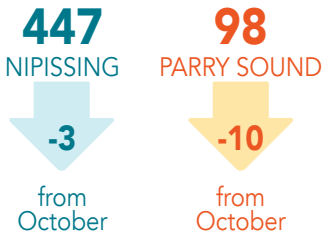
December 2025

LABOURFOCUS

The Labour Market Group

JOBS REPORT NOVEMBER 2025

TOTAL NUMBER OF JOB POSTINGS



TOP INDUSTRY WITH VACANCIES

NIPISSING
Health Care & Social Assistance (31.1%)

PARRY SOUND
Health Care & Social Assistance (34.7%)

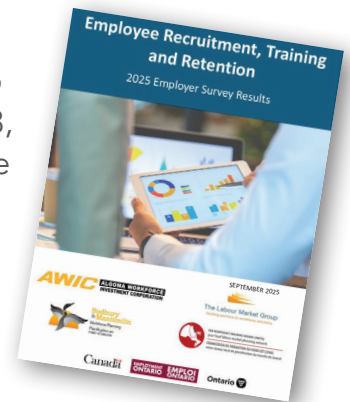
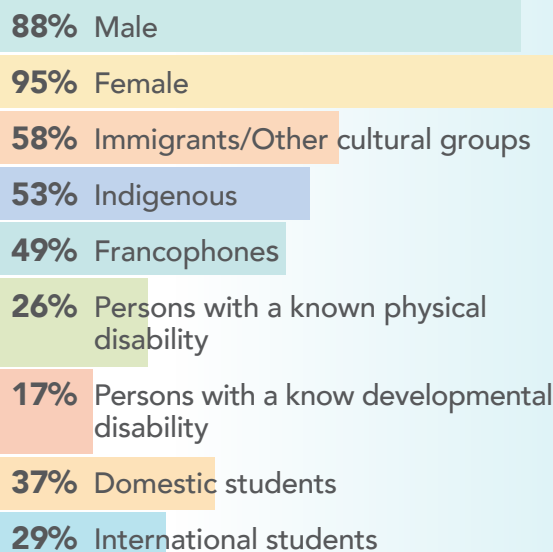
To view the full report, visit our website
www.thelabourmarketgroup.ca
readysethired.ca

A DEEPER DIVE INTO THE 2025 EMPLOYER SURVEY RESULTS

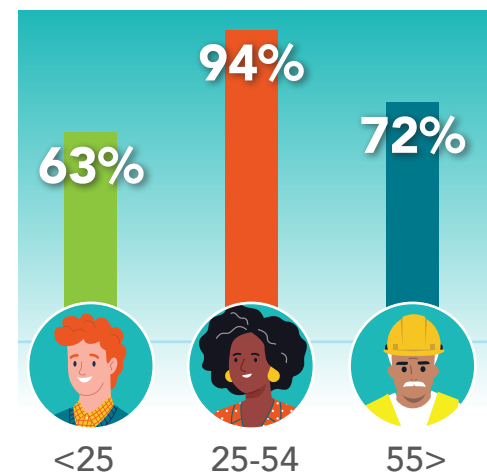
The Northeast Ontario Employee Recruitment, Training and Retention Survey was administered to employers in the LMG area between May 13 and June 3, 2025. In total, 97 employers started the survey and while there was some drop-off in respondents as the survey progressed, around 80% completed the survey.



Demographics of Current Workforce



CURRENT WORKFORCE BY AGE COHORT



Questions or concerns?
Feel free to contact us at
info@thelabourmarketgroup.ca



T. 705.478.9713

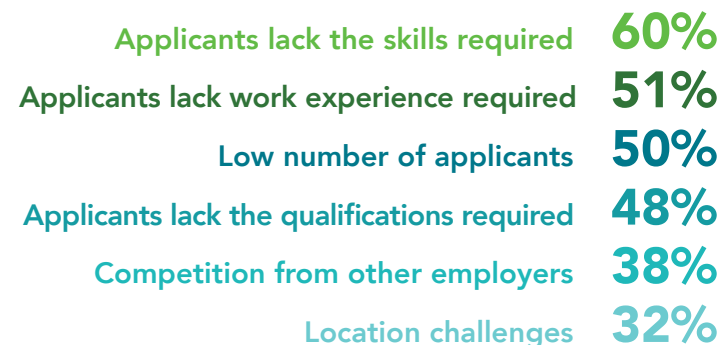
150 First Ave. West
Suite 103, North Bay, ON
P1B 3B9

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The Biggest Challenges When Recruiting New Employees

The six most common challenges when recruiting new employees were:



Source: The Northeast Ontario Employee Recruitment, Training and Retention Survey

www.thelabourmarketgroup.ca

Looking for Board members!

Are you interested in the future workforce of Nipissing or Parry Sound?



Become an **LMG Board member!** We are currently seeking applications from those individuals interested in joining the LMG team!

For more information contact info@thelabourmarketgroup.ca

Questions or concerns? Feel free to contact us at info@thelabourmarketgroup.ca



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What Employers are looking for

When hiring, **four out of five employers** identified these two skills as the most important:

1. Work ethic, dedication and dependability
2. Teamwork and interpersonal skills



Close to **half of all employers** also look for these four skills:

1. Customer service
2. Self-motivation and independence
3. Technical skills
4. Willingness to learn



When asked about the current impact of technological and environmental changes on their workforce, there were four items where at least **one-third of employers** indicated that there was a current impact, notably:

1. Digitalization
2. Cloud-based technology
3. Real time data collection, management and analysis
4. Cyber-security



WORKFORCE SEPARATIONS

When asked what they anticipate the biggest challenge will be for their business or organization in the next three years, four in ten identified a workforce issue, including the lack of qualified workers, concerns about employee retention and concerns about replacing retiring workers.

The single largest reason for a separation was that the employee quit (71% of respondents experienced this reason), followed by retirement (54%) and termination (46%). In most instances, the separation involved 1-9 employees.



TYPE OF SEPARATION AND NUMBER OF EMPLOYEES INVOLVED
BY PERCENTAGE OF EMPLOYERS – NORTHEAST ONTARIO

		1-9 EMPLOYEES	10-24 EMPLOYEES	25-49 EMPLOYEES	50+ EMPLOYEES
ANY NUMBER OF EMPLOYEES	71%	61%	6%	3%	1%
Employee quit	54%	50%	4%	0%	0%
Employee retired	46%	44%	1%	0%	0%
Employee was terminated/fired	14%	10%	4%	0%	0%
Temporary layoff	13%	11%	1%	0%	0%
Left for more flexible work (i.e., remote work)	11%	9%	1%	1%	0%
Permanent layoff	11%	9%	0%	0%	3%
Other					

Source: The Northeast Ontario Employee Recruitment, Training and Retention Survey

January 2, 2026



Dear Mayor David Moore and McKellar Twp Council Members:

On behalf of the Whitestone McKellar Lions Club, thank you for supporting our Christmas Hamper and Toy Campaign with your generous donation of \$1000.

Your kindness and generosity has made a huge difference to the lives of our recipient families in both communities. Rising costs have made donations to the Christmas Hamper campaign all the more significant.

In 2025 we were very fortunate to have some extraordinary people who supported us through financial donations, food and toy donations, signed on as Santa's Helpers and others that volunteered throughout the year. We are humbled by the level of kindness out there.

Lions Club International is a world wide service organization providing humanitarian services that impact lives on a global level. The Whitestone McKellar Lions Club is a local reflection of that humanitarian effort. We serve where we live and believe strongly that "Kindness Matters".

Once again, our heartfelt thanks for your support!

Sincerely,

A handwritten signature in black ink that reads "Pam Stephens". The signature is written in a cursive, flowing style.

Pam Stephens

Secretary,

Whitestone McKellar Lions Club