

Regular Meeting of the Village of Sundridge Council

Wednesday, March, 25, 2026 at 6:00 p.m.

Village of Sundridge Council Chambers

Council Meetings will be audio recorded and recordings will be posted on the municipal website. If connection is lost during the meeting, it will proceed and if possible, a recording of the meeting will be made available. The minutes will remain the official record of the meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/81769563469?pwd=Cqj93QM9835v5RQVkJH0o5aN8RkyNZ6.1>

COUNCIL AGENDA

1) CALL TO ORDER

The Chair, Mayor Shawn Jackson called the meeting to order at

LAND ACKNOWLEDGEMENT

The Village of Sundridge would like to acknowledge that we are meeting on Williams Treaty Lands and they are the traditional home of the Anishinabek First Nations. We wish to honour the original inhabitants, thanking them for their land stewardship and recognizing our responsibilities to promote the healing of our communities through earnest and sincere application of the Truth and Reconciliation Commission recommendations. Miigwech.”

2) APPROVAL OF AGENDA

Moved By: Choose an item.

Seconded By:

THAT the agenda for the March 25, 2026 regular meeting be approved as circulated.

Recorded Vote	For	Against	Abstain
Preston, Luke			
Smith, Sharon			
Whitmell, Vicki			
Williamson, Fraser			
Jackson, Shawn			

3) DECLARATION OF PECUNIARY INTEREST

4) PLANNING MATTERS - None

5) DELEGATIONS - None

6) PRESENTATIONS - None

7) CONSENT ITEMS

[Items from the Consent List may be moved by members to be discussed under Section 9 – New Business/Action Items]

[March 11, 2026 Agenda Items brought forward](#)

7 (E.1) Follow Up List – March 11, 2026

7 (E.2) Township of Hudson – Resolution in support of Sundridge resolution regarding the OMERS Pension Fund

7 (E.3) Sundridge Strong Union Public Library Board Librarian's Report February

7 (E.4) Joint Building Department February Permit Summary for Sundridge

7 (E.5) The Village of South River Resolution in support of Sundridge resolution regarding the minimization of salt impacts

7 (E.6) The Township of Strong Resolution R2026-081 regarding the SSJ Restructuring Committee Budget

7 (E.7) Almaguin OPP Board January 14, 2026 Meeting Minutes

7 (E.8) The County of Prince Edward Resolution in support of Bill 21, *Protect Our Food Act, 2025*

7 (E.9) EMS Advisory Committee Representative Update

7 (E.10) North Bay Parry Sound District Health Unit 2026 Ontario Budget Consultation and input regarding the 2025 food and Housing Affordability data

8) APPROVAL OF CONSENT ITEMS

Moved By: Choose an item.

Seconded By:

THAT Items listed as Consent Items as they originally appeared on the March 11, 2026 agenda and the recommendations contained therein be received;

AND THAT any Items for which pecuniary interest has been declared are deemed not to have been voted on or discussed by the individual making the declaration.

Recorded Vote	For	Against	Abstain
Preston, Luke			
Smith, Sharon			
Whitmell, Vicki			
Williamson, Fraser			
Jackson, Shawn			

9) NEW BUSINESS/ACTION ITEMS

[March 11, 2026 Agenda Items brought forward](#)

9.1 Land Ambulance Levy for 2026

Moved By: Choose an item.

Seconded By:

THAT the Council for the Corporation of The Village of Sundridge receives correspondence from the Town of Parry Sound regarding the Land Ambulance Levy in the amount of \$5,527,913.00,

AND THAT Council authorizes Staff to pay Sundridge's levy portion in the amount of \$41,001.12.

Recorded Vote	For	Against	Abstain
Preston, Luke			
Smith, Sharon			
Whitmell, Vicki			
Williamson, Fraser			
Jackson, Shawn			

9.2 Eastholme, Home for the Aged 2026 Levy

Moved By: Choose an item.

Seconded By:

THAT the Council for the Corporation of The Village of Sundridge receives correspondence from Eastholme regarding the budget for 2026 in the amount of \$1,682,900.00,

AND THAT Council authorizes Staff to pay Sundridge's levy portion in the amount of \$40,74.00.

Recorded Vote	For	Against	Abstain
Preston, Luke			
Smith, Sharon			
Whitmell, Vicki			
Williamson, Fraser			
Jackson, Shawn			

9.3 Almaguin OPP Board 2026 Budget

Moved By: Choose an item.

Seconded By:

THAT the Council for the Corporation of The Village of Sundridge receives correspondence from The Township of Perry regarding the Almaguin OPP Board's 2026 Budget in the amount of \$15,397.15,

AND THAT Council authorizes Staff to pay Sundridge's portion in the amount of \$1,283.10.

Recorded Vote	For	Against	Abstain
Preston, Luke			
Smith, Sharon			
Whitmell, Vicki			
Williamson, Fraser			
Jackson, Shawn			

9.4 Sundridge Strong Joly Arena & Hall 2026 Budget

Moved By: Choose an item.

Seconded By:

THAT the Council for the Corporation of the Village of Sundridge receives the SSJ Arena & Hall budget for 2026 in the amount of \$537,483.70,

AND THAT Council approves of Sundridge's portion in the amount of \$214,993.48.

Recorded Vote	For	Against	Abstain
Preston, Luke			
Smith, Sharon			
Whitmell, Vicki			
Williamson, Fraser			
Jackson, Shawn			

9.5 AMO 2026 Annual General Meeting and Conference

Moved By: Choose an item.

Seconded By:

THAT the Council for the Corporation of the Village of Sundridge receives the AMO 2026 Annual General Meeting and Conference details and registration,

AND THAT the following members of Council will attend:

-

Recorded Vote	For	Against	Abstain
Preston, Luke			
Smith, Sharon			
Whitmell, Vicki			
Williamson, Fraser			
Jackson, Shawn			

9.6 Sundridge 2026 Budget – March 11, 2026 (2nd Draft)

Moved By: Choose an item.

Seconded By:

THAT the Council for the Corporation of the Village of Sundridge receives the 2026 municipal budget dated March 11, 2026,

AND THAT after having reviewed and discussed the draft, Council

Recorded Vote	For	Against	Abstain
Preston, Luke			
Smith, Sharon			
Whitmell, Vicki			
Williamson, Fraser			
Jackson, Shawn			

10) COMMITTEE REPORTS/MINUTES

Moved By: Choose an item.

Seconded By:

THAT Items 10 (A.1) to 10 (B.2) be received and discussed.

10 (A.1) Sundridge Strong Union Public Library – January 22, 2026

10 (A.2) Sundridge Strong Joly Arena & Hall – March 4, 2026

10 (B.1) Regular Council Meeting – February 25, 2026

10 (B.2) Regular Council Closed Session – February 25, 2026

Recorded Vote	For	Against	Abstain
Preston, Luke			
Smith, Sharon			
Whitmell, Vicki			
Williamson, Fraser			
Jackson, Shawn			

11) STAFF REPORTS

(11.1) Staff Report S2026-002 CEMC Wage Increase – Request from the Township of Strong

Moved By: Choose an item.

Seconded By:

THAT Council receive Staff Report S2026-002, dated March 11, 2026 regarding the CEMC Wage Increase,

AND THAT Council authorizes Staff to forward the report to The Township of Strong.

Recorded Vote	For	Against	Abstain
Preston, Luke			
Smith, Sharon			
Whitmell, Vicki			
Williamson, Fraser			
Jackson, Shawn			

(11.2) Staff Memo regarding Waste Service Fees and Options

Moved By: Choose an item.

Seconded By:

THAT Council receive Staff Memo dated March 11, 2026 as prepared by the Treasurer regarding Waste Service Fees and Options,

AND THAT Council authorizes Staff to continue exploring options as outlined in the memorandum.

Recorded Vote	For	Against	Abstain
Preston, Luke			
Smith, Sharon			
Whitmell, Vicki			
Williamson, Fraser			
Jackson, Shawn			

March 25, 2026 agenda items

(4) PLANNING MATTERS

4 (A.1) Staff Memo: Village of Sundridge Official Plan

[refer to Item 12.1]

Moved By: Choose an item.

Seconded By:

THAT the Council for the Village of Sundridge receives the Memo on the Official Plan as prepared by Chris Jones of Municipal Planning Services.

Recorded Vote	For	Against	Abstain
Preston, Luke			
Smith, Sharon			
Whitmell, Vicki			
Williamson, Fraser			
Jackson, Shawn			

7) CONSENT ITEMS

7 (E.11) North Bay Parry Sound District Health Unit Beach Sampling Discontinuation Notice

7 (E.12) Township of Joly Resolution R2026-098 Supporting the Village of Sundridge Resolution regarding Canada Post's free distribution of library resources

7 (E.13) Township of Joly Resolution R2026-099 Supporting the Village of Sundridge Resolution regarding salt usage and reduction

7 (E.14) Township of Joly Resolution R2026-0105 SSJ Arena Budget

7 (E.15) Township of Joly Resolution R2026-106 SSJ Restructuring Budget

8) APPROVAL OF CONSENT ITEMS

Moved By: Choose an item.

Seconded By:

THAT Items listed as Consent Items for March 25, 2026 and the recommendations contained therein be received;

AND THAT any Items for which pecuniary interest has been declared are deemed not to have been voted on or discussed by the individual making the declaration.

Recorded Vote	For	Against	Abstain
Preston, Luke			
Smith, Sharon			
Whitmell, Vicki			
Williamson, Fraser			
Jackson, Shawn			

9) NEW BUSINESS/ACTION ITEMS

[March 25, 2026 agenda item:](#)

9.7 Sundridge Strong Fire Department 2026 Budget

Moved By: Choose an item.

Seconded By:

THAT the Council for the Corporation of the Village of Sundridge receives the SSFD 2026 draft budget dated March 12, 2026, in the amount of \$440,611.00,

AND THAT Council approves of the budget with the village's share being \$220,306.00.

Recorded Vote	For	Against	Abstain
Preston, Luke			
Smith, Sharon			

**Whitmell, Vicki
Williamson, Fraser
Jackson, Shawn**

(11) STAFF REPORTS

(11.3) Staff Report S2026-003 HR Matters

Moved By: Choose an item.

Seconded By:

THAT Council receive Staff Report S2026-003, HR Matters, dated March 25, 2026,

AND THAT the minor amendments to the 2026 rate schedule be approved,

AND FURTHER THAT the hiring of Administrative Assistant II be approved with a start date of March 23, 2026.

Recorded Vote	For	Against	Abstain
Preston, Luke Smith, Sharon Whitmell, Vicki Williamson, Fraser Jackson, Shawn			

(12) BY-LAWS

12.1 By-Law No. 2026-016 Official Plan

Moved By: Choose an item.

Seconded By:

THAT By-Law No. 2026-016, being a by-law to adopt an Official Plan for the Village of Sundridge, be approved.

Recorded Vote	For	Against	Abstain
Preston, Luke Smith, Sharon Whitmell, Vicki Williamson, Fraser Jackson, Shawn			

(13) ANNOUCEMENTS

- **Shawn Jackson**
- **Sharon Smith**
- **Luke Preston**
- **Fraser Williamson**
- **Vicki Whitmell**
- **Nancy Millar, Clerk Administrator**

(14) INTRODUCTION OF FUTURE MOTIONS

(15) CONFIRMING BY-LAW

Moved By: Choose an item.

Seconded By:

THAT By-Law No. 2026-017, being a by-law to confirm the proceedings of Council of the Corporation of the Village of Sundridge at its regular meeting of **March, 25, 2026**, be adopted.

Recorded Vote	For	Against	Abstain
Preston, Luke			
Smith, Sharon			
Whitmell, Vicki			
Williamson, Fraser			
Jackson, Shawn			

(16) CONSIDERATION OF A CLOSED SESSION - None

(17) ADJOURNMENT

Moved By: Choose an item.

Seconded By:

THAT we do now adjourn at p.m. until the Regular Council Meeting on April, 8, 2026, or at the call of the Mayor.

Recorded Vote	For	Against	Abstain
Preston, Luke			
Smith, Sharon			
Whitmell, Vicki			
Williamson, Fraser			
Jackson, Shawn			

MEMORANDUM

To: Mayor Jackson and Members of Council
Copy: Ms. Nancy Millar, Clerk
From: Chris Jones MCIP, RPP
Date: March 18, 2026
Re: Village of Sundridge Official Plan – Adoption

Further to the statutory public meeting which was held on February 25, 2026, attached is the final Official Plan and By-law to adopt the Official Plan.

It is recommended Council receive the final Official Plan, adopt it by by-law and direct staff to circulate a notice of adoption and forward the adopted official plan to the Ministry of Municipal Affairs and Housing for Review and approval.

Council is commended for finalizing the first Official Plan for the Village and is encouraged to initiate an update to the Village Zoning By-law which is over 35 years old.

Regards,



Chris Jones MCIP, RPP

**Staff Follow Up
and Report to Council Master List**

Updated March 6, 2026

COUNCIL DATE	ITEM	RESOLUTION NUMBER	ASSIGNED TO	STATUS *Assigned *In Progress *Complete	DATE EXPECTED TO RETURN TO COUNCIL
08-May-24	<p align="center">Intersection of Main & Paget Street</p> <p>THAT the Council for the Corporation for the Village of Sundridge discuss visibility and safety concerns at the intersection of Main and Paget Streets,</p> <p>AND THAT Council would like to discuss these items with the Village Superintendent at a future meeting of Council.</p>	2024-134	Village Superintendent & By-Law Enforcement	Assigned	08-Apr-26
08-May-24	<p align="center">High Street Addressing</p> <p>THAT the Council for the Corporation for the Village of Sundridge discuss possible solutions to concerns raised at the April 24, 2024 Town Hall Session about confusing addresses on High Street,</p> <p>AND THAT Council would like the Village Superintendent to provide his input/suggestions to alleviate the confusion of addressing on High Street</p>	2024-135	Village Superintendent	In progress Solutions being investigated	08-Apr-26

**Staff Follow Up
and Report to Council Master List**

Updated March 6, 2026

COUNCIL DATE	ITEM	RESOLUTION NUMBER	ASSIGNED TO	STATUS *Assigned *In Progress *Complete	DATE EXPECTED TO RETURN TO COUNCIL
April 23 2025	<p>Employee Recognition Policy WHEREAS the Village of Sundridge values the dedication and long-term commitment of its staff; AND WHEREAS it is important to formally recognize years of service and show appreciation through milestone awards and annual staff events; AND WHEREAS the proposed Employee Recognition Policy outlines recognition at 5, 10, 15, and 20-year milestones, with formal in-person presentations and gifts at key intervals, and includes an annual Christmas luncheon to be organized at the Clerk's discretion and paid for by the Village as part of the staff recognition program; NOW THEREFORE BE IT RESOLVED THAT Council directs staff to develop an Employee Recognition Policy for review and consideration by council at a future regular meeting.</p>	2025-112	Deputy Clerk	<p align="center">In progress</p> <p>Ad Hoc Committee (1 Rep Sundridge, 2 Strong) to be meeting to discuss Staff bonuses including employee recognition for all municipal and shared services employees</p>	13-May-26

**Staff Follow Up
and Report to Council Master List**

Updated March 6, 2026

COUNCIL DATE	ITEM	RESOLUTION NUMBER	ASSIGNED TO	STATUS *Assigned *In Progress *Complete	DATE EXPECTED TO RETURN TO COUNCIL
24-Sep-25	<p align="center">Community Safety Zone</p> <p>THAT the Council for The Village of Sundridge has discussed Community Safety on Main Street in the downtown core;</p> <p>AND THAT Council would like to extend the community safety zone so it includes all of Main Street from Albert Street to Union Street,</p> <p>AND THAT continued enforcement of the no parking zones be communicated as a priority,</p> <p>AND FURTHER THAT educational materials be conveyed to the public regarding the following:</p> <ul style="list-style-type: none"> - Use and regulation of enclosed motorized scooters -No parking areas - Public parking lots 	2025-035	Village Superintendent	<p align="center">In Progress</p> <p>Speed Signs and Community Safety Zone Signs Ordered, installation date: Spring (approx. May) 2026, By-Law Amendment Required.</p>	08-Apr-26
14-Jan-26	<p align="center">Zion Church - Parking</p> <p>That Council receives the staff memo dated Jan.14/26 regarding the letter from the Zion Church, and that staff are to have an agreement prepared to formalize the snow removal operations being coordinated by the church, and that the church is to have insurance coverage and that the Village Superintendent attend a future meeting to further discuss this matter with regard to future use.</p>	#2026-009	Village Superintendent	Assigned	08-Apr-26

**Staff Follow Up
and Report to Council Master List**

Updated March 6, 2026

COUNCIL DATE	ITEM	RESOLUTION NUMBER	ASSIGNED TO	STATUS *Assigned *In Progress *Complete	DATE EXPECTED TO RETURN TO COUNCIL
28-Jan-26	<p>WHEREAS the Village of Sundridge is undertaking a broader effort to modernize outdated by-laws and regulatory framework to ensure they reflect current community needs, housing trends, and long-term sustainability goals: and</p> <p>WHEREAS housing affordability, demographic change, and shifting market conditions require municipalities to periodically review zoning, development standards, and regulatory barriers that may unintentionally limit new housing supply or innovative housing forms;</p> <p align="center">NOW THEREFORE BE IT RESOLVED THAT:</p> <p>1.) Council direct staff to undertake a targeted review of existing housing-related by-laws and regulations, including relevant provisions within the Zoning By-law, to identify potential constraints, gaps, or opportunities for modernization as part of the Village's broader regulatory update exercise;</p> <p>2.) That staff prepare a summary report outlining key housing-related regulatory provisions currently in effect, with high-level observations on where updates or refinements may be warranted to better align with evolving community needs specifically as it relates to more affordable and attainable housing opportunities;</p> <p>3.) That staff also prepare a Municipal Lands Inventory Report identifying municipally owned parcels, including (where available): a.) property size and location b.) current zoning and permitted uses c.) current use of status (active, surplus, reserve), and d.) estimated or approximate market value.</p> <p>4.) And that the findings from both the housing by-law review and municipal lands inventory be presented to Council in a future meeting for consideration as part of the Village's exercise of phased Housing and Development Modernization and Innovation Framework.</p>	2026-017	Clerk Administrator	Assigned	13-May-26



CORPORATION OF THE
TOWNSHIP OF HUDSON

903303 Hanbury Rd.
New Liskeard, ON P0J 1P0
Tel: 705-647-5439 Fax: 705-647-6373
Email: admin@hudson.ca

February 5th, 2026

Township of Southgate
Administrative Office
185667 Grey County Road 9, RR 1
Dundalk, ON
N0C 1B0

Your correspondence dated January 21st, 2026 was received by Hudson Township Council at their regular meeting of February 4th, 2026 and the following resolution passed:

Resolution 2026-027

WHEREAS the Ontario Municipal Employees Retirement System (OMERS) Pension Fund serves over 1,000 employers and over half a million employees and retirees from diverse groups including: municipal governments, school boards, libraries, police and fire departments, children's aid societies, and electricity distribution companies; and

WHEREAS the long-standing jointly-sponsored governance model with two corporate boards has provided stability, accountability, and fairness for both plan members and employers for more than two decades; and

WHEREAS the Government of Ontario has passed legislative changes to OMERS' governance structure through Bill 68; and

WHEREAS these changes would replace the current OMERS Sponsors Corporation with a new Sponsors Council that would lose its corporate status and independent resources; and

WHEREAS the proposed model could allow pension decisions affecting municipal employers and employees to be made without meaningful municipal oversight, increasing financial risk for municipalities and local taxpayers; and

WHEREAS municipalities are already under significant financial strain and cannot absorb additional pension costs without consequences for property taxes or local services;

THEREFORE BE IT RESOLVED THAT the Township of Hudson does not support the legislative changes to the *OMERS Act* contained in Bill 68 and requests that the Government of Ontario reconsider the advisability of proceeding with these changes;



CORPORATION OF THE
TOWNSHIP OF HUDSON

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Email: admin@hudson.ca

FURTHER BE IT RESOLVED THAT the Council of the Township of Hudson supports the Association of Municipalities of Ontario (AMO) in calling on the Government of Ontario to maintain the current OMERS governance model, with two corporate Boards, as the structure that would best deliver on the long-term interests of municipalities, taxpayers, and employees.

BE IT FURTHER RESOLVED THAT this resolution be circulated to The Honourable Rob Flack, Minister of Housing and Municipal Affairs, The Honourable Peter Bethlenfalvy, Minister of Finance, MPP John Vanthof, The Association of Municipalities of Ontario (AMO), and all Ontario municipalities.

"CARRIED"

Yours Truly,

Krystle Seymour
Clerk-Treasurer
MW



LIBRARIAN'S REPORT
February 19, 2026 Board Meeting

Statistics:

	JANUARY 2026 - CIRCULATION				
	2022	2023	2024	2025	2026
Library	1011	1095	958	866	718
Overdrive	298	314	414	512	418
Total	1309	1409	1372	1378	1136

	COMPUTERS USE			WIFI USE		
	2024	2025	2026	2024	2025	2026
Jan.	59	43	49	*	*	183

*The WIFI statistics were not available.

	KIDS ELECTRONICS			IN LIBRARY LEGO USE		
	2024	2025	2026	2024	2025	2026
Jan.	27	43	39	--	29	37

January Programming & Attendance		
Program/Event	Adults	Kids
Book Club	7	
Knitting & Crocheting	21	
Storytime	9	18
Walking Club	15	

The library and the Happy Gang will be hosting *Heads Up for Healthier Brains* 4-week series presented by the Muskoka Alzheimer Society. The first session will be Thursday, June 10 at 10:30. The sessions are approximately one hour long.

Events:

- Valentine's Stories and Crafts Wednesday, Feb. 11th
- March Break crafts Tuesday 11: 00-12:00 and Thursday 2:00-3:00. The crafts will be self-directed since we do not have a Nipissing University Student volunteering this year. Wednesday evening, we will be having 'Paper Bag Princess Evening'. We received a kit from Annick press with activities and handouts.

M. Kent

Melinda Kent

**JOINT BUILDING COMMITTEE
ANNUAL PERMIT SUMMARY
2026**

Month	No. of Permits	Permit Fees	Project Values	Size (sq.m)
January	3	\$1,950.00	\$110,000.00	137
February	3	\$5,380.50	\$338,765.00	154
March	0	\$0.00	\$0.00	0
April	0	\$0.00	\$0.00	0
May	0	\$0.00	\$0.00	0
June	0	\$0.00	\$0.00	0
July	0	\$0.00	\$0.00	0
August	0	\$0.00	\$0.00	0
September	0	\$0.00	\$0.00	0
October	0	\$0.00	\$0.00	0
November	0	\$0.00	\$0.00	0
December	0	\$0.00	\$0.00	0
TOTALS	6	\$7,330.50	\$448,765.00	New Construction 291
				Demolitions 0

**JOINT BUILDING COMMITTEE
ANNUAL PERMIT SUMMARY
2026**

Month	No. of Permits	Permit Fees	Project Values	SFD'S, Seasonal Dwellings and Multi-Unit Dwellings	
				2025	2026
Burks Falls	0	\$0.00	\$0.00	0	0
Joly	0	\$0.00	\$0.00	0	0
South River	1	\$220.00	\$8,000.00	1	0
Machar	3	\$6,330.00	\$402,000.00	1	1
Strong	0	\$0.00	\$0.00	0	0
Ryerson	2	\$780.50	\$38,765.00	0	0
Sundridge	0	\$0.00	\$0.00	0	0
TOTALS	6	\$7,330.50	\$448,765.00		1
Permit activity at end of February 28, 2026					
TOTALS	12	\$31,656.00	\$2,029,900.00	3	
Permit activity at end of February 28, 2025					
TOTALS	-6	\$24,325.50	\$1,581,135.00		-2
Difference from previous year					



**Village of South River
Support Village of Sundridge Reduce Salt Use**

Date: February 24, 2026

Motion Number:

86-2026

Moved By:

Seconded By:

BE IT RESOLVED THAT the Council of the Village of South River does hereby support the Village of Sundridge to minimize salt impacts through the use of sand and low-salt mixtures while maintaining public safety.

Carried By:

Lost By:

Name of Council Member	Yeas	Nays	Abstention	Pecuniary Interest	Recorded Vote
Mayor Coleman					
Councillor Brandt					
Councillor Brooks					
Councillor O'Hallarn					
Councillor Scott					



28 Municipal Lane,
P.O. Box 1120, Sundridge, Ontario P0A 1Z0
705-384-5819 Fax 705-384-5892
www.strongtownship.com

Township of Strong Council Resolution
February 24, 2026 Regular Meeting
7.0 Report of Committees

7.5 SSJ Restructuring Committee – Feb 9

7.5.1 Approve 2024/2025 Budget Carryover

Councillor Stickland requested a recorded vote

R2026-081

Moved By: Jeff McLaren

Seconded by: Tim Bryson

Be it resolved that the Council for the Township of Strong hereby receive resolution #2026-005 from the SSJ Restructuring Committee; and

Hereby approve the recommendation to carry forward unused budgeted contributions for 2024 and 2025 of \$21,121.82 in order to complete approved contracts for public engagement and financial study.

Carried

<i>Recorded Vote</i>	<i>For</i>	<i>Against</i>
<i>Tim Bryson</i>	X	
<i>Jeff McLaren</i>		X
<i>Kevin Noaik</i>		X
<i>Jim Ronholm</i>	X	
<i>Marianne Stickland</i>	X	



Almaguin Highlands O.P.P. Detachment Board

**Regular Meeting of the Board
Wednesday January 14th, 2026
5:00 p.m.
Township of Perry Municipal Office
(1695 Emsdale Road, Emsdale, ON)**

Any and all Minutes are to be considered Draft until approved by the OPP Board at a Regular Meeting.

In Attendance:

Council Chambers: Robert Sutherland, Chair & Community Representative, Board Members Kevin Noaik, Dan Robertson, Joe Lumley and Neil Scarlett, S/SGT Doug Vincer, Almaguin Highlands OPP Detachment Commander, Beth Morton, Acting Secretary

Regrets: Krista Miller, Vice Chair & Community Representative

Members of the Public: n/a

Disclosure of Conflict of Interest

Nil

Item 3 – Adoption of Minutes

Resolution No. 2026-01

Moved by: Dan Robertson

Seconded by: Neil Scarlett

Be it resolved that the Almaguin Highlands OPP Detachment Board hereby approves the Regular Board Meeting Minutes dated Wednesday, November 12th, 2025.

Carried

Item 4 Delegations

N/A

Item 5 – Almaguin Highlands OPP S/Sgt Detachment Commander Updates and/or Reports

The Q4 OPP Detachment Board Report was presented to the Board.

Resolution No. 2026-02

Moved by: Kevin Noaik

Seconded by: Joe Lumley

Be it resolved that the Almaguin Highlands OPP Detachment Board hereby receives the 2025 Q4 OPP Detachment Board Report.

Carried

Item 6 – Board Business

Item 6.1. Prescription Diversion Project – The Board discussed the correspondence received from the Joint Zone 1A OAPSB/OACP. The Detachment Commander provided thoughtful and relevant input on the matter which fostered a meaningful discussion among the board members. The following resolution was then considered.

Resolution No. 2026-03

Moved by: Kevin Noaik

Seconded by: Joe Lumley

Whereas the Joint Zone 1A OAPSB/OACP has circulated correspondence to the Almaguin Highlands OPP Detachment Board pertaining to the Prescription Diversion Project and has requested that the Board provide a letter of support.

Now therefore be it resolved that the Almaguin Highlands OPP Detachment Board hereby direct the Secretary to send a letter of support to The Honourable Vijay Thanigasalam, Associate Minister of Mental Health and Addictions and to The Honourable Graydon Smith, MPP Parry Sound-Muskoka.

Carried

Item 6.2 Provincial Bail Notification Program - The Board reviewed the correspondence received from the Joint Zone 1A OAPSB/OACP regarding the Provincial Bail Notification Program. The Detachment Commander offered valuable insight and perspective, which contributed to a constructive exchange and thorough discussion among Board members. The following resolution was then considered.

Resolution No. 2026-04

Moved by: Neil Scarlett

Seconded by: Dan Robertson

Whereas the Joint Zone 1A OAPSB/OACP has circulated correspondence to the Almaguin Highlands OPP Detachment Board pertaining to the Provincial Bail Notification Program and has requested that the Board provide a letter of support.

Now therefore be it resolved that the Almaguin Highlands OPP Detachment Board hereby direct the Secretary to send a letter of support to The Honourable Michael Kerzner Solicitor General, Ministry of the Solicitor General, The Honourable Zee Hamid, Associate Solicitor General for Auto Theft and Bail Reform, Ministry of the Solicitor General, and to The Honourable Graydon Smith, MPP Parry Sound-Muskoka.

Carried

Item 6.3 – Opposition of the planned closure of Cecil Facer Youth Centre - The Board discussed the correspondence received from the Joint Zone 1A OAPSB/OACP regarding opposition to the planned closure of the Cecil Facer Youth Centre. Members considered the potential impacts on youth justice, community safety, and local service capacity. The Detachment Commander provided operational insight, which assisted the Board in understanding the broader implications of the proposed closure and supported a balanced and informed discussion prior to consideration of the resolution.

Resolution No. 2026-05

Moved by: Kevin Noaik

Seconded by: Dan Robertson

Whereas the Joint Zone 1A OAPSB/OACP has circulated correspondence to the Almaguin Highlands OPP Detachment Board in opposition of the planned closure of Cecil Facer Youth Centre and has requested that the Board provide a letter of support.

Now therefore be it resolved that the Almaguin Highlands OPP Detachment Board hereby direct the Secretary to send a letter of support to The Honourable Michael Kerzner Solicitor General, Ministry of the Solicitor General and to The Michael Parsa, Minister of Children, Community and Social Services.

Carried

The Board reviewed and discussed the draft 2026 Board Budget, identifying several items for further consideration and potential update. These included anticipated costs associated with member attendance at the 2026 Spring Conference in Niagara Falls and future Zone 1A OAPSB meetings, which are expected to be held in Sudbury and Sault Ste. Marie. The Secretary advised that confirmation of the 2026 OAPSB membership fee is pending further information from OAPSB. The Detachment Commander also requested that the Board consider allocating funds for OPP Detachment staff appreciation and recognition initiatives, which may include the presentation of awards and a dinner, or the purchase of hockey jerseys for Detachment members participating in joint games with local high school students as part of a community outreach initiative. A suggested allocation of \$2,000 was discussed. The Board engaged in a productive discussion and agreed to seek input from the municipalities to be presented by each member with a final budget presented at the next meeting.

Resolution No. 2026-06

Moved by: Joe Lumley

Seconded by: Kevin Noaik

Be it resolved that the Almaguin Highlands OPP Detachment Board hereby directs that the Secretary bring forward the 2026 Board Budget for approval at the April 8, 2026 Regular Meeting.

Carried

Item 7 – Correspondence and General Information

Resolution No. 2026-07

Moved by: Kevin Noaik

Seconded by: Dan Robertson

Be it resolved that the Almaguin Highlands OPP Detachment Board hereby receives Items 7.1 to 7.3 Correspondence and General Information as outlined on the Agenda of Wednesday, January 14th, 2026.

Carried

10. Other Business

The Detachment Commander outlined that through TPON funding, a joint partnership between the Township of Armour and the Almaguin Highlands OPP has enabled the operation of the Festive Drive Ride Program, which has been a great success. This collaborative initiative enhanced road safety and demonstrated the positive impact of targeted funding on community well-being. In addition, TPON funding continues to support the CMHA/OPP program in partnership with the Village of Sundridge, allowing this valuable mental health and community outreach initiative to remain in place.

Additional information was provided regarding school engagement initiatives, with the Detachment Commander highlighting the ongoing annual hockey games as an effective way to build positive relationships, help students feel safe and comfortable with police presence in schools and fundraises for local organizations and the Food Bank. He also noted that a lockdown exercise was conducted in November to support emergency preparedness, emphasizing that these efforts contribute to students feeling safer in their school environments and with the OPP. Finally, discussion took place regarding the upcoming spring conference, and the Detachment Commander advised that it would be beneficial for one to two Board members to attend in order to support continued learning and effective governance.

The Meeting adjourned at approximately 6:05 p.m.

Dated this 11th day of February, 2026.

Original signed by Robert Sutherland
Robert Sutherland, Chair

Original signed by Beth Morton
Beth Morton, Acting Secretary

February 6, 2026

Please be advised that during the regular Council meeting of January 29, 2026 the following resolution regarding support for Bill 21, Protect Our Food Act, 2025 was carried.

RESOLUTION NO. 2026-32

DATE: January 29, 2026

MOVED BY: Councillor Prinzen

SECONDED BY: Councillor MacNaughton

WHEREAS arable land is a critical finite resource; and

WHEREAS Ontario has lost 2.8 million acres of farmland in the last three decades; and

WHEREAS Ontario loses as much as 319 acres of farmland a day; and

WHEREAS Ontario's farmland provides food, fiber and fuel to all of Ontario and beyond;

NOW THEREFORE BE IT RESOLVED THAT the Council of the County of Prince Edward support Bill 21, Protect Our Food Act, 2025 and strongly urges the provincial government to support this and every measure to protect our farmland, to aggressively prevent further losses and to ensure the future of agriculture in Ontario for future generations; and

THAT a copy of this resolution be sent to the Premier of Ontario; the Minister of Agriculture, Food and Agribusiness, the Minister of the Environment, Conservation and Parks; Guelph MPP Mike Schreiner, Haldimand-Norfolk MPP Bobbi Ann Brady, Bay of Quinte MPP Tyler Allsopp, the Ontario Federation of Agriculture, the Association of Municipalities of Ontario, and all Municipalities in Ontario.

CARRIED

Yours truly,



Catalina Blumenberg, **CLERK**

cc: Mayor Steve Ferguson, Councillor Prinzen, Councillor Branderhorst

Nancy Millar

From: Pearl Ivens <pearl.iven@gmail.com>
Sent: February 27, 2026 11:29 AM
To: Katey Brimacombe; Caitlyn Haggart; Nancy Millar; Don McArthur; Angela Loney
Subject: Good Morning
Attachments: EMS Advisory combined OPEN AGENDA_February 26, 2026 (1).pdf

Please find attached the agenda from the EMS meeting last night which includes the directors report, statistical reports and new business.

Key takeaways

- complete financials will not be available until the audit is completed but reporting a balanced budget for 2025
- keeping an eye on down time for staffing due to sick time, very hard filling positions in remote areas last minute
- Burks Falls base had their final inspection done with occupancy expected in March, a bit of external work will be completed in the nicer weather
- CPLTC programme ends March 31st, it will continue permanently with the same amount of funding, it has not been indexed for the last 6 years, hopefully once it is permanent more funding will become available and it will be indexed
- long distance transfers have been increasing and we will continue to monitor the increase, hospitals may need to find an alternate means of transportation, transfers take a lot of time and resources
- the committee approved the South River EMS base replacement to enter an MOU with the Village of South River to move into the brewery, this will help to balance the district, there will be no more rentals in Powassan they will all be relocated to South River, a slight increase in rent will occur and will be reflected in the 2027 budget, funding still remains 50/50 province and municipalities, a portion of the rent from CPLTC will also help, that is funded fully from long term care, this recommendation will be presented to the Parry Sound Council on March 3, 2026

If you have any questions or need further clarification please let me know.

Pearl Ivens
Councillor
Township of Machar

Town of Parry Sound EMS Advisory Committee

Open Agenda

Agenda

Date:

February 26, 2026

Time:

6:30pm

Location:

(on-line) ZOOM Meeting and on-line streaming of the meeting please click on the link below.

<https://www.youtube.com/channel/UC4QrR6HjwibWOJRbLwnjcFQ/videos>

Members Present:

Present:

Dave Thompson, Director of Emergency and Protective Services

Recording:

Sheri Skinner, Administrative Assistant

Guests:

Regrets:

Land Acknowledgment

Town of Parry Sound EMS Advisory Committee

Open Agenda

1. Agenda

1.1 Additions to Agenda

1.2 Prioritization of Agenda

1.3 Adoption of Agenda

Moved by

Seconded by

That the February 26, 2026 Parry Sound District Emergency Medical Services Committee Meeting Agenda be approved.

1.4 Disclosure of Pecuniary Interest and the General Nature Thereof

2. Minutes and Matters Arising from Minutes

2.1 Adoption of Minutes

Moved by

Seconded by

That the Minutes of the October 23, 2025 meeting of the Parry Sound District Emergency Medical Services Committee be approved as circulated.

3. Correspondence

4. Deputations

5. Emergency Services Director's Report

Moved by

Seconded by

That the Emergency Services Director's Report dated February 26, 2026 be accepted as submitted.

Town of Parry Sound EMS Advisory Committee

Open Agenda

6.0 Reports

6.1 EMS Statistical Report - December 2025

6.2 EMS Night Call Statistics - December 2025

6.3 EMS Vehicle Inventory - January 2026

Resolution

That the EMS Committee members have received reports 6.1, 6.2, 6.3 as listed above.

Moved by

Second by

7. Ratification of Matters from Closed Agenda

8. Other Business

8.1 DT R&R South River EMS Base Relocation MOU - 2026

8.1.1 DT ATT#1 South River EMS Base Relocation MOU - 2026

Resolution

That the EMS Advisory Committee recommends Council for the Town of Parry Sound authorize the Director of Development and Protective Services to enter into an MOU substantially as attached that outlines the process for the renovation and relocation of the South River EMS Base to 309 Hwy 124 South River.

Moved by

Seconded by

9. Adjournment @

Moved by

Seconded by

Town of Parry Sound EMS Advisory Committee

Open Agenda

Directors Report

February 26, 2026

2025 Financial Position

Final details will not be available until the annual audit is completed. Preliminary reports from the WPSHC indicate a balanced position. Community Paramedicine costs were slightly higher than budget while regular operations came in slightly below budget.

2026 Financial Position

2026 is proceeding as expected. More detailed results will be available for the May meeting. Sick time is being continually assessed as it accounts for a greater component of the budget. PSDEMS has avoided any operational down staffing due to sick time in the past. This has become a challenge both financially and with relation to the availability of Human Resources to backfill positions. PSDEMS does have a full complement of staff however finding staff willing and available to backfill some shifts is a challenge. The timing and location of the shifts in need of coverage also impact the ability to backfill.

Burks Falls

The Burks Falls renovation is nearing completion. Staff have authorized approximately \$20,000 worth of change orders. The most significant of these required the installation of flashing between the ambulance bays and the living space. Through the construction process the contractor and architect identified the lack of proper flashing that was allowing water to enter the building envelope. This detail was pre-existing however with the building open and prior to insulation and finishes staff determined it was prudent to make the appropriate repairs. Other change orders consisted of moving some cabinets and plumbing.

Occupancy is expected sometime in March. There may be exterior finishing that still needs to occur once warmer weather will allow for mortar and brick work however that will not impact the occupancy of the building. The project will have taken approximately two months longer than expected to complete.

Overall, staff are very satisfied with the renovation results. The living space for the employees is much improved and will provide for a suitable and up to date area for the medics.

Community Paramedicine Long Term Care (CPLTC)

Ministry of Long-Term Care is advising EMS services to plan for operating the CPLTC programs with the same funding allocation as was provided in 2025. Due to a lack of indexing, staff will be reassessing the program for the 2027 budget as our current service levels are not sustainable with the budgetary funds allocated to the program. Management staff are continually searching for additional grants to support the program so that it can remain at its current level without becoming municipally funded. As 2026 progresses staff will assess the need for down staffing to remain within the funding envelope.

Parry Sound District Paramedic Service Monthly Report - December 2025

Call Volume																												
	Parry Sound			Pointe Au Baril			Humphrey			Burks Falls			South River			Powassan			Argyle			Paramedicine			District Calls			
	Dec-24	Dec-25	2025 YTD	Dec-24	Dec-25	2025 YTD	Dec-24	Dec-25	2025 YTD	Dec-24	Dec-25	2025 YTD	Dec-24	Dec-25	2025 YTD	Dec-24	Dec-25	2025 YTD	Dec-24	Dec-25	2025 YTD	Dec-24	Dec-25	2025 YTD	Dec-24	Dec-25	2024 YTD	2025 YTD
Code 1	4	1	36	0	0	1	2	1	20	1	1	9	0	0	6	0	1	3	0	1	2	0	0	0	7	5	88	77
Code 2	10	5	68	0	0	1	1	0	11	1	0	11	0	0	6	3	2	31	0	0	1	0	0	0	15	7	111	129
Code 3	60	65	777	3	9	94	14	21	258	25	30	302	24	27	299	17	17	247	5	9	82	0	0	2	148	178	1,942	2,061
Code 4	120	155	1,761	9	13	206	43	41	566	65	75	831	55	74	771	59	75	782	20	28	237	0	1	13	371	462	5,089	5,167
Total Calls	194	226	2,642	12	22	302	60	63	855	92	106	1,153	79	101	1,082	79	95	1,063	25	38	322	0	1	15	541	652	7,230	7,434
Code 7	30	68	613	7	7	74	24	16	207	25	31	318	18	30	283	18	28	240	12	17	112	0	1	15	134	198	1,558	1,862
Code 8	0	0	12	19	26	276	121	100	1,331	13	17	159	0	1	45	28	42	383	31	55	579	0	0	0	212	241	2,633	2,785
Code 9	3	3	36	1	0	7	5	1	24	1	3	27	3	3	28	0	0	32	2	1	12	2	3	30	17	14	130	196
Long Distance Transfers	3	12	110	0	3	11	9	2	48	5	3	36	0	0	2	1	2	23	1	1	10	0	0	0	19	23	166	240

Kilometres Travelled																												
	Parry Sound			Pointe Au Baril			Humphrey			Burks Falls			South River			Powassan			Argyle			Paramedicine			Total Mileage			
	2024	2025	2025 YTD	2024	2025	2025 YTD	2024	2025	2025 YTD	2024	2025	2025 YTD	2024	2025	2025 YTD	2024	2025	2025 YTD	2024	2025	2025 YTD	2024	2025	2025 YTD	2024	2025	2024 YTD	2025 YTD
January	8,381	6,807	6,807	3,395	2,982	2,982	6,022	8,236	8,236	8,040	7,814	7,814	14,010	12,012	12,012	10,187	11,686	11,686	5,189	5,117	5,117	7,866	10,209	10,209	63,090	64,863	63,090	64,863
February	7,260	4,883	11,690	3,486	2,745	5,727	5,470	9,492	17,728	5,841	9,018	16,832	9,542	10,772	22,784	8,895	8,833	20,519	4,880	6,253	11,370	6,687	7,829	18,038	52,061	59,825	115,151	124,688
March	6,832	8,760	20,450	2,996	3,629	9,356	7,034	6,930	24,658	7,819	9,866	26,698	10,305	15,034	37,818	8,207	11,294	31,813	4,241	3,927	15,297	9,716	9,944	27,982	57,150	69,384	172,301	194,072
April	6,637	6,769	27,219	2,933	3,515	12,871	6,923	9,021	33,679	7,060	7,481	34,179	13,972	9,223	47,041	8,825	9,592	41,405	3,795	6,075	21,372	7,021	10,082	38,064	57,166	61,758	229,467	255,830
May	9,574	10,293	37,512	3,907	3,895	16,766	9,195	8,941	42,620	7,734	7,319	41,498	13,853	12,314	59,355	8,191	7,764	49,169	7,016	6,095	27,467	6,729	11,710	49,774	66,199	68,331	295,666	324,161
June	13,455	15,761	53,273	2,676	3,704	20,470	4,963	7,075	49,695	7,746	7,719	49,217	13,657	10,698	70,053	8,318	10,015	59,184	6,400	4,436	31,903	5,755	10,952	60,726	62,970	70,360	358,636	394,521
July	17,307	15,479	68,752	5,732	4,381	24,851	6,537	8,281	57,976	10,275	11,443	60,660	16,394	16,494	86,547	10,596	11,390	70,574	7,506	7,230	39,133	6,516	11,722	72,448	80,863	86,420	439,499	480,941
August	12,128	17,309	86,061	4,922	5,036	29,887	12,209	5,435	63,411	11,506	10,190	70,850	13,426	17,320	103,867	11,131	12,869	83,443	7,171	2,462	41,595	6,563	10,824	83,272	79,056	81,445	518,555	562,386
September	8,423	12,052	98,113	3,600	3,116	33,003	10,173	6,159	69,570	8,735	9,375	80,225	13,163	15,999	119,866	10,901	10,659	94,102	5,859	6,228	47,823	7,577	9,105	92,377	68,431	72,693	586,986	635,079
October	13,646	10,880	108,993	3,915	4,409	37,412	5,197	6,391	75,961	9,748	8,329	88,554	16,411	13,534	133,400	5,813	12,751	106,853	4,591	4,777	52,600	9,293	9,808	102,185	68,614	70,879	655,600	705,958
November	12,009	11,446	120,439	4,314	2,570	39,982	4,505	7,308	83,269	7,989	8,156	96,710	10,709	16,703	150,103	7,337	9,474	116,327	6,010	1,767	54,367	7,690	9,751	111,936	60,563	67,175	716,163	773,133
December	7,861	9,900	130,339	2,058	4,597	44,579	7,401	6,684	89,953	8,818	9,042	105,752	12,873	14,367	164,470	7,691	10,047	126,374	5,067	7,216	61,583	8,917	7,941	119,877	60,686	69,794	776,849	842,927

Response Times																												
	Parry Sound		Pointe Au Baril		Humphrey		Burk's Falls		South River		Powassan		Argyle		Paramedicine		CTAS				Target Time		2025 Target		2025 YTD Actual			
	Dec-24	Dec-25	Dec-24	Dec-25	Dec-24	Dec-25	Dec-24	Dec-25	Dec-24	Dec-25	Dec-24	Dec-25	Dec-24	Dec-25	Dec-24	Dec-25	Dec-24	Dec-25	1	2	3	4	5	6 minutes	8 minutes	11 minutes	12 minutes	13 minutes
Average	8.03	10.04	18.27	24.30	13.32	14.33	n/a	n/a	7.59	10.41	15.34	15.53	23.13	20.26	---	---	---	1	2	3	4	5	6 minutes	8 minutes	11 minutes	12 minutes	13 minutes	15 minutes
Call Backs	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	2	3	4	5	6 minutes	8 minutes	11 minutes	12 minutes	13 minutes	15 minutes
CREMS Referrals	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	3	4	5	6 minutes	8 minutes	11 minutes	12 minutes	13 minutes	15 minutes	
Notes: Argyle, Powassan & South River are dispatched by North Bay CACC. Parry Sound, Humphrey, Pointe Au Baril & Burks Falls are dispatched Parry Sound ACS.																	4	5	6 minutes	8 minutes	11 minutes	12 minutes	13 minutes	15 minutes				

**Parry Sound District Paramedic Service
Monthly Report - December 2025**

Training

Human Resources

EMS Manager - 1
EMS Administration - 1
EMS Supervisors - 2
CP Supervisor - 1
CP Administration - 1
CP FT Medics - 6
Full Time Medics - 50
Part Time Medics - 26
Temp PT Medics - 0
Casual Medics - 5

Total Staff - 93

Vehicles

- Normal Maintenance and Inspections were provided

Quality Assurance/Incident Report

- Incident Reports are distributed monthly to Field Office, Town of Parry Sound and EMS Manager

General Interest

- Annual Influenza Statistics submitted to MOH & WPSHC

Distribution:



Code 8 Calls

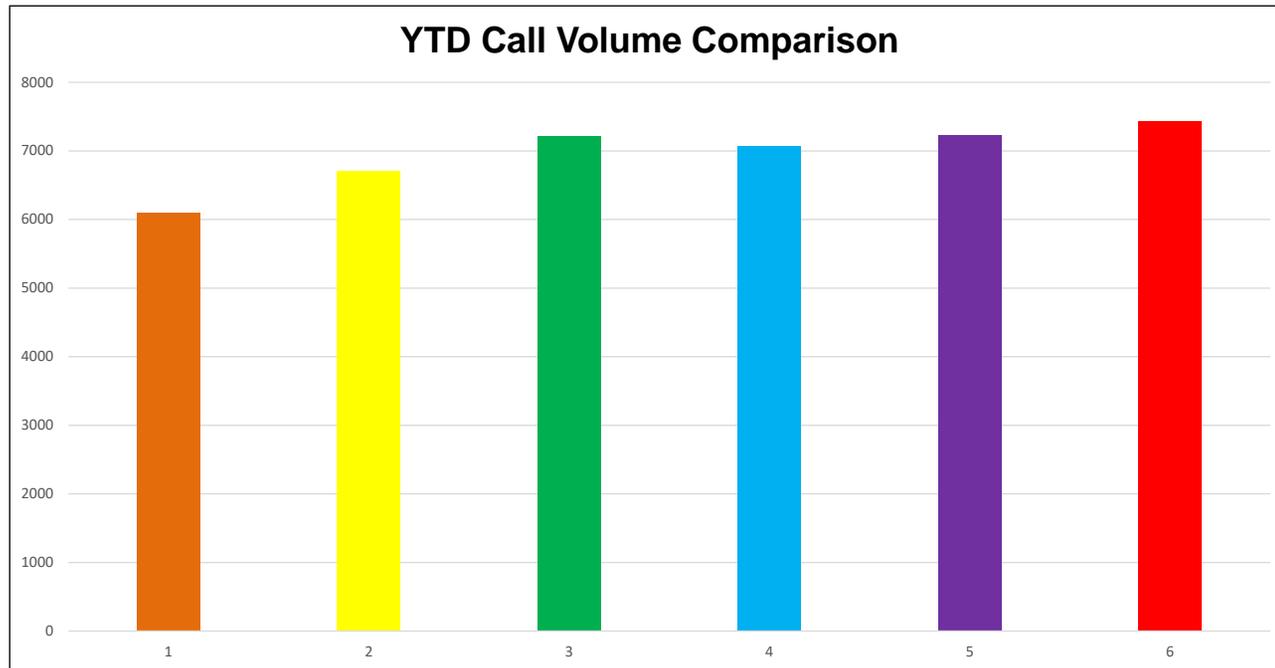
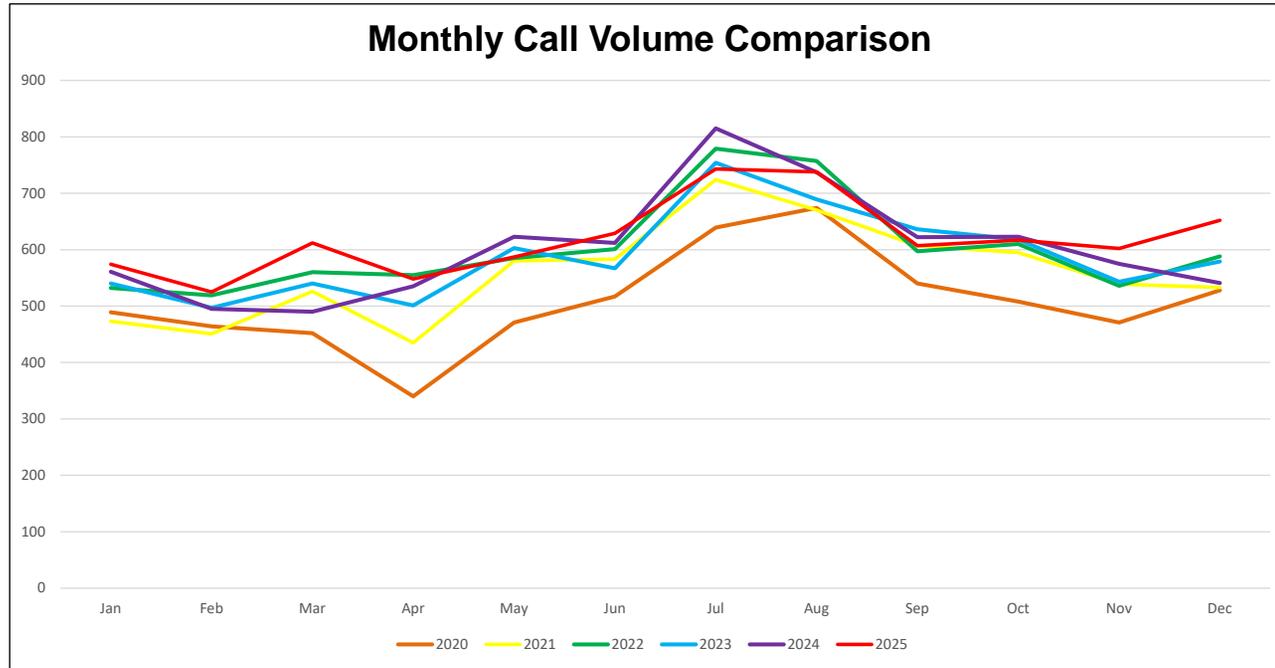
	Parry Sound		Pointe Au Baril		Humphrey		Burks Falls		South River		Powassan		Argyle		Total	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
January	0	0	24	25	95	125	15	15	0	0	28	29	47	48	209	242
February	0	0	6	18	70	134	13	10	1	2	18	29	34	42	142	235
March	0	0	28	21	126	124	3	12	0	1	23	44	40	60	220	262
April	0	0	15	18	115	129	14	9	2	2	35	24	46	39	227	221
May	0	0	31	34	144	134	17	7	1	4	26	27	45	0	264	206
June	0	0	16	22	73	140	15	19	1	8	34	20	0	39	139	248
July	0	0	28	23	115	107	17	19	4	1	46	40	55	77	265	267
August	0	7	20	26	124	113	14	12	4	24	40	38	58	62	260	282
September	0	3	27	22	69	72	14	16	1	1	34	33	40	57	185	204
October	0	2	30	19	138	75	16	12	1	1	28	20	48	45	261	174
November	2	0	28	22	144	78	10	11	0	0	25	37	40	55	249	203
December	0	0	19	26	121	100	13	17	0	1	28	42	31	55	212	241
Total	2	12	272	276	1334	1331	161	159	15	45	365	383	484	579	2633	2785



Parry Sound District Paramedic Service - Public Relations Hours

	West Side	East Side
	Details	Details
January		
February		
March		
April		Powassan Maple Syrup Festival (Irvine & Dingman)
May	PS Public School (Special Education) Class Visit (Sheridan & Pepper)	
June		
July		Katrine Day Camp (Hampel & Dixon)
August	Waubeek Child Care Visit with Siren (Hric, Sohm, Felton, Arnold & Dixon)	Emsdale Day Camp Visit with Siren (Hampel & Dixon)
September		Sundridge Public School Welcome Back BBQ Visit (Hampel & McKnight & Siren)
		Port Loring Agricultural Society Presentation (Hampel)
October	Diabetes Glow In The Dark Walk (Claveau/Mason)	
November	St. Peter's Catholic School Visit (Felton, McMullen, Dixon & Siren)	Adopt-a-Senior Fundraiser (A.Wood)
	EMS Toy Drive BBQ held on Nov 20th at WPSHC	
	EMS medics participated in Xmas Parade	
December	EMS Toy Drive raised over \$35,635	

Parry Sound District Paramedic Service - Call Volume



Parry Sound District Paramedic Service - Monthly Night Calls - 2025

	Parry Sound Night Calls				Humphrey Night Calls				Burks Falls Night Calls				Powassan Night Calls				South River Night Calls				Total Night Calls	Total YTD Night Calls
	(1900-0700)	(1900-0400)	(0400-0700)	Total PS Night Calls	(2100-0900)	(2100-0400)	(0400-0900)	Total Hum Night Calls	(1900-0700)	(1900-0400)	(0400-0700)	Total BF Night Calls	(1900-0700)	(1900-0400)	(0400-0700)	Total Pow Night Calls	(1900-0700)	(1900-0400)	(0400-0700)	Total SR Night Calls		
	Code 8's	All Other Codes	All Other Codes	Total All Other Codes	Code 8's	All Other Codes	All Other Codes	Total All Other Codes	Code 8's	All Other Codes	All Other Codes	Total All Other Codes	Code 8's	All Other Codes	All Other Codes	Total All Other Codes	Code 8's	All Other Codes	All Other Codes	Total All Other Codes		
January	0	62	11	73	60	22	15	37	8	29	4	33	10	14	2	16	0	24	6	30	189	189
February	0	50	17	67	61	10	6	16	3	19	5	24	9	11	7	18	2	20	4	24	149	338
March	0	58	17	75	61	14	8	22	5	26	5	31	12	17	3	20	1	23	8	31	179	517
April	0	55	19	74	63	13	10	23	4	31	5	36	10	24	11	35	2	26	4	30	198	715
May	0	67	19	86	63	17	9	26	5	27	3	30	4	17	1	18	0	23	5	28	188	903
June	0	80	15	95	63	25	8	33	15	25	8	33	3	33	4	37	5	33	5	38	236	1139
July	0	69	19	88	51	20	10	30	16	36	6	42	12	23	7	30	1	37	3	40	230	1369
August	1	87	17	104	44	25	14	39	7	34	8	42	13	20	2	22	4	33	10	43	250	1619
September	3	57	20	77	29	14	9	23	7	35	10	45	11	23	5	28	0	26	5	31	204	1823
October	2	67	14	81	32	9	11	20	5	29	6	35	4	21	3	24	1	26	10	36	196	2019
November	0	48	16	64	25	14	8	22	6	23	13	36	9	20	5	25	0	32	4	36	183	2202
December	0	66	14	80	38	19	3	22	9	30	7	37	13	23	10	33	1	31	1	32	204	2406
Total Calls	6	766	198	964	590	202	111	313	90	344	80	424	110	246	60	306	17	334	65	399	2,406	2,406
	Avg/Month - 80.33				Avg/Month - 26.08				Avg/Month - 35.33				Avg/Month - 25.50				Avg/Month - 33.25					

Argyle Call Backs - 2025

		Argyle Call Backs		
		(2000-0400)	(0400-0800)	Total
1	Jan 1 - Jan 5	0	0	0
2	Jan 6 - Jan 12	1	0	1
3	Jan 13 - Jan 19	0	0	0
4	Jan 20 - Jan 26	0	0	0
5	Jan 27 - Feb 2	2	1	3
6	Feb 3 - Feb 9	0	1	1
7	Feb 10 - Feb 16	1	1	2
8	Feb 17 - Feb 23	2	1	3
9	Feb 24 - Mar 2	1	0	1
10	Mar 3 - Mar 9	1	2	3
11	Mar 10 - Mar 16	1	0	1
12	Mar 17 - Mar 23	2	0	2
13	Mar 24 - Mar 30	1	0	1
14	Mar 31 - Apr 6	1	2	3
15	Apr 7 - Apr 13	1	0	1
16	Apr 14 - Apr 20	2	0	2
17	Apr 21 - Apr 27	1	2	3
18	Apr 28 - May 4	1	0	1
19	May 5 - May 11	1	0	1
20	May 12 - May 18	3	0	3
21	May 19 - May 25	1	1	2
22	May 26 - Jun 1	1	1	2
23	Jun 2 - Jun 8	2	0	2
24	Jun 9 - Jun 15	0	0	0
25	Jun 16 - Jun 22	2	0	2
26	Jun 23 - Jun 29	0	0	0
27	Jun 30 - Jul 6	1	0	1
28	Jul 7 - Jul 13	1	0	1
29	Jul 14 - Jul 20	1	0	1
30	Jul 21 - Jul 27	4	0	4
31	Jul 28 - Aug 3	3	1	4
32	Aug 4 - Aug 10	1	0	1
33	Aug 11 - Aug 17	1	1	2
34	Aug 18 - Aug 24	2	0	2
35	Aug 25 - Aug 31	0	1	1
36	Sept 1 - Sept 7	0	2	2
37	Sept 8 - Sept 14	1	2	3
38	Sept 15 - Sept 21	0	0	0
39	Sept 22 - Sept 28	1	0	1
40	Sept 29 - Oct 5	0	1	1
41	Oct 6 - Oct 12	1	0	1
42	Oct 13 - Oct 19	1	0	1
43	Oct 20 - Oct 26	1	1	2
44	Oct 27 - Nov 2	0	0	0
45	Nov 3 - Nov 9	1	0	1
46	Nov 10 - Nov 16	1	0	1
47	Nov 17 - Nov 23	2	0	2
48	Nov 24 - Nov 30	1	0	1
49	Dec 1 - Dec 7	2	2	4
50	Dec 8 - Dec 14	0	1	1
51	Dec 15 - Dec 21	1	0	1
52	Dec 22 - Dec 28	0	0	0
53	Dec 29 - Dec 31	0	0	0
Total Calls		55	24	79
Avg/Week - 1.49				

EMS Call Back Comparison (2024 vs. 2025)

	Arygle Call Backs		
	(1700-0400)	(0400-0800)	Total
2024 Call Backs	50	17	67
2025 Call Backs	55	24	79
Difference	-5	-7	-12

Parry Sound District Paramedic Service Vehicle Inventory - Jan 31/26

STATION LOCATION	MOH ISSUE #	CALL SIGN	MAKE	MODEL	LICENCE #	SERIAL #	SUPPLIER STOCK #	DATE IN SERVICE	FUEL TYPE	VEHICLE TYPE	CONV. CO.	Avg Fuel Cost/Km	Avg Maint. Cost/Km	MILEAGE	0-59 MONTHS	60-71 MONTHS	72+ MONTHS
Parry Sound	25-001	5226	Ford	02 MOD	CC 30027	1FDWE3FN4SDD09932	FT-16103	Apr-25	Gas	D	Crestine	0.29	0.08	34,011	9		
Parry Sound	21-004	5259	Ford	02 MOD	BN 36609	1FDWE3FNONDC13302	FM-14574	09-Nov-21	Gas	D	Crestine	0.29	0.46	177,040	51		
Parry Sound	24-002	5277	Ford	02 MOD	BZ 31461	1FDWE3FN8RDD38330	FT-15533	1-Jun-18	Gas	D	Crestine	0.28	0.16	86,465	20		
Parry Sound	16-003	5322	Dodge	RAM	AN 59640	1C6RR7FT3GS328946	n/a	Nov-16	Gas	HT	Rowland	0.18	0.42	213,806			108
Parry Sound	05-001	ESU Trailer #1	Pace	2900lb S Axle	C50 48E	40LFB12165P119518	n/a	May-06	n/a	n/a	In House	n/a	n/a	n/a	n/a	n/a	n/a
Humphrey	23-001	5260	Ford	02 MOD	BT 87344	1FDWE3FN9PDD18651	FT-15144	20-Jan-23	Gas	D	Crestine	0.14	0.29	117,273	35		
Humphrey	23-003	5262	Ford	02 MOD	BT 87345	1FDWE3FN4PDD18668	FT-15143	20-Jan-23	Gas	D	Crestine	0.31	0.09	138,355	35		
Pointe Au Baril	21-003	5258	Ford	02 MOD	BN 36610	1FDWE3FN9NDC13301	FM-14573	28-Oct-21	Gas	D	Crestine	0.27	0.37	185,366	51		
Burks Falls	23-002	5261	Ford	02 MOD	BT 87346	1FDWE3FN0PDD18652	FT-15145	20-Jan-23	Gas	D	Crestine	0.31	0.03	128,442	36		
Burks Falls	20-002	5289	Ford	02 MOD	BC 68117	1FDWE3FS2KDC46139	FM-11982	01-Jun-20	Gas	D	Crestline	0.33	0.18	321,832		68	
South River	25-003	5225	Ford	02 MOD	CD 11858	1FDWE3FN3SDD09520	FT-16105	10-Jun-25	Gas	D	Crestline	0.28	0.08	49,146	6		
South River	25-002	5276	Ford	02 MOD	CC 30028	1FDWE3FN5SDD10345		Apr-25	Gas	D	Crestine	0.34	0.44	54,413	9		
South River	21-002	5326	GMC	2500	BL 28776	1GTU9AEF8MZ323482	n/a	01-Sep-21	Gas	HT	Rowland	0.22	0.10	148,654	53		
South River	07-003	ESU Trailer #2	Car-Mate	5000lb T Axle	D79 22T	5A3C16D07L003635	n/a	May-07	n/a	n/a	Ferno	n/a	n/a	n/a	n/a	n/a	n/a
Powassan	19-001	5224	Ford	02 MOD	AZ 37723	1FDWE3FS8KDC20354	FM-12064	May-19	Gas	D	Crestline	0.22	0.17	347,632			81
Powassan	24-001	5270	Ford	02 MOD	BZ 31460	1FDWE3FN0RDD27273	FT-15532	May-24	Gas	D	Crestine	0.31	0.14	98,006	20		
Argyle	20-001	5288	Ford	02 MOD	BC 68116	1FDWE3FSOKDC46138	FM-11981	1-Jun-20	Gas	D	Crestine	0.43	0.17	284,353		68	
Paramedicine	23-004	5317	Ford	F150	CYKF 836	1FM5K8AB1PGA86074	n/a	Aug-23	Gas	HT	Rowland	0.20	0.09	64,962	30		
Paramedicine	18-003	5320	Chev	Silverado	AX 39218	3GCUKREC6JG474518	n/a	01-Feb-19	Gas	HT	Rowland	0.27	0.12	134,014			83
Paramedicine	20-003	5321	Ford	Explorer	CPTY 188	1FM5K8AB2LGC10668	n/a	Oct-20	Gas	HT	Rowland	0.21	0.12	173,161		63	
Paramedicine	21-001	5325	Ford	Explorer	CRYV 270	1FM5K8AB6MGB25298	n/a	27-Jun-21	Gas	HT	Rowland	0.15	0.10	94,498	55		

*Total Vehicles = 19

*Total ESU Trailers = 2

Average Cost	0.29	0.19
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Retired Vehicles		Date Retired	MOH #	Veh #	License	VIN #
PS EMS	South River (trade-in)		01-0087	5128	294 2JK	1FDSS34F9YHA52089
PS EMS	Burk's Falls (trade-in)		00-0045	5158	293 4JK	1FDSS34F9YHA52092
PS EMS	Loring/Argyle		98-1005	5209	295 2JK	1FDWE30F3VHA50317
PS EMS	Parry Sound (to Sequin F.D.)		97-1038	5260	294 5JK	1FDKE30F5VHC12686
PS EMS	Magnetawan (to Fire Dept.)		98-0125	5261	295 3JK	1FDWE30F1WHB19473
PS EMS	Parry Sound (wrecked)		02-Apr	5261	593 1NN	1FDWE35P65HA08160
PS EMS	Powassan (to Fire Dept)		96-1038	5270	295 1JK	1FDKE30F3THA71176
PS EMS	Powassan (SP)		96-0071	5411	294 1JK	1FDKE30F7THA71164
PS EMS	Sequin FRT		90-0054	5609	293 8JK	2B7KB31Z2LK739987
PS EMS	Whitestone FRT		92-0001	5610	294 0JK	1FDJS3M4NHA19992
PS EMS	Whitestone FRT #1 (removed from service)		96-0011	5610	293 5JK	1FDJS34F4THA71217
PS EMS	Whitestone FRT #2		96-1015	5623	293 7JK	1FDKE30F0THA71183
PS EMS	Sequin FRT (to B.F.F.D.)		93-0017	5609	294 4JK	1FDJS34M9PHA60315
PS EMS	Whitestone FRT		89-0019	5610	RZ5 024	2B7KB31Z7KK358487
PS EMS	Kearney FRT		92-0005	5616	294 3JK	1FDJ534MONHA54562
PS EMS	McKellar F.D.		04-001	5209	971 8MW	1FDWE35P85HA08158
PS EMS	Sundridge F.D.		06-005	5458	607 2RC	1FDWE35P26HA44588
PS EMS	Emergency Vehicle Restorations (sold to)		06-0002	5212	243 5RW	1FDWE35P36HB32114
PS EMS	Emergency Vehicle Restorations (sold to)		06-01	5460	973 7RL	1FDWE35P06HA44590
PS EMS	Emergency Vehicle Restorations (sold to)		06-003	5287	802 OTF	1FDWE35P26DA34215
PS EMS	Municipality of Magnetawan		06-004	5261	607 3RC	1FDWE35P46HA44589
PS EMS	PAB FRT		06-007	5262	698 7VJ	1FDWE35P86DA76470
PS EMS	Sold		02-0132	5317	963 9LL	2FTRX18W72CA36877
PS EMS	McMurrich/Monteith (Sprucedale)	Jun-14	08-001	5258	355 4WF	1FDWE35P98DA34845
PS EMS	Britt (Destroyed in Fire in Nov 14/14)	Jul-14	06-006	5459	AA 11223	1FDWE35P16HA1095
PS EMS	Britt FD	Nov-14	08-002	5289	355 5WF	1FDWE35P08DA34846
PS EMS	Whitestone FD	Feb-14	10-002	5270	539 0YJ	1FDWE3FP7ADA11665
PS EMS	McKellar F.D.		08-003	5288	764 8XP	1FDWE35P28DA48067
PS EMS	Sold back to Crestline	Mar-16	10-001	5259	538 9YJ	1FDWE35P5ADA11664
PS EMS	Kearney FRT	Mar-16	11-001	5159	623 5ZV	1FDWE3FSX8DB17372
PS EMS	Sold back to Crestline	Feb-17	12-003	5102	AB 75191	1FDWE3FS9CDA79196
PS EMS	Sold back to Crestline	Mar-17	12-001	5100	AB 75174	1FDWE3FS5CDA74836
PS EMS	Brought back into service on Jun 11/17	Mar-17	11-002	5158	623 4ZV	1FDWE3FS8BDB17371
PS EMS	Decommissioned due to accident	Jun-17	15-002	5270	AJ83 597	1FDWE3FS0FDA13768
PS EMS	Whitestone FD	Mar-18	11-002	5158	623 4ZV	1FDWE3FS8BDB17371
PS EMS	Sold back to Crestline	May-18	12-002	5101	AB 75175	1FDWE3FS7CDA74837
PS EMS	Sold back to Crestline	Jun-18	13-002	5164	AJ 83558	1FDWE3FS2DDA57722
PS EMS	McKellar F.D.	May-19	14-001	5103	AF 36419	1FDWE3FS2EDA39397
PS EMS	Sold back to Crestline	May-19	14-002	5104	AF 36420	1FDWE3FS4EDA39398
PS EMS	Argyle F.D.	May-19	13-001	5163	AD 42021	1FDWE3FS0DDA57721
PS EMS	???	Feb-20	07-001	5321	CHWP 146	1FMFU16537LA91258
PS EMS	???	Jun-20	15-003	5288	AY 87689	1FDWE3FS2FDA13769

First Response Vehicles		Date Retired	MOH #	Veh #	License	VIN #
PS EMS	Sequin FRT		97-0052	5609	293 9JK	1FDKE30F7VHB12332
PS EMS	Britt First Response		??	5630	??	Purchased by Britt FD
PS EMS	Pointe Au Baril FRT		01-0087	5262	564 7KC	1FDWE35F31HA99177
PS EMS	Henvey Inlet FRT		01-0123	5258	355 4WF	1FDWE35F21HB44304
PS EMS	Britt		02-0110	5288	829 0KX	1FDWE35F82HB40985
PS EMS	Kearney		03-0148	5293	127 1LZ	1FDXE45F23HB76019
PS EMS	Whitestone FRT - Nov 23/06		00-0147	5212	294 6JK	1FDWE35F5YHB51239
PS EMS	Whitestone FRT		02-108	5287	828 8KX	1FDWE35F52HB40989
PS EMS	Burks Falls FD		03-0147	5270	131 0LZ	1FDWE35F13HB76017
PS EMS	Restoule FD		01-0024	5259	564 6KC	1FDWF37F61EB25816
PS EMS	Chisholm		03-0149	5260	127 0LZ	1FDXE45F93HB76020
PS EMS	Nipissing FD		02-0102	5289	355 5WF	1FDWE35FX2HA97850
PS EMS	Kearney	Feb-19	07-002	5320	BZDD 431	1FMFU16567LA93215
PS EMS	Whitestone FD		16-001	5258	AM 76948	1FDWE3FS7GDC36360



The Corporation of the Town of Parry Sound

Committee Report and Recommendation

Open Council Agenda: March 3, 2026

Subject:

South River EMS Base Replacement

TOMRMS File Number:

P16

Spokesperson(s) Name, Title, Department

Dave Thompson, Director of Development and Protective Services

Purpose of Report:

To gain approval to enter into an MOU with the Village of South River for the relocation and renovation of the South River EMS Base

Resolution 2026-

That upon the recommendation of the EMS Advisory Committee, Council for the Town of Parry Sound authorize the Director of Development and Protective Services to enter into an MOU substantially as attached that outlines the process for the renovation and relocation of the South River EMS Base to 309 Hwy 124 South River

Relationship to Strategic Plan:

Core Service? Yes

New Service, Project or Program? Yes

Identify the Relationship to Council's Strategic Plan: n/a

Background:

The growth of the EMS system to meet service demands has stretched the available EMS base space to its limits. Continual upgrades occur to improve staff space with expansions having occurred in Pointe au Baril, Humphrey, Parry Sound and Burks Falls.

Increased service levels, especially summer upstaffs and CPLTC programs have especially made accommodations tight in Parry Sound and South River. The CPLTC program is utilizing rented space in Powassan at both the Municipal Office and the Fire Hall as the more central location of South River is not capable of accommodating staff.

Additionally, there are several vehicles and mass casualty trailers being kept outdoors which is not ideal especially in the deep winter and hot summer.

Staff are certain that increased resources will continue to be required as our population grows and ages. Staff are equally aware that construction costs have increased immensely in the past 5 years making new construction almost prohibitively expensive.

South River staff approached EMS staff to discuss the opportunity of the old South River Brewery. This site is owned by South River and is currently vacant. South River is aggressively attempting to either sell or rent the facility. EMS staff have toured the facility as well as spoken to the original architect about its suitability as a replacement for the current South River base that would allow for housing of all vehicles that are currently stored out of doors as well as consolidating nonemergency staff occupying rented space not ideally located. This is specifically the CPLTC staff in Powassan.

The original architect, Duncan Ross, provided a preliminary cost estimate of approximately \$120,000 for the necessary renovations. This estimate did not include furnishings or back up electrical power. Staff estimate a \$200,000 upset value to conduct renovations.

South River is very motivated to find a use for the old Brewery and are willing to assist in a transition in several ways. These may include deferring rent and occupancy until

2027, assisting with the cost of property and building maintenance, assistance with financing renovations in exchange for a long-term lease agreement with a stable occupant comparable to EMS. South River is also willing to credit the renovation project for \$40,000 worth of recent renovations at the current South River EMS base which is jointly owned by South River and Machar.

The monthly rent at 309 Hwy 124 is a significant increase from \$1200 to \$5,000 per month. This increase will be offset by consolidation of the CPLTC program that currently rents at Powassan municipal office and Fire Hall (\$1000 per month), rental of space to Base Hospital (\$500 per month) and the inclusion of snow ploughing and exterior maintenance services by South River whereas the currently lease has EMS funding these costs (\$15,000 per year).

The most important improvement will be the future proofing of service provisions in the central East Side corridor of the District. Through the summer of 2025 a summer upstaff shift was introduced in South River to improve response times and service provision in the East Side corridor. Staff have identified improved availability of ambulances throughout the entire District during our busiest periods through the utilization of the upstaff. With call volume growth of 4-5% annually the demand for increase service will continue. Staff are confident that increasing base capacity is necessary and that the proposed solution of the relocation to and renovation of 309 Hwy 124 is the most efficient and cost-effective solution. The Village of South River is a motivated partner who is willing to work with the Town to affect a manageable transition to a new more suitable EMS Base.

Advantages and/or Disadvantages of Staff Recommendation:

There will be an increase in EMS operating costs for base leases.

A lease will be funded through operating costs which are shared 50/50 with the province.

An expansion of occupancy will be needed in the near future on the East Side of the District. No other lease options are currently available and a new Capital build would

have significant budget impact as Capital costs are funded through amortization across the life of the asset.

The expansion of staffing space on the East Side will provide relief from congestion at 99 Bowes St in Parry Sound, reducing any need for renovation or expansion in Parry Sound while providing a more balanced distribution of resources throughout the District.

Alternatives:

Status quo.

Investigate a major Capital project.

Cost/Financial Impact:

Estimates for renovations are between \$120,000 and \$200,000. This will be financed through South River with an Infrastructure Ontario loan.

The monthly operating cost will increase to \$5000. There are some offsets to this through consolidation of leases and leases to the base hospital.

Included in Current Budget:

The net increase of the lease would be included in the 2027 budget.

The renovation financing would be managed by the Village of South River until such a time as Infrastructure Ontario financing can be finalized.

Attachments:

Attachment #1 - Draft Memorandum of Understanding

Memorandum of Understanding

January 1, 2026

Between

The Corporation of the Village of South River (“South River”)

and

The Corporation of the Town of Parry Sound (“Parry Sound”)

This Memorandum of Understanding (MOU) sets forth the terms and understanding between South River and Parry Sound to renovate and lease the existing municipally owned building at 309 Hwy 124 South River.

Parry Sound currently leases the building located at 203 Hwy 124 South River as an EMS base. Parry Sound has identified that the current base is limited in space and the ability to expand. In discussion with South River staff an alternative of the former South River Brewery was identified as available and is currently owned by South River. South River is looking for a long-term stable tenant.

South River and Parry Sound agree that any costs associated with renovations needs to be borne by the District EMS system. This MOU outlines a process and procedure to conduct the needed renovations and expansion and to confirm the short and long-term conditions that will make this a financially reasonable transition for Parry Sound District EMS.

South River and Parry Sound agree that cost containment is a priority and will conduct their actions in a manner that preserves the financial sustainability of the Land Ambulance Service

Conditions of Agreement

- Parry Sound is willing to enter into a long-term lease agreement (15 years plus 15 years)
- South River will provide a \$40,000 credit towards renovations in recognition of recent lease hold improvements at 203 Hwy. 124 South River (the current EMS base)
- Lease payments upon occupancy of 309 Hwy 124, South River will be fixed at \$5000.00 per month for 5 years and then increased by CPI annually as outlined in the lease

- PSDEMS would be responsible for interior maintenance of the base including all entrance doors (overhead and man). South River would be responsible for the maintenance of the outer shell of the building only
- South River will provide grass cutting and snow ploughing (except for shoveling at the doors) for 5 years upon occupancy
- Rent will start on January 1st 2027, or upon occupancy by Parry Sound District EMS
- South River will nullify the current lease at 203 Hwy 124 South River upon occupancy at 309 Hwy 124 South River.
- South River will finance the renovations at 309 Hwy 124. During renovations utility expenses will be added to renovation costs. The total amount to be financed will be repaid in monthly installments by PSEMS beginning upon occupancy. The loan for the renovations, not to exceed \$400,000, will be set at the Infrastructure Ontario interest rate in place at the time of the financing with up to a 15-year payment schedule.
- Parry Sound agrees that utilities at 309 Hwy 124 will be incorporated into the construction costs at the time that physical renovations needed by EMS begin
- Parry Sound will be responsible for Building Permit costs and Architect Fees as part of the renovation costs.

Lease

South River and Parry Sound agree that upon the completion of the project, the current lease at 203 Hwy 124 South River will be terminated without penalty, and the parties will enter into a new lease for the facility at 309 Hwy 124 South River.

South River will hold the lease rate of \$5000 per month at 309 Hwy 124 for the first 5 years and additionally agrees to increase the rate by CPI as defined in the lease for the remainder of the lease.

Term

Upon the completion of the project the new lease will be for a period of 15 years with an option for the tenant to extend the lease for an additional 15-year period.

This MOU is at-will and may be modified by mutual consent of authorized officials from South River and Parry Sound. This MOU shall become effective upon signature by the authorized officials from South River and Parry Sound and will remain in effect until modified or terminated by any one of the partners by mutual consent. In the absence of mutual agreement by the authorized officials from South River and Parry Sound, this MOU shall end when the existing lease is terminated and a new lease between South River and Parry Sound is executed.

This MOU is governed by and is to be construed and interpreted in accordance with, the laws of the Province of Ontario without regard to the principles of conflict of laws.

Contact Information

Don McArthur Clerk-Administrator

The Village of South River

63 Marie St Box 310

South River, Ontario P0A1X0

705-386-2573 ext. 104

clerk@southriver.ca

Dave Thompson, Director of Development and Protective Services,

The Corporation of the Town of Parry Sound,

52 Seguin Street,

Parry Sound, Ontario

P2A 1B4

(705) 746-2101

dthompson@parrysound.ca

The Village of South River

Date:

The Corporation of the Town of Parry Sound

Date:



TOWNSHIP OF JOLY

P.O. Box 519 , Sundridge , Ontario , P0A 1Z0
Tel: 705-384-5428

March 10, 2026

RESOLUTION

Resolution # 2026-098

Agenda Item # 5.3 Village of Sundridge resolution supporting Distribution of library Resources

Moved By : Bill Black

Seconded By : Chris Nicholson

WHEREAS Council for the Corporation of the Township of Joly hereby receives and supports resolution #2026-003 from the Village of Sundridge dated January 14, 2026.

AND The Council for the Township of Joly expresses its concerns with the amendment to the Canada Post Corporations Act within Bill C-15 that could result in the disappearance of a reduced rate of postage for library materials lent by a library to a borrower, including by means of an interlibrary loan,

AND THAT Interlibrary loans are an essential part of how libraries operate and they provide access to material for the millions of library users in Canada.

AND THAT as a small rural library, the Sundridge Strong Union Public Library depends on loans from other libraries to supplement its collection and relies on Canada Post to deliver those materials at a reduced rate.

AND FURTHER THAT if Canada Post is allowed to increase the postal rate that supports this service without oversight from Parliament or the Government of Canada, there could be a devastating effect, putting a strain on already tight library budgets and threatening the ability of libraries to offer this essential service that ensures access, equity and literacy for all.

NOW THEREFORE, BE IT RESOLVED THAT, The Council for the Township of Joly encourages other municipal councils to contact their local MP and the Honourable Joël Lightbound, Minister of Government Transformation, Public Works and Procurement to strongly urge the government to ensure that Canada Post continues to provide a library postal rate so that library services remain accessible for all of Canada through interlibrary loans.

Carried

Original Copy Signed
Mayor
Township of Joly



TOWNSHIP OF JOLY

P.O. Box 519 , Sundridge , Ontario , P0A 1Z0
Tel: 705-384-5428

March 10, 2026

RESOLUTION

Resolution # 2026-099

Agenda Item # 5.4 Village of Sundridge Supporting Salt usage and Reduction

Moved By : Budd Brown

Seconded By : Tom Bryson

NOW THEREFORE BE IT RESOLVED THAT:

Council for the Corporation of the Township of Joly hereby supports the Village of Sundridge Resolution #2026-019 Road Salt and Reduction;

AND THAT This resolution be circulated to neighbouring municipalities, the Association of Municipalities of Ontario (AMO), local Members of Provincial Parliament, Conservation Ontario, the Ontario Municipal Water Association, the Minister of the Environment, Conservation and Parks, the Attorney General of Ontario, the Premier of Ontario, and the Ministry of Transportation.

Carried

Mayor
Township of Joly



TOWNSHIP OF JOLY

P.O. Box 519 , Sundridge , Ontario , P0A 1Z0
Tel: 705-384-5428

March 10, 2026

RESOLUTION

Resolution # 2026-105

Agenda Item # 9.1 Arena Budget

Moved By : Tom Bryson

Seconded By : Bill Black

NOW THEREFORE BE IT RESOLVED THAT:

Council for the Corporation of the Township of Joly hereby receives and approves the 2026 SSJ Arena and Hall Budget of \$537,483.70 with the Township of Jolys portion being \$53,748.37.

Carried

**Original Copy Signed
Mayor
Township of Joly**



TOWNSHIP OF JOLY

P.O. Box 519 , Sundridge , Ontario , P0A 1Z0
Tel: 705-384-5428

March 10, 2026

RESOLUTION

Resolution # 2026-106

Agenda Item # 9.2 Restructuring Budget

Moved By : Tom Bryson

Seconded By : Budd Brown

NOW THEREFORE BE IT RESOLVED THAT:

Council for the Corporation of the Township of Joly hereby receive resolution #2026-005 from the SSJ Restructuring Committee; and

Council hereby approve the recommendation to carry forward unused budgeted contributions for 2024 and 2025 in the amount of \$4,224.36 in order to complete approved contracts for public engagement and financial study.

Carried

**Original Copy Signed
Mayor
Township of Joly**



52 Seguin Street,
Parry Sound, Ontario P2A 1B4
Tel.: (705) 746-2101 Fax: (705) 746-7461
e-mail:tbolwerk@townofparrysound.com

Bill to:

EMS-SUNDRIDGE
P O BOX 129, 110 MAIN STREET
SUNDRIDGE, ON P0A 1Z0

Date: 2026-02-26
Invoice # : IVC00000000024167
Terms:
Account Number: EMS-SUNDRIDGE

HST Registration #: 10698 4735

Item Number	Description	Quantity	Price	Amount
LAND AMBULANCE 2026	see attached	1.00	\$41,001.12	\$41,001.12

Comments :

Subtotal :	\$41,001.12
HST:	\$0.00
	\$0.00
Total :	<u>\$41,001.12</u>

**2026 EMS Cost Distribution
(based on 2026 weighted assessment)**

2026 EMS budget: \$ 5,527,913.00

Municipality	2026 Weighed Assessment (\$)	% of Distribution	2026 Levy (\$)
Archipelago Twsp	2,203,541,839	14.5%	803,602.83
Armour	419,956,180	2.8%	153,152.52
Burks Falls	88,653,058	0.6%	32,330.61
Callander	596,457,841	3.9%	217,520.36
Carling	1,123,499,209	7.4%	409,725.44
Joly	67,480,935	0.4%	24,609.41
Kearney	407,923,002	2.7%	148,764.17
Machar	280,497,414	1.9%	102,293.73
Magnetawan	746,944,283	4.9%	272,400.79
McDougall	849,084,667	5.6%	309,650.05
McKellar	727,252,246	4.8%	265,219.36
McMurrich/Monteith	260,609,509	1.7%	95,040.87
Nippissing Twsp	413,744,804	2.7%	150,887.31
Parry Sound	923,378,247	6.1%	336,743.95
Perry	514,784,074	3.4%	187,735.01
Powassan	362,693,397	2.4%	132,269.53
Ryerson	202,225,885	1.3%	73,749.13
Seguin	3,808,309,325	25.1%	1,388,840.50
South River	78,935,707	0.5%	28,786.82
Strong	309,805,682	2.0%	112,982.07
Sundridge	112,428,289	0.7%	41,001.12
Whitestone	659,764,391	4.4%	240,607.43
Total	15,157,969,982	100.0%	5,527,913.00



EASTHOLME

East District of Parry Sound Home for The Aged

February 25, 2026
62 Big Bend Avenue
Powassan, ON P0H 1Z0

Dear Robyn Ferrante,

Re: Annual Levy

This has been another eventful year at Eastholme. We remain dedicated to providing excellent care for the residents and support for their families. The day-to-day operations include all services from housekeeping, laundry, maintenance and custodial work, meal preparation, dietitian assessments, recreation activities for resident engagement and of course full nursing care. Eastholme has two doctors (Medical Director and an Attending physician) as well as a Nurse Practitioner who can assist with our resident's medical needs. Contracted services include physiotherapy and occupational therapy and speech language pathology (for swallowing assessments).

We also support seniors in our community through the East Parry Sound Community Support Services Program, by delivering meals (warm and frozen), organizing seniors luncheons and exercise classes.

Our staff are the reason for the excellent services that we provide. Wages and benefits have consistently hovered around approximately 80% of all budget lines.

For 2026, the total year over year increase for the budget was \$2,161,600. The largest category increase was in wages and benefits representing 58% or \$1,252,300 (2025, 60.15% or \$989,500). The second largest category was equipment replacements representing 41.16% or \$889,400 (2025 was 29.13% or \$479,200).

The current year budget includes a \$56,900 or 3.5% increase to the 2025 levy. The total 2026 levy is \$1,682,900 (2025, \$1,626,000). We appreciate each municipality's contribution toward making Eastholme an excellent place for the people in our community.



EASTHOLME

East District of Parry Sound Home for The Aged

Eastholme would also like to welcome municipalities to the Annual General Meeting (AGM) which will be held on March 25th, 2025. Please respond to Shelley Reichstein at 705-724-2005 extension 379 or email, sreichstein@eastholme.ca to let us know if you plan to attend the in person AGM no later than Friday March 20th, 2026

Sincerely,

Odelia Callery, CPA, CA

Administrator

c. Eastholme Board of Management

**EASTHOLME
MUNICIPAL LEVY APPORTIONMENT CALCULATION
FOR 2026 LEVY**

FILE: EASTHOLME/EASTHOLME 2026 LEVY

		(A)	(B)	(C)	(D)	(E)	(F)	(G)					
	Households per 2024 FIR Schedule 2	Households per 2021 Statistics Canada Census	Phase-In Taxable Asmt. (Wtd & Disc CVA) per 2024 FIR, Sch 26, row 9199, column 17	Phase-In PIL Asmt. (Wtd & Disc CVA) per 2024 FIR, Sch 26, row 9299, column 17	Hydro Power Dam Compensation per 2024 FIR, Sch 26, row 5236, column 2	Industrial Class Tax Ratio per 2024 FIR, Sch 22, column 5	Industrial Class Tax Rate per 2024 FIR, Sch 22 *	Weighted Equivalent Hydro Assessment ((C)/(E)*(D))	2026 Apportionment Base ((A) + (B) + (F))	% 2026	2025 Apportionment Base	% 2025	Current year phased-in assessment increase (decrease)
Township of Armour	1,087	1,087	394,042,715	5,568,788	-	N/A	N/A	-	399,611,503	8.9388%	387,010,734	8.7955%	3.26%
Village of Burk's Falls	523	523	85,792,350	836,860	7,658	1.420400	2.4963620%	435,731	87,064,941	1.9475%	87,100,627	1.9795%	-0.04%
Municipality of Callander	1,842	1,758	578,601,235	1,724,372	-	N/A	N/A	-	580,325,607	12.9811%	571,902,287	12.9975%	1.47%
Township of Joly		155	63,020,393	52,800	-	N/A	N/A	-	63,073,193	1.4109%	61,773,805	1.4039%	2.10%
Town of Kearney	1,195	1,195	392,114,851	1,753,064	-	N/A	N/A	-	393,867,915	8.8103%	386,520,678	8.7844%	1.90%
Township of Machar	947	875	267,286,316	1,533,378	4,147	0.950000	1.5423540%	255,431	269,075,125	6.0188%	265,723,077	6.0391%	1.26%
Municipality of Magnetawan	1,717	1,717	729,972,304	2,255,197	-	N/A	N/A	-	732,227,501	16.3789%	723,320,850	16.4388%	1.23%
Township of Nipissing	1,353	1,012	400,742,671	3,080,326	472	0.269800	0.4764270%	26,729	403,849,726	9.0336%	397,312,258	9.0297%	1.65%
Township of Perry	1,800	1,710	494,911,374	2,247,842	-	N/A	N/A	-	497,159,216	11.1208%	487,171,756	11.0719%	2.05%
Municipality of Powassan	1,315	1,381	352,927,260	3,539,949	50,652	1.750069	3.0600920%	2,896,792	359,364,001	8.0385%	355,393,948	8.0770%	1.12%
Township of Ryerson	555	555	193,455,387	149,600	-	N/A	N/A	-	193,604,987	4.3307%	189,758,229	4.3126%	2.03%
Village of South River	510	510	76,664,784	349,235	-	N/A	N/A	-	77,014,019	1.7227%	75,855,516	1.7240%	1.53%
Township of Strong	953	953	303,676,291	2,506,187	-	N/A	N/A	-	306,182,478	6.8489%	303,588,937	6.8996%	0.85%
Village of Sundridge	458	458	108,020,907	107,705	-	N/A	N/A	-	108,128,612	2.4187%	107,646,234	2.4465%	0.45%
	14,255	13,889	4,441,228,838	25,705,303				3,614,683	4,470,548,824	100.000%	4,400,078,936	100.000%	1.60%

COMMENTS:

- Overall weighted average increase in phased in assessment = 1.60% for the current year.
Municipalities whose assessments increased by more than 1.60% will show an increase in their apportionment for the current year; those whose assessments increased by less than 1.60% will show a decrease in their apportionment.

- The 2024 FIRs can be downloaded from:
<https://efis.fma.csc.gov.on.ca/fir/index.php/en/reports-and-dashboards/fir-by-year-and-municipality/>

* Basic approach re Hydro PIL's resulted from a February 2005 discussion with Lynnette Coy, Ministry of Municipal Affairs, Finance branch.
Per Lynnette, Burk's Falls receives the municipal portion of hydro payments only, while Machar, Nipissing and Powassan receive both the municipal and school board portions. Consequently, the tax rate reported in column 8 of Schedule 22 is used for Burk's Falls and that in column 11 is used for the other municipalities.

**Eastholme, Home for the Aged
Powassan, Ontario
2026 Municipal Levy Apportionment Schedule**

MUNICIPALITY	APPORTIONMENT PERCENTAGE	2026 Levy - 3.5%	Increase over 2025
Township of Armour	8.9388%	150,431	7,416
Village of Burk's Falls	1.9475%	32,774	588
Municipality of Callander	12.9811%	218,459	7,120
Township of Joly	1.4109%	23,744	917
Town of Kearney	8.8103%	148,269	5,434
Township of Machar	6.0188%	101,290	3,095
Municipality of Magnetawan	16.3789%	275,639	8,344
Township of Nipissing	9.0336%	152,026	5,204
Township of Perry	11.1208%	187,152	7,123
Municipality of Powassan	8.0385%	135,280	3,948
Township of Ryerson	4.3307%	72,881	2,758
Village of South River	1.7227%	28,991	959
Township of Strong	6.8489%	115,260	3,073
Village of Sundridge	2.4187%	40,704	924
Total	100.00%	\$1,682,900	\$56,901

Please be advised that the 2025 Municipal Levy has been apportioned in accordance with Ontario Regulation 246/22 made under the Fixing Long-Term Care Act, 2021

Total Levy 2026	\$	1,682,900.00
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Consolidated Financial Statements

**EASTHOLME, DISTRICT OF
PARRY SOUND (EAST), HOME
FOR THE AGED**

Year Ended December 31, 2025

Eastholme, District of Parry Sound (East), Home for the Aged

Consolidated Financial Statements

December 31, 2025

Management Report

Independent Auditor's Report

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Notes to the Financial Statements 21

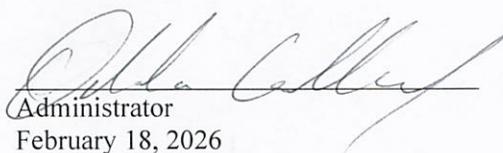
Management's Responsibility for the Consolidated Financial Statements

The accompanying consolidated financial statements of the Eastholme, District of Parry Sound (East), Home for the Aged (the "Home") are the responsibility of the Home's management and have been prepared in accordance with Canadian Public Sector Accounting Standards established by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada, as described in Note 2 to the consolidated financial statements.

The preparation of consolidated financial statements necessarily involves the use of estimates based on management's judgment, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.

The Home's management maintains a system of internal controls designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in accordance with Canadian Public Sector Accounting Standards established by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada, and reliable financial information is available on a timely basis for preparation of the consolidated financial statements. These systems are monitored and evaluated by management. The Board meets with management and the external auditor to review the consolidated financial statements and discuss any significant financial reporting or internal control matters prior to their approval of the consolidated financial statements.

The consolidated financial statements have been audited by Baker Tilly SNT LLP, independent external auditor appointed by the Home. The accompanying Independent Auditor's Report outlines their responsibilities, the scope of their examination and their opinion on the Home's consolidated financial statements.


Administrator
February 18, 2026


Director of Administrative Services
February 18, 2026

Independent Auditor's Report

To the Board of Management of Eastholme, District of Parry Sound (East), Home for the Aged

Opinion

We have audited the consolidated financial statements of Eastholme, District of Parry Sound (East), Home for the Aged, which comprise the consolidated statement of financial position as at December 31, 2025, and the consolidated statements of operations and accumulated surplus, change in net financial assets, and cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of Eastholme, District of Parry Sound (East), Home for the Aged as at December 31, 2025, and its results of consolidated operations and its consolidated cash flows for the year then ended in accordance with Canadian Public Sector Accounting Standards.

Basis for Opinion

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

Independent Auditor's Report (continued)

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

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

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

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

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

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

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Home's internal control.

Independent Auditor's Report (Continued)

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements (continued)

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Home's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Home to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

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

North Bay, Ontario
February 18, 2026

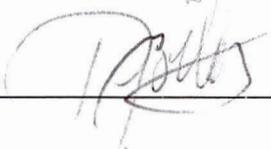
Baker Tilly SNT LLP
CHARTERED PROFESSIONAL ACCOUNTANTS,
LICENSED PUBLIC ACCOUNTANTS

Eastholme, District of Parry Sound (East), Home for the Aged
Consolidated Statement of Financial Position
As at December 31, 2025

	<u>2025</u>	<u>2024</u>
Financial Assets		
Cash	\$ 4,289,923	\$ 5,297,023
Accounts receivable	<u>665,162</u>	<u>236,860</u>
Total Financial Assets	<u>4,955,085</u>	<u>5,533,883</u>
Liabilities		
Accounts payable and accrued liabilities	1,423,848	1,255,621
Subsidies payable - Province of Ontario (note 3)	898,993	1,239,802
Accumulated sick leave (note 4)	469,165	434,033
Deferred revenues	445,821	430,892
Designated donations	<u>4,277</u>	<u>3,517</u>
Total Liabilities	<u>3,242,104</u>	<u>3,363,865</u>
Net Financial Assets	<u>1,712,981</u>	<u>2,170,018</u>
Non-Financial Assets		
Tangible capital assets (note 5)	11,817,876	12,446,792
Inventories of supplies	88,776	72,065
Prepaid expenses	<u>205,262</u>	<u>122,296</u>
	<u>12,111,914</u>	<u>12,641,153</u>
Accumulated Surplus (note 9)	<u>\$ 13,824,895</u>	<u>\$ 14,811,171</u>

Commitment (note 11)

Approved on behalf of the Board of Management


 _____ Chairman

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

Eastholme, District of Parry Sound (East), Home for the Aged
Consolidated Statement of Operations and Accumulated Surplus
For The Year Ended December 31, 2025

	<u>2025</u>		<u>2024</u>
	<u>Budget</u>	<u>Actual</u>	<u>Actual</u>
	(Unaudited)		
Revenues			
Province of Ontario subsidies			
- Operating	\$10,891,502	\$ 8,124,577	\$ 7,788,493
- Minor capital	-	161,665	167,997
- PSW temporary wage enhancement	-	627,381	593,827
- Infection, prevention and control personnel	-	154,888	113,320
- Hours of care funding	-	3,173,102	2,842,033
- Investing in Canada Infrastructure Program	-	-	158,350
- One-time funding	1,143,100	276,571	534,227
Municipal levy (note 6)	1,626,000	1,626,000	1,586,300
Resident accommodation fees	3,792,300	3,546,950	3,492,183
Community support services (note 7)	433,640	434,634	438,115
Other	195,000	642,900	279,363
Total Revenues	<u>18,081,542</u>	<u>18,768,668</u>	<u>17,994,208</u>
Expenses (note 8)			
Nursing and personal care	9,216,400	10,259,894	9,463,163
Program and support services	789,200	828,233	743,881
Nutritional support (raw food)	747,400	680,782	691,798
Accommodation	6,439,200	6,220,459	5,381,214
Community support services	889,342	861,074	911,102
Amortization of tangible capital assets	-	904,502	911,265
Total Expenses	<u>18,081,542</u>	<u>19,754,944</u>	<u>18,102,423</u>
Annual surplus (deficit)	-	(986,276)	(108,215)
Accumulated surplus, beginning of year	<u>14,811,171</u>	<u>14,811,171</u>	<u>14,919,386</u>
Accumulated surplus, end of year	<u><u>\$14,811,171</u></u>	<u><u>\$13,824,895</u></u>	<u><u>\$14,811,171</u></u>

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

Eastholme, District of Parry Sound (East), Home for the Aged
Consolidated Statement of Change in Net Financial Assets
For The Year Ended December 31, 2025

	<u>2025</u>		<u>2024</u>
	<u>Budget</u>	<u>Actual</u>	<u>Actual</u>
	(Unaudited)		
Annual surplus (deficit)	\$ -	\$ (986,276)	\$ (108,215)
Acquisitions of tangible capital assets	(275,586)	(275,586)	(664,549)
Amortization of tangible capital assets	-	904,502	911,265
Loss on disposal of tangible capital assets	-	-	5,065
Change in inventories of supplies	-	(16,711)	10,714
Change in prepaid expenses	-	(82,966)	(8,420)
Increase (decrease) in net financial assets	(275,586)	(457,037)	145,860
Net financial assets, beginning of year	<u>2,170,018</u>	<u>2,170,018</u>	<u>2,024,158</u>
Net financial assets, end of year	<u><u>\$ 1,894,432</u></u>	<u><u>\$ 1,712,981</u></u>	<u><u>\$ 2,170,018</u></u>

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

Eastholme, District of Parry Sound (East), Home for the Aged
Consolidated Statement of Cash Flows
For The Year Ended December 31, 2025

	<u>2025</u>	<u>2024</u>
Operating transactions		
Annual deficit	<u>\$ (986,276)</u>	<u>\$ (108,215)</u>
Non-cash charges to operating transactions:		
Amortization of tangible capital assets	904,502	911,265
Loss on disposal of tangible capital assets	-	5,065
Accumulated sick leave	<u>35,132</u>	<u>57,382</u>
	<u>939,634</u>	<u>973,712</u>
Changes in non-cash working capital balances related to operations:		
Decrease (increase) in accounts receivable	(428,302)	33,591
Decrease in subsidies receivable - Province of Ontario	-	611
Increase (decrease) in accounts payable and accrued liabilities	168,227	(574,987)
Increase (decrease) in subsidies payable - Province of Ontario	(340,809)	1,239,802
Increase in deferred revenues	14,929	351,277
Increase in designated donations	760	442
Decrease (increase) in inventories of supplies	(16,711)	10,714
Increase in prepaid expenses	<u>(82,966)</u>	<u>(8,420)</u>
	<u>(684,872)</u>	<u>1,053,030</u>
Cash provided by (applied to) operating transactions	<u>(731,514)</u>	<u>1,918,527</u>
Capital transactions		
Acquisitions of tangible capital assets	<u>(275,586)</u>	<u>(664,549)</u>
Cash applied to capital transactions	<u>(275,586)</u>	<u>(664,549)</u>
Net change in cash	(1,007,100)	1,253,978
Cash, beginning of year	<u>5,297,023</u>	<u>4,043,045</u>
Cash, end of year	<u><u>\$ 4,289,923</u></u>	<u><u>\$ 5,297,023</u></u>
Cash consists of:		
Cash	\$ 1,000	\$ 1,000
Bank Accounts	<u>4,288,923</u>	<u>5,296,023</u>
	<u><u>\$ 4,289,923</u></u>	<u><u>\$ 5,297,023</u></u>
Other Information on Cash Flows:		
Interest income received	<u><u>\$ 150,426</u></u>	<u><u>\$ 195,132</u></u>

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

Eastholme, District of Parry Sound (East), Home for the Aged

Notes to the Consolidated Financial Statements

December 31, 2025

1. Status and Nature of Activities

The Board of Management for the District of Parry Sound East was initially established under the Homes for the Aged and Rest Homes Act. With the coming into force of the Long-Term Care Homes Act, 2007 on July 1, 2010, the Board of Management is deemed to have been established under Part VIII of this new Act. These powers continued under the Fixing Long-Term Care Act, 2021 which came into effect on April 11, 2022. Its principal activity is to provide long-term care services.

2. Significant Accounting Policy

The consolidated financial statements of Eastholme, District of Parry Sound (East), Home for the Aged (the "Home") are the representation of management prepared in accordance with Canadian Public Sector Accounting Standards for local governments as recommended in the Public Sector Accounting Handbook of the Chartered Professional Accountants of Canada. Significant aspects of the accounting policies adopted by the reporting entity are as follows:

Basis of Consolidation

Reporting Entity

These consolidated statements reflect the assets, liabilities, revenues, expenses and reserves of the reporting entity. The reporting entity is comprised of all committees of the Board of Management including Eastholme, District of Parry Sound (East), Home for the Aged (hereinafter referred to as the Home) and the East Parry Sound Community Support Services Program (Note 7).

Inter-organizational transactions and balances between these organizations are eliminated.

Trust Funds

Trust funds and their related operations administered by the Home are not consolidated, but are reported separately on the resident's trust funds financial statements.

Accrual Basis of Accounting

Sources of financing and expenses are reported on the accrual basis of accounting. The accrual basis of accounting recognizes revenues as they become available and measurable; expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and the creation of a legal obligation to pay.

Eastholme, District of Parry Sound (East), Home for the Aged
Notes to the Consolidated Financial Statements
December 31, 2025

2. Significant Accounting Policy (Continued)

Government Transfers

Government transfers are recognized in the consolidated financial statements as revenues in the period in which events giving rise to the transfers occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be made.

Non-Financial Assets

Non-financial assets are not intended to discharge existing liabilities but are held for use in the provision of the Home's services. They have useful lives extending beyond the current year. The change in non-financial assets during the year, together with the annual surplus, provides the change in net financial assets for the year.

Tangible Capital Assets

Tangible capital assets are recorded at cost, which includes all amounts that are directly attributable to acquisition, construction, development or betterment of the asset (Note 5). The cost, less residual value, of the tangible capital assets are amortized on a straight-line basis over their estimated useful lives as follows:

Land improvements	5 to 30 years
Building	5 to 50 years
Furniture and equipment	5 to 40 years
Computers	5 to 40 years

A full year's amortization is charged in the year of acquisition and in the year of disposal.

Work in progress is not amortized until the asset is available for productive use.

Works of art are not included in the tangible capital assets reported on the Consolidated Statement of Financial Position. The Home owns a number of paintings and other pieces of artwork that are prominently displayed in the Home and on the grounds. The value of these items are negligible.

The Home has a policy to expense borrowing costs related to the acquisition of tangible capital assets.

Inventories of Supplies

Inventories held for consumption are recorded at the lower of cost and replacement cost.

Eastholme, District of Parry Sound (East), Home for the Aged
Notes to the Consolidated Financial Statements
December 31, 2025

2. Significant Accounting Policy (Continued)

Reserves

The Home has allocated accumulated surplus into reserves for working funds, future capital expenditures and sick leave (Note 9).

Deferred Revenue

One time funding/revenue is deferred and recorded as revenue in a subsequent period when matched with the related expenses.

The East Parry Sound Community Support Services Program receives HST rebates in respect of the transportation program. Due to the uncertainty of receiving these rebates, any rebates received in the current year are recorded as deferred revenue and will be applied against future transportation expenses in the Program.

Accumulated Sick Leave

Accumulated sick leave benefits are administered by the Home and accrued when they are vested and subject to pay out when an employee leaves the Home's employ.

Revenue Recognition

The Home follows the deferral method of accounting for contributions. Restricted contributions such as provincial subsidies are recognized as revenue in the year in which the related expenses are incurred. Unrestricted contributions are recognized as revenue when received or receivable. Resident accommodation fees are recognized as revenue during the month of occupancy. Municipal levy is recognized as income based on approved budget. East Parry Sound Community Support Services' client fees and other revenues are recognized as income when received or receivable if the amount can be reasonably estimated and collection is reasonably assured.

Eastholme, District of Parry Sound (East), Home for the Aged
Notes to the Consolidated Financial Statements
December 31, 2025

2. Significant Accounting Policy (Continued)

Use of Estimates

The preparation of consolidated financial statements in conformity with Canadian Public Sector Accounting Standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements, and the reported amounts of revenues and expenses during the period. Significant items subject to such estimates and assumptions include estimated useful lives of tangible capital assets and the related amortization and accrued liabilities. Actual results could differ from these estimates. The estimates are reviewed periodically and any resulting adjustments are reported in earnings in the year in which they become known.

Financial Instruments

Financial instruments are classified at either fair value or amortized cost.

Financial instruments classified at amortized cost include cash, accounts receivable, accounts payable and accrued liabilities, and subsidies payable - Province of Ontario. They are initially recorded at their fair value and subsequently carried at amortized cost using the effective interest rate method, less impairment. Transaction costs are added to the carrying value of the instrument.

3. Province of Ontario Subsidies

The provincial operating subsidy for the Home for 2022, 2023, 2024 and 2025 has been estimated and is subject to a final reconciliation by the Province. Any adjustments for 2022, 2023, 2024 and 2025 will be reflected in the Consolidated Statement of Operations in the year 2026. The Home has an accounts payable to the Province in respect of operating subsidies in the amount of \$898,993 (2024 - \$1,239,802).

4. Accumulated Sick Leave

The Consolidated Statement of Financial Position and the Consolidated Statement of Operations include accruals for accumulated sick leave for full-time employees. These obligations amount to \$469,165 (2024 - \$434,033). A total of \$429,120 (2024 - \$429,120) has been set up in a reserve (Note 9).

Eastholme, District of Parry Sound (East), Home for the Aged
Notes to the Consolidated Financial Statements
December 31, 2025

5. Tangible Capital Assets

	<u>Cost</u>				<u>Accumulated amortization</u>				<u>Net Book Value</u>	
	<u>Balance, beginning of year</u>	<u>Additions</u>	<u>Disposals</u>	<u>Transfers</u>	<u>Balance, end of year</u>	<u>Balance, beginning of year</u>	<u>Amortization</u>	<u>Disposals</u>	<u>Balance, end of year</u>	<u>2025</u>
Land	\$ 11,732	\$ -	\$ -	\$ -	\$ 11,732	\$ -	\$ -	\$ -	\$ -	\$ 11,732
Land improvements	763,553	-	-	-	763,553	662,506	18,138	-	680,644	82,909
Building	21,082,885	127,156	-	-	21,210,041	10,182,915	662,822	-	10,845,737	10,364,304
Furniture and equipment	3,017,288	100,330	(50,678)	-	3,066,940	2,066,115	134,584	(50,678)	2,150,021	916,919
Computers	823,551	21,528	-	-	845,079	340,681	88,958	-	429,639	415,440
Work in progress	-	26,572	-	-	26,572	-	-	-	-	26,572
	<u>\$ 25,699,009</u>	<u>\$ 275,586</u>	<u>\$ (50,678)</u>	<u>\$ -</u>	<u>\$ 25,923,917</u>	<u>\$ 13,252,217</u>	<u>\$ 904,502</u>	<u>\$ (50,678)</u>	<u>\$ 14,106,041</u>	<u>\$ 11,817,876</u>

	<u>Cost</u>				<u>Accumulated amortization</u>				<u>Net Book Value</u>	
	<u>Balance, beginning of year</u>	<u>Additions</u>	<u>Disposals</u>	<u>Transfers</u>	<u>Balance, end of year</u>	<u>Balance, beginning of year</u>	<u>Amortization</u>	<u>Disposals</u>	<u>Balance, end of year</u>	<u>2024</u>
Land	\$ 11,732	\$ -	\$ -	\$ -	\$ 11,732	\$ -	\$ -	\$ -	\$ -	\$ 11,732
Land improvements	763,553	-	-	-	763,553	643,275	19,231	-	662,506	101,047
Building	20,932,403	149,637	(7,621)	8,466	21,082,885	9,523,265	664,223	(4,573)	10,182,915	10,899,970
Furniture and equipment	2,797,450	277,200	(57,362)	-	3,017,288	1,978,301	143,159	(55,345)	2,066,115	951,173
Computers	788,663	237,712	(202,824)	-	823,551	458,853	84,652	(202,824)	340,681	482,870
Work in progress	8,466	-	-	(8,466)	-	-	-	-	-	-
	<u>\$ 25,302,267</u>	<u>\$ 664,549</u>	<u>\$ (267,807)</u>	<u>\$ -</u>	<u>\$ 25,699,009</u>	<u>\$ 12,603,694</u>	<u>\$ 911,265</u>	<u>\$ (262,742)</u>	<u>\$ 13,252,217</u>	<u>\$ 12,446,792</u>

Eastholme, District of Parry Sound (East), Home for the Aged
Notes to the Consolidated Financial Statements
December 31, 2025

6. Municipal Levy

MUNICIPALITY	APPORTIONMENT PERCENTAGE	2025 LEVY
Municipality of Callander	12.997	\$ 211,339
Municipality of Magnetawan	16.439	267,296
Municipality of Powassan	8.077	131,332
Town of Kearney	8.784	142,834
Township of Armour	8.795	143,015
Township of Joly	1.404	22,827
Township of Machar	6.039	98,196
Township of Nipissing	9.030	146,823
Township of Perry	11.072	180,029
Township of Ryerson	4.313	70,123
Township of Strong	6.900	112,187
Village of Burk's Falls	1.980	32,187
Village of South River	1.724	28,032
Village of Sundridge	2.446	39,780
Total	100.000	\$ 1,626,000

Eastholme, District of Parry Sound (East), Home for the Aged
Notes to the Consolidated Financial Statements
December 31, 2025

7. East Parry Sound Community Support Services Program

The Board of Management for Eastholme, District of Parry Sound (East), Home for the Aged is the appointed sponsor of this program. The program receives revenue from Ontario Health and client fees. Expenses include payments in support of community programs for eligible persons for meals, falls prevention, transportation and volunteer recognition. The fiscal year end for this program is March 31st and the program's assets, liabilities, revenues and expenses as at December 31st are included in these consolidated financial statements.

The program operates a wheelchair accessible van which was purchased under a five year lease expiring in March 2029.

8. Segment Disclosures and Expenditures by Object

The Home provides services to 128 long-term care beds that are operated in accordance with the Fixing Long-Term Care Act, 2021 and Ontario Regulation 246/22. Provincial funding is received for four funding envelopes and the Home's operating expenses are classified into each of these envelopes as follows:

- a) Nursing and personal care - relates to the provision of medical and nursing services for the personal care of the resident.
- b) Program and support services - relates to the provision of activation and therapy services, including social work, dietician, spiritual services and volunteer programs.
- c) Nutritional support (raw food) - relates to the cost of food for consumption by the residents (the costs related to preparing and serving the food are included in the dietary department).
- d) Accommodation - relates to the costs of operating the departments of: dietary, housekeeping, laundry, maintenance, administration, and facility.

The column for Community Support Services reports the East Parry Sound Community Support Services Program's revenue and expenses for meals-on-wheels, congregate dining, falls prevention and transportation services.

Eastholme, District of Parry Sound (East), Home for the Aged
Notes to the Consolidated Financial Statements
December 31, 2025

9. Accumulated Surplus

	<u>2025</u>	<u>2024</u>
Surplus		
Invested in tangible capital assets	\$11,817,876	\$12,446,792
General deficit (a)	(85,039)	(101,875)
Unfunded		
Accumulated sick leave	<u>(469,165)</u>	<u>(434,033)</u>
Total surplus	<u>11,263,672</u>	<u>11,910,884</u>
Reserves		
Working capital	986,333	1,325,397
Future capital expenditures	1,145,770	1,145,770
Sick leave	<u>429,120</u>	<u>429,120</u>
Total reserves	<u>2,561,223</u>	<u>2,900,287</u>
Accumulated surplus	<u>\$13,824,895</u>	<u>\$14,811,171</u>

(a) General deficit

The general deficit at the end of the year is comprised of the following:

Opening balance	\$ (101,875)	\$ (26,562)
Annual deficit	(986,276)	(108,215)
Transfer from reserves	339,064	-
Transfer from to reserves	-	(276,261)
Net change in tangible capital assets	628,916	251,781
Increase in unfunded liabilities	<u>35,132</u>	<u>57,382</u>
Closing balance	<u>\$ (85,039)</u>	<u>\$ (101,875)</u>

Eastholme, District of Parry Sound (East), Home for the Aged
Notes to the Consolidated Financial Statements
December 31, 2025

10. Pension Agreements

The Home makes contributions to the Ontario Municipal Employees Retirement Fund ('OMERS'), which is a multi-employer pension plan, on behalf of all permanent, full-time and qualifying part-time members of its staff. The plan is a defined benefit plan, which specifies the amount of the retirement benefit to be received by the employees based on the length of service and rates of pay. The Administration Corporation Board of Directors, representing plan members and employers, is responsible for overseeing the management of the pension plan, including investment of the assets and administration of the benefits. OMERS provides pension services to more than 640,000 active and retired members and approximately 1,000 employers.

Each year an independent actuary determines the funding status of OMERS Primary Pension Plan ('the Plan') by comparing the actuarial value of invested assets to the estimated present value of all pension benefits that members have earned to date. On December 31, 2024, the estimated accrued pension obligation for all members of the Plan was \$140,766 million (2023 - \$134,574 million). The Plan had an actuarial value of net assets at that date of \$137,853 million (2023 - \$130,372 million) indicating an actuarial deficit of \$2,913 million (2023 - \$4,202 million). Because OMERS is a multi-employer plan, any pension plan surpluses or deficits are a joint responsibility of Ontario municipal organizations and their employees. As a result, the Home does not recognize any share of the OMERS pension surplus or deficit.

In 2025, \$897,905 (2024 - \$834,124) was contributed to OMERS for current services.

On January 1, 2025 the yearly maximum pension earnings increased to \$71,300 from \$68,500 in 2024. The contributions are calculated at a rate of 9.0% (2024 - 9.0%) for amounts up to the yearly maximum pension earning stated above and at a rate of 14.6% (2024 - 14.6%) for amounts above the yearly maximum pension earnings.

11. Commitment

In the Spring of 2021 the Home was awarded \$5,322,947 under the Investing in Canada Infrastructure Program (ICIP) with 80% Federally funded and 20% Provincially funded. The funding will be used to replace Heating, Ventilation, Air Conditioning (HVAC) units and upgrade the Building Automated Systems, air quality improvements, replace the roofing membrane and windows. The project is expected to be completed in 2026.

Eastholme, District of Parry Sound (East), Home for the Aged
Notes to the Consolidated Financial Statements
December 31, 2025

12. Financial Instruments

Risks arising from financial instruments and risk management

The Home is exposed to a variety of financial risks including credit risk, liquidity risk and market risk.

There have been no changes from the previous year in the exposure to risk or policies, procedures and methods used to measure the risk.

Credit risk

Credit risk is the risk of losses resulting from a counterparty's failure to honour its contractual obligations. The Home is exposed to credit risk to the extent that accounts receivable are not collected in a timely manner. The Home's financial assets consisting of cash, and accounts receivable are subject to credit risk. The carrying amounts of financial assets on the consolidated statement of financial position represent the maximum credit risk of the Home at the date of the consolidated statement of financial position. The Home does not believe it is subject to significant credit risk.

Liquidity risk

Liquidity risk is the risk that the Home will not be able to meet its financial obligations as they become due. The Home's financial liabilities include accounts payable and accrued liabilities, and subsidies payable - Province of Ontario. The Home maintains sufficient resources to meet its obligations. The Home does not believe it is subject to significant liquidity risk.

Market risk

Market risk is the risk of changes in the fair value of financial instruments resulting from fluctuations in the market. The Home is exposed to currency risk, interest risk and price risk to the extent that the fair value of a financial instrument will fluctuate as a result of market factors. The Home's financial instruments consisting of cash, accounts receivable, accounts payable and accrued liabilities, and subsidies payable - Province of Ontario are subject to market risk. The Home does not believe it is subject to significant market risk.

13. Trust Funds

Trust funds administered by the Home amounting to \$27,530 (2024 - \$29,942) are presented in a separate financial statement. As such balances are held in trust by the Home for the benefit of others and are not presented as part of the Home's consolidated financial position or consolidated financial activities.

Eastholme, District of Parry Sound (East), Home for the Aged
Schedule for Segment Disclosures and Expenses by Object
December 31, 2025

	<u>Nursing and Personal Care</u>	<u>Program and Support Services</u>	<u>Nutritional Support (Raw Food)</u>	<u>Accommodation</u>	<u>Community Support Services</u>	<u>Total 2025</u>
Revenues						
Province of Ontario subsidies						
- Operating	\$ 6,137,768	\$ 755,036	\$ 680,782	\$ 104,766	\$ 446,225	\$ 8,124,577
- Minor capital	-	-	-	161,665	-	161,665
- PSW temporary wage enhancement	627,381	-	-	-	-	627,381
- Infection, prevention and control personnel	154,888	-	-	-	-	154,888
- Hours of care funding	3,161,887	-	-	11,215	-	3,173,102
- Investing in Canada Infrastructure Program	-	-	-	-	-	-
- One-time funding	177,970	73,197	-	25,404	-	276,571
Municipal levy	-	-	-	1,626,000	-	1,626,000
Residents' basic accommodation fees	-	-	-	3,000,858	-	3,000,858
Residents' preferred accommodation fees	-	-	-	546,092	-	546,092
Client fees	-	-	-	-	434,634	434,634
Other	-	-	-	642,150	750	642,900
Total revenues	<u>10,259,894</u>	<u>828,233</u>	<u>680,782</u>	<u>6,118,150</u>	<u>881,609</u>	<u>18,768,668</u>
Expenses						
Wages and benefits	9,687,281	681,248	-	4,133,887	286,397	14,788,813
Other operating expenses	572,613	146,985	680,782	2,323,322	567,825	4,291,527
Increase/(decrease) in sick leave liability	-	-	-	35,132	-	35,132
Amortization of capital assets	-	-	-	883,967	20,535	904,502
Less: assets capitalized (net of disposals)	-	-	-	(271,882)	6,852	(265,030)
Total expenses	<u>10,259,894</u>	<u>828,233</u>	<u>680,782</u>	<u>7,104,426</u>	<u>881,609</u>	<u>19,754,944</u>
Annual surplus (deficit)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (986,276)</u>	<u>\$ -</u>	<u>\$ (986,276)</u>

This schedule provides a breakdown by major segment of the annual surplus (deficit) reported on the Consolidated Statement of Operations

Eastholme, District of Parry Sound (East), Home for the Aged
Schedule for Segment Disclosures and Expenses by Object
December 31, 2024

	<u>Nursing and Personal Care</u>	<u>Program and Support Services</u>	<u>Nutritional Support (Raw Food)</u>	<u>Accommodation</u>	<u>Community Support Services</u>	<u>Total 2024</u>
Revenues						
Province of Ontario Subsidies						
- Operating	\$ 5,770,102	\$ 693,597	\$ 691,798	\$ 157,188	\$ 475,808	\$ 7,788,493
- Minor capital	-	-	-	167,997	-	167,997
- PSW temporary wage enhancement	593,827	-	-	-	-	593,827
- Infection, prevention and control personnel	113,320	-	-	-	-	113,320
- Hours of care funding	2,842,033	-	-	-	-	2,842,033
- Investing in Canada Infrastructure Program	-	-	-	158,350	-	158,350
- One-time funding	246,935	50,284	-	237,008	-	534,227
Municipal levy	-	-	-	1,586,300	-	1,586,300
Residents' basic accommodation fees	-	-	-	2,917,682	-	2,917,682
Residents' preferred accommodation fees	-	-	-	574,501	-	574,501
Client fees	-	-	-	-	438,115	438,115
Other	-	-	-	263,613	15,750	279,363
Total revenues	<u>9,566,217</u>	<u>743,881</u>	<u>691,798</u>	<u>6,062,639</u>	<u>929,673</u>	<u>17,994,208</u>
Expenses						
Wages and benefits	8,647,437	599,108	-	3,844,939	269,715	13,361,199
Other operating expenses	918,780	144,773	691,798	1,941,441	685,472	4,382,264
Increase/(decrease) in sick leave liability	-	-	-	57,383	-	57,383
Amortization of capital assets	-	-	-	892,694	18,571	911,265
Less: assets capitalized (net of disposals)	(103,054)	-	-	(462,549)	(44,085)	(609,688)
Total expenses	<u>9,463,163</u>	<u>743,881</u>	<u>691,798</u>	<u>6,273,908</u>	<u>929,673</u>	<u>18,102,423</u>
Annual surplus (deficit)	<u>\$ 103,054</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (211,269)</u>	<u>\$ -</u>	<u>\$ (108,215)</u>

This schedule provides a breakdown by major segment of the annual surplus (deficit) reported on the Consolidated Statement of Operations

Independent Auditor's Report

To the Board of Management of Eastholme, District of Parry Sound (East), Home for the Aged

Opinion

We have audited the financial statements of the trust funds of Eastholme, District of Parry Sound (East), Home for the Aged, which comprise the statement of financial position as at December 31, 2025, and the statement of change in fund balance for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the trust funds and change in fund balance of the trust funds of Eastholme, District of Parry Sound (East), Home for the Aged as at December 31, 2025, and its results of operations and its cash flows for the year then ended in accordance with Canadian Public Sector Accounting Standards.

Basis for Opinion

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

Independent Auditor's Report (continued)

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

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

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

Those charged with governance are responsible for overseeing the trust funds financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Home's internal control.

Independent Auditor's Report (continued)

Auditor's Responsibilities for the Audit of the Financial Statements (continued)

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the trust funds' ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the trust funds to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

North Bay, Ontario
February 18, 2026

Baker Tilly SNT LLP

CHARTERED PROFESSIONAL ACCOUNTANTS,
LICENSED PUBLIC ACCOUNTANTS

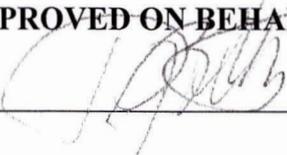
**Eastholme, District of Parry Sound (East), Home for the Aged
Residents' Trust Funds
Statement of Financial Position
December 31, 2025**

	<u>2025</u>	<u>2024</u>
Financial Assets		
Cash	<u>\$ 27,530</u>	<u>\$ 29,942</u>
Fund Balance	<u>\$ 27,530</u>	<u>\$ 29,942</u>

**Trust Funds
Statement of Change in Fund Balance
For The Year Ended December 31, 2025**

	<u>2025</u>	<u>2024</u>
Receipts		
Resident deposits	<u>\$ 3,676,163</u>	<u>\$ 3,614,981</u>
Disbursements		
Resident withdrawals	<u>3,678,575</u>	<u>3,619,416</u>
Decrease in Financial Assets	(2,412)	(4,435)
Balance, beginning of year	<u>29,942</u>	<u>34,377</u>
Balance, end of year	<u>\$ 27,530</u>	<u>\$ 29,942</u>

APPROVED ON BEHALF OF THE BOARD OF MANAGEMENT


_____ Chairman

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

**Eastholme, District of Parry Sound (East), Home for the Aged
Trust Funds
Notes to the Financial Statements
December 31, 2025**

1. Status and Nature of Activities

Residents' Trust Funds, Eastholme, District of Parry Sound (East), Home for the Aged is established under the Ontario Regulation 246/22, made under the Fixing Long-Term Care Act, 2021, and its principal activity is to provide a service to the residents.

2. Significant Accounting Policy

The statements of the Residents' Trust Funds, for Eastholme, District of Parry Sound (East), Home for the Aged are the representation of management prepared in accordance with Canadian Public Sector Accounting Standards for local governments as outlined in the Public Sector Accounting Handbook of the Chartered Professional Accountants of Canada. Since precise determination of many assets and liabilities is dependent upon future events, the preparation of periodic financial statements necessarily involves the use of estimates and approximations. These have been made using careful judgements.

Basis of Accounting

Sources of revenue and expenditures are reported on the accrual basis of accounting. The accrual basis of accounting recognizes revenues as they become available and measurable; expenditures are recognized as they are incurred and measurable as a result of receipt of goods or services and the creation of a legal obligation to pay.

Receipts and disbursements of the Trust Funds are reported on the cash basis of accounting.

Trust Funds Held in a Financial Institution

Provincial regulations for long-term care homes require trust funds to be deposited into a non-interest bearing account at a financial institution. Accordingly, the financial institution banking arrangements and service charges for maintenance of the trust account and electronic funds transfer charges for resident payments of accommodation fees are accounted for in the general operations of the Home.



**ALMAGUIN HIGHLANDS OPP DETACHMENT BOARD
CONSEIL DU DÉTACHEMENT D'ALMAGUIN HIGHLANDS
DE LA POLICE PROVINCIALE**

ALMAGUIN HIGHLANDS OPP DETACHMENT
DÉTACHEMENT D'ALMAGUIN HIGHLANDS DE LA POLICE PROVINCIALE

**Special Meeting of the Board
Wednesday February 11, 2026**

**Items for consideration:
Draft 2 - 2026 Board Budget,
Annual Conference
& Meal Allowance Policy**

RESOLUTIONS:

Resolution 1

Be it resolved that the Almaguin Highlands OPP Detachment Board has received the Draft 2 2026 Budget and hereby directs that the Secretary bring it forward for approval at the April 8, 2026 Meeting.

Resolution 2

Be it resolved that the Almaguin Highlands OPP Detachment Board hereby approves _____ to attend the 2026 Spring Conference and Annual General Meeting from June 1 to 3, 2026 in Niagara Falls, Ontario.

Resolution 3

Be it resolved that the Almaguin Highlands OPP Detachment Board hereby directs the Secretary to bring forward a Meal Allowance Policy for consideration and approval at the April 8, 2026 Meeting.

OVERVIEW

The Acting Secretary has provided a revised 'Draft 2' Budget for discussion for the 2026 Almaguin Highlands OPP Detachment Board Budget.

Honoraria for community representatives and the provincial appointee has been established to be paid in accordance with the Township of Perry's established per-meeting per diem for advisory boards which is \$61.82 per

meeting beginning in 2026. The Board has established to meet quarterly, but I have added an allowance for up to 2 additional meetings per year.

The 2026 Insurance and Membership costs are confirmed and paid for this year.

General Board costs were originally established at \$1,800 for 2026.

There was a discussion that one or two Board Members may wish to attend the Spring OAPSB Conference this year. There are also Zone Meetings that will be held later in the year in Sudbury and Sault Ste. Marie and during the OAPSB Conference in June.

I was able to obtain the estimated costs for the Conference and Zone Meetings.

For the Spring Conference there is a Early Bird discount up to April 1, 2026. The cost is \$899 plus tax for the conference. Hotel rates are \$159 to 239 plus tax per night depending on availability of rooms. Mileage and other food expenses have also been considered.

For the Zone Meetings, I have calculated approximate costs for hotel, mileage and food expenses.

The budget has been established to allow for the attendance of one member at the Conference and at each Zone Meeting.

It should be confirmed if anyone or who will be attending the conference. The registration will need to be completed prior to the next meeting to ensure that the Early Bird discount is applied (before April 1, 2026). The Acting Secretary can complete the registration and pay the fees for conference. Hotel and other expenses will need be managed by the attendee and reimbursed by the Township of Perry upon providing receipts. Hotel expenses will be reimbursed based on hotel rates advertised should the attendee wish to book at an alternate location. Furthermore, if there is no one attending this year's conference, the funds can be removed from the budget. I do not have the dates for the Zone 1A Meetings as of completion of this report.

Note: There is an option to purchase a companion meal package for \$250 plus tax. If the attendee wishes to take a companion to the conference, this expense must be paid for by the attendee as it is not an approved expense.

\$2,000 has also been included as an appreciation/recognition as per the discussion at the January 14, 2026 Meeting. This item will be further discussed at a future meeting to determine what the Board determines for appreciation/recognition (ie jerseys, awards dinner, etc.)

The municipalities are preparing their 2026 budgets, therefore it is imperative that the total budget be established to assist in their budget preparations. Following this meeting, an update will be provided to each Clerk of the 12 municipalities providing the estimated 2026 budget so that it may be included in the annual operating budget. Once the budget has been adopted, this will also be sent to the municipalities.

In addition to the budget, the Acting Secretary will bring forward a Meal Allowance Policy adopted by Perry Council for consideration by the Board so that a policy may be adopted in advance of the conference and Zone meetings.

This report has been submitted to the Board for discussion purposes in order to provide direction to the Acting Secretary to bring forward the final 2026 Budget at the next Regular Meeting scheduled on April 8, 2026, along with direction for Conference attendance and Meal Allowance Policy.

Submitted to the Board for their consideration.

Attachments

- Draft 2 Budget with attachments
- OAPSB Conference for consideration
- Township of Perry Meal Allowance Policy

February 5, 2026 – Draft 2 Budget

Item	Description	Budget
OAPSB	2026 Membership Fee	\$2,996.39
OPP Board Insurance	2026 Insurance	\$3,888.00
Provincial Appointee Honorarium	2026 Provincial Appointee Honorarium	\$370.92
Community Representative Appointees Honorarium	2026 Community Representative Appointees Honorarium	\$741.84 (\$61.82 meeting for each community rep)
General Board Administration	Spring Conference (1 Member – conference, hotel, mileage, food)	\$2,500.00
	Zone 1A Meeting (Sudbury – 1 member – meeting, hotel, mileage, food)	\$1,200.00
	Zone 1A Meeting (Sault Ste. Marie – 1 member – meeting, hotel, mileage, food)	\$1,700.00
2026 Appreciation Recognition		\$2,000.00
2026 Draft Total		\$ 15,397.15 (\$1,283.10 per municipality)

SUNDRIDGE STRONG JOLY ARENA

2026 REVISED DRAFT BUDGET 2-25-2026

Account number	Account description	2024 Actual (unaudited)	2025 Budget	2025 Actual (unaudited)	2026 Draft Budget	2026 REVISED Draft Budget	2026 REVISED Draft Budget 2-25-2026	\$\$ Change from 2025 Budget	% Change from 2025 Budget	Explanation
OPERATING REVENUES										
ADMINISTRATION										
25-21030	Current Bank A/C Interest	- 10,582.76	- 9,000.00	- 6,504.98	- 6,500.00	- 6,500.00	- 6,500.00	2,500.00	-27.78%	
Total Administration Revenue		- 10,582.76	- 9,000.00	- 6,504.98	- 6,500.00	- 6,500.00	- 6,500.00	2,500.00	-27.78%	
BALLFIELD										
25-23010	Ballfield - Fee for Season	- 11,813.71	- 6,500.00	- 3,450.00	- 6,500.00	- 6,500.00	- 6,500.00	-	0.00%	
25-23015	Ballfield - Sponsors	- 213.00	- 225.00	-	- 225.00	- 225.00	- 225.00	-	0.00%	
25-23080	Ballfield - Misc. Receipts	- 513.29	- 500.00	- 132.74	- 500.00	- 500.00	- 500.00	-	0.00%	
Total Ballfield Revenue		- 12,540.00	- 7,225.00	- 3,582.74	- 7,225.00	- 7,225.00	- 7,225.00	-	0.00%	
ARENA										
25-25030	Minor Hockey Rentals	- 12,589.13	- 12,000.00	- 14,963.82	- 16,000.00	- 16,000.00	- 16,000.00	- 4,000.00	33.33%	
NEW GL	Summer activity revenue	-	-	-	-	500.00	- 500.00	500.00		introduction of new programs - rollerblading and cornhole
25-25040	Girls Minor Hockey Rentals	-	-	-	-	-	-	-		
25-25045	Ball Hockey Revenue	- 3,400.00	- 3,500.00	- 1,800.00	- 3,500.00	- 3,500.00	- 3,500.00	-	0.00%	
25-25050	Womens Rentals	- 366.00	- 400.00	- 380.00	- 400.00	- 400.00	- 400.00	-	0.00%	
25-25070	Other Ice Rentals	- 14,780.46	- 15,000.00	- 25,249.75	- 25,000.00	- 25,000.00	- 25,000.00	- 10,000.00	66.67%	
25-25071	Spartans Ice Rental	- 8,342.60	-	-	-	-	-	-		
25-25075	Skate Sharpening Revenue	-	-	-	-	-	-	-		
25-25080	Hall Rentals	- 4,849.71	- 4,800.00	- 4,739.03	- 5,000.00	- 5,000.00	- 5,000.00	- 200.00	4.17%	
25-25090	Floor Rentals	- 1,504.46	- 1,500.00	- 1,415.94	- 1,500.00	- 1,500.00	- 1,500.00	-	0.00%	
25-25100	Court Rentals	- 75,843.66	- 79,584.75	- 80,204.50	- 80,204.50	- 80,204.50	- 80,204.50	- 619.75	0.78%	ORC current term expires Oct 2026
25-26000	Lobby Rentals	-	-	- 110.62	-	-	-	-		
25-26010	Public Skating Rentals	- 348.00	- 350.00	- 1,170.00	- 1,500.00	- 1,500.00	- 1,500.00	- 1,150.00	328.57%	
25-27000	Kitchen Rentals	- 663.70	- 700.00	- 1,061.92	- 1,000.00	- 1,000.00	- 1,000.00	- 300.00	42.86%	
25-28020	Pop Revenue	- 1,021.39	- 1,000.00	- 647.56	- 1,000.00	- 1,000.00	- 1,000.00	-	0.00%	
25-28070	Miscellaneous Revenue	- 987.86	- 500.00	-	-	-	-	500.00	-100.00%	
NEW GL	Transfer to Reserves	-	-	-	-	9,000.00	9,000.00	9,000.00		Contribution to reserves for use in future years
25-28080	Prior Year (Surplus)/Deficit	- 80,000.00	- 43,761.73	-	36,880.10	17,000.00	17,000.00	60,761.73	-138.85%	decrease in 2025 deficit carryforward due to reclassification of deposit for window and doors
Total Arena Rental & Other Revenue		- 204,696.97	- 163,096.48	- 131,743.14	- 98,224.40	- 109,604.50	- 109,604.50	53,491.98	-32.80%	
TOTAL OPERATING REVENUE		- 227,819.73	- 179,321.48	- 141,830.86	- 111,949.40	- 123,329.50	- 123,329.50	55,991.98	-31.22%	

Account number	Account description	2024 Actual (unaudited)	2025 Budget	2025 Actual (unaudited)	2026 Draft Budget	2026 REVISED Draft Budget	2026 REVISED Draft Budget 2-25-2026	\$\$ Change from 2025 Budget	% Change from 2025 Budget	Explanation
OPERATING EXPENSES										
ADMINISTRATION										
		4,100.00	4,100.00	4,200.00	7,500.00	7,500.00	7,500.00	3,400.00	82.93%	per Township of Strong Council resolution - increase admin fees to \$6,000 effective Jan 1, 2026 with an additional increase to a total of \$9,000 once the SSJ Arena agreement is signed
26-22000	Administration									
		1,400.00	1,400.00	2,200.00	1,500.00	1,500.00	1,500.00	100.00	7.14%	
26-22100	Clerical									
26-23000	Health & Safety	1,146.90	1,000.00	690.71	1,000.00	1,000.00	1,000.00	-	0.00%	
26-27035	Bank Charges	872.04	900.00	1,198.78	1,100.00	1,100.00	1,100.00	200.00	22.22%	
26-27080	Audit & Accounting	6,783.32	9,000.00	8,972.69	10,000.00	10,000.00	10,000.00	1,000.00	11.11%	
26-27085	Legal	-	1,200.00	-	5,000.00	5,000.00	5,000.00	3,800.00	316.67%	updated SSJ Arena agreement
26-28000	Stationary Office	367.89	350.00	540.18	800.00	800.00	800.00	450.00	128.57%	includes postage for 2026
26-28010	Postage Office	-	100.00	-	-	-	-	100.00	-100.00%	
Total Administration Expenses		14,670.15	18,050.00	17,802.36	26,900.00	26,900.00	26,900.00	8,850.00	49.03%	
BALLFIELD										
26-24010	Ballfield - Hydro	465.02	500.00	411.25	500.00	500.00	500.00	-	0.00%	
26-24020	Ballfield - Tractor	509.20	510.00	486.84	1,000.00	1,000.00	1,000.00	490.00	96.08%	one time welding mowing deck
26-24040	Ballfield - Baseball Program Supplies	1,543.36	1,700.00	1,746.77	2,000.00	2,000.00	2,000.00	300.00	17.65%	
26-24070	Ballfield - Maintenance	475.57	500.00	-	500.00	500.00	500.00	-	0.00%	
Total Ballfield Expenses		2,993.15	3,210.00	2,644.86	4,000.00	4,000.00	4,000.00	790.00	-100.00%	
ARENA										
26-25910	Arena - Salaries & Benefits	202,504.02	245,352.04	193,746.29	236,597.95	236,597.95	236,066.56	9,285.48	-3.78%	per ratified collection agreement, increase is 4.75%
26-25950	Clothing/Boot Allowance	221.31	1,425.00	1,223.60	700.00	700.00	700.00	725.00	-50.88%	
		-	-	-	-	1,000.00	1,000.00	1,000.00		introduction of new programs - rollerblading and cornhole
NEW GL										
26-26000	Cleaning Supplies	2,788.25	3,000.00	2,962.32	3,500.00	3,500.00	3,500.00	500.00	16.67%	
26-26005	Alarm Monitoring	88.71	600.00	523.87	600.00	600.00	600.00	-	0.00%	
26-26030	Furnace	5,167.87	1,000.00	2,004.67	2,000.00	2,000.00	2,000.00	1,000.00	100.00%	
26-26040	Water Testing & Maintenance	79.62	1,200.00	2,501.74	1,200.00	1,200.00	1,200.00	-	0.00%	one time repair in 2025
26-26050	Heating	13,442.91	15,000.00	12,199.27	15,000.00	15,000.00	15,000.00	-	0.00%	
26-26060	Hydro	54,060.31	56,000.00	58,993.76	61,300.00	61,300.00	61,300.00	5,300.00	9.46%	
26-26070	Ice Plant Maintenance	20,507.49	20,000.00	23,832.62	25,000.00	25,000.00	25,000.00	5,000.00	25.00%	
26-29080	Insurance	36,223.00	38,427.00	38,427.00	36,957.00	36,957.00	36,957.00	1,470.00	-3.83%	per AON premium breakdown
26-26090	Elevator	5,025.80	5,200.00	5,351.94	6,000.00	6,000.00	6,000.00	800.00	15.38%	
26-27000	Kitchen	660.25	700.00	4,209.57	1,500.00	1,500.00	1,500.00	800.00	114.29%	one time fire safety repair in 2025
26-27015	Asbestos Annual Reassessment			2,645.76	2,750.00	2,750.00	2,750.00	2,750.00		
26-27040	Mileage	-	600.00	765.98	1,000.00	1,000.00	1,000.00	400.00	66.67%	

Account number	Account description	2024 Actual (unaudited)	2025 Budget	2025 Actual (unaudited)	2026 Draft Budget	2026 REVISED Draft Budget	2026 REVISED Draft Budget 2-25-2026	\$\$ Change from 2025 Budget	% Change from 2025 Budget	Explanation
26-27058	Ball Hockey (other than salaries & benefits)	78.65	200.00	32.54	2,180.00	2,180.00	2,180.00	1,980.00	990.00%	inventory - goalie pads \$640 + shirts(\$14*110)
26-27060	ORFA Membership			312.07	350.00	350.00	350.00	350.00		
26-27061	Ice Surface	1,324.76	1,400.00	3,194.26	1,500.00	1,500.00	1,500.00	100.00	7.14%	
26-27100	Training	1,466.48	2,000.00	3,589.84	3,000.00	3,000.00	3,000.00	1,000.00	50.00%	
26-27800	Court - additional expenses	1,159.00	1,159.00		-	-	-	1,159.00	-100.00%	
26-28005	Computer	147.55	500.00	69.18	500.00	500.00	500.00	-	0.00%	
26-28025	Computer - BookKing Software	2,905.67	5,100.00	5,097.50	5,300.00	5,300.00	5,300.00	200.00	3.92%	
26-28031	Pest Control	1,166.61	1,250.00	1,267.90	1,500.00	1,500.00	1,500.00	250.00	20.00%	
26-28032	Hall Maintenance	126.11	500.00	-	2,000.00	2,000.00	2,000.00	1,500.00	300.00%	painting for entire hall (floors and wall) pending fridge repair/replacement
NEW GL	Building equipment and supplies	-	-	185.64	650.00	650.00	650.00	650.00		portable battery
26-28033	Interior Arena Maintenance	11,019.11	10,000.00	10,376.06	10,000.00	10,000.00	10,000.00	-	0.00%	
26-28034	Arena Exterior Maintenance	1,209.75	500.00	7,720.14	2,500.00	2,500.00	2,500.00	2,000.00	400.00%	major roof repair in 2025
26-28040	Sewer	3,458.54	3,600.00	3,545.00	3,700.00	3,700.00	3,700.00	100.00	2.78%	
26-28050	Snowblowing/Sanding	10,874.89	15,000.00	12,608.07	15,000.00	15,000.00	15,000.00	-	0.00%	
26-28060	Telephone & Internet	2,942.88	3,100.00	3,183.04	3,500.00	3,500.00	3,500.00	400.00	12.90%	
26-28070	Zamboni - Propane	1,911.67	2,200.00	1,933.48	2,500.00	2,500.00	2,500.00	300.00	13.64%	
26-28080	Zamboni - Blades Sharpening	880.22	1,600.00	737.76	1,600.00	1,600.00	1,600.00	-	0.00%	
26-28090	Zamboni - Maintenance	5,754.50	7,500.00	6,282.65	7,500.00	7,500.00	7,500.00	-	0.00%	
Total Arena Expenses		387,195.93	444,113.04	409,523.52	457,384.95	456,384.95	455,853.56	11,740.52	2.64%	
TOTAL OPERATING EXPENSES		404,859.23	465,373.04	429,970.74	488,284.95	487,284.95	486,753.56	21,380.52	4.59%	
NET OPERATING DEFICIT		177,039.50	286,051.56	288,139.88	376,335.55	363,955.45	363,424.06	77,372.50	27.05%	
CAPITAL REVENUES										
25-20980	Trillium CBF Capital Funding	-	109,307.67	54,800.00	54,700.00	54,700.00	54,700.00	54,607.67	-49.96%	
NEW GL	Transfer (from)/to Reserve - Trillium grant	-	-	27,800.00	54,800.00	27,800.00	27,800.00	27,800.00		
NEW GL	Infrastructure Ontario loan (debenture)	-	-	-	-	65,000.00	105,000.00	105,000.00		funding for electrical panel in compressor room
25-29000	Transfer (from)/to Reserve	-	-	-	-	6,200.00	6,200.00	6,200.00		funding by working fund reserve for hand dryers installation
TOTAL CAPITAL REVENUE		-	109,307.67	27,000.00	109,500.00	153,700.00	193,700.00	84,392.33	77.21%	
CAPITAL PROJECTS										
26-25005	Capital - General Arena	141,483.42	-	-	-	-	-	-		
26-25015	Capital Expense - Ontario Trillium Fund	-	109,307.67	27,000.00	109,500.00	82,500.00	82,500.00	26,807.67		2025 - deposit for doors & windows; 2026 balance reduced by 2025 deposit
26-25070	BookKing Software - set up fee	4,273.92	-	-	-	-	-	-		
26-25071	Alarm System	3,509.70	-	-	-	-	-	-		
26-25072	Camera	9,458.59	4,700.00	4,915.01	-	-	-	4,700.00	-100.00%	
26-25073	Parking lot	6,512.64	-	-	-	-	-	-		
26-25075	New Evaporative Condenser	-	132,290.00	146,702.30	-	-	-	132,290.00	-100.00%	
26-25076	Computer	-	1,900.00	1,733.61	-	-	-	1,900.00	-100.00%	

Account number	Account description	2024 Actual (unaudited)	2025 Budget	2025 Actual (unaudited)	2026 Draft Budget	2026 REVISED Draft Budget	2026 REVISED Draft Budget 2-25-2026	\$\$ Change from 2025 Budget	% Change from 2025 Budget	Explanation
NEW GL	Furnace in jail cell (add fire dampers)	-	-	-	6,614	6,614	6,614.40	6,614.40		Order issued by Fire dept. (expired Oct-25)-mandatory
NEW GL	Ceiling in Compressor room	-	-	-	10,000	10,000	10,000.00	10,000.00		Order issued by Fire dept. (expired Oct-25)-mandatory
NEW GL	Fire separator in skate sharpening room	-	-	-	3,000	3,000	3,000.00	3,000.00		Order issued by Fire dept. (expired Oct-25)-mandatory
NEW GL	Fire separator in 2nd floor electrical room	-	-	-	5,000	5,000	5,000.00	5,000.00		Order issued by Fire dept. (expired Oct-25)-mandatory
NEW GL	Replace ceiling tiles on ground floor	-	-	-	40,000	40,000	40,000.00	40,000.00		Order issued by Fire dept. (expired Oct-25)-mandatory
NEW GL	RUV Water system	-	-	-	6,000	6,000	6,000.00	6,000.00		health & safety issue
NEW GL	Electrical panel (compressor room)	-	-	-	0	65,000	105,000.00	105,000.00		funding by debt over a 10-year amortization period (preferably by Infrastructure Ontario)
NEW GL	Hand dryers installation	-	-	-	0	6,200	6,200.00	6,200.00		materials on site; installation will reduce operating cost of purchasing paper towels-funding by working fund reserve
26-28890	Capital Project Reserve - Rubber Floor @ \$20K/year	2,000.00	2,000.00	2,000.00	2,000.00	2,000	2,000.00	-	0.00%	
TOTAL CAPITAL PROJECTS		167,238.27	250,197.67	182,350.92	182,114.40	226,314.40	266,314.40	16,116.73	6.44%	
DEBT REPAYMENT										
26-27033	OILC Loan Interest	10,294.42	7,300.27	7,300.27	4,190.16	4,190.16	4,190.16	-	3,110.11	-42.60%
NEW GL	OILC Loan Interest - 2026 funding	-	-	-	-	4,900.00	5,100.00	5,100.00		electrical panel (estimate: rate 5% for 10 years)
NEW GL	2B Recovered OILC Loan - 2026 funding	-	-	-	-	8,000.00	8,400.00	8,400.00		electrical panel (estimate: rate 5% for 10 years)
26-42000	2B Recovered OILC Loan	77,650.82	80,644.97	80,644.97	83,755.08	83,755.08	83,755.08	3,110.11	3.86%	
TOTAL DEBT REPAYMENT		87,945.24	87,945.24	87,945.24	87,945.24	100,845.24	101,445.24	13,500.00	15.35%	
NET CAPITAL DEFICIT		255,183.51	228,835.24	243,296.16	160,559.64	173,459.64	174,059.64	- 54,775.60	-23.94%	
TOTAL DEFICIT BEFORE MUNICIPAL CONTRIBUTIONS		432,223.01	514,886.80	531,436.04	536,895.19	537,415.09	537,483.70	22,596.90	4.39%	
MUNICIPAL CONTRIBUTIONS										
25-20050	Twp of Strong - Share of Budget	- 249,945.05	- 257,443.40	- 257,443.40	- 268,447.60	- 268,707.55	- 268,741.85	- 11,298.45	4.39%	
25-20100	Village of Sundridge - Share of Budget	- 199,956.04	- 205,954.72	- 205,954.72	- 214,758.08	- 214,966.04	- 214,993.48	- 9,038.76	4.39%	
25-20150	Twp of Joly - Share of Budget	- 49,989.01	- 51,488.68	- 51,488.68	- 53,689.52	- 53,741.51	- 53,748.37	- 2,259.69	4.39%	
TOTAL MUNICIPAL CONTRIBUTIONS		- 499,890.10	- 514,886.80	- 514,886.80	- 536,895.19	- 537,415.09	- 537,483.70	- 22,596.91	4.39%	
TOTAL (SURPLUS)/DEFICIT AFTER MUNICIPAL CONTRIBUTIONS		- 67,667.09	0.00	16,549.24	-	-	-	0.00		



SUNDRIDGE STRONG JOLY ARENA AND HALL

Date Feb 25 2026 Resolution No. 23

Moved by: Jeff

Seconded by: Jim

Be it resolved that we the SSJ Arena Committee do hereby recommend to the Village of Sundridge and Townships of Strong and Joly, that the budget be passed with the municipal contributions as follows:

with an amendment reducing the amount for the electrical panel and adding a brine pump both to be funded by the OILC debature not to exceed \$105,000.00

[Handwritten signature]

MUNICIPAL CONTRIBUTIONS	2026 budget \$	\$ increase from 2025	% increase from 2025
Township of Strong	268,741.85	11,298.45	4.39%
Village of Sundridge	214,993.48	9,038.76	4.39%
Township of Joly	53,748.37	2,259.69	4.39%
	537,483.70	22,596.91	4.39%

Carried ✓
Defeated _____

Bill Black

Chairperson

Recorded Votes

	<u>YES</u>	<u>NO</u>
Bill Black	_____	_____
Brian McCabe	_____	_____
Jeff McLaren	_____	_____
Jim Ronholm	_____	_____
Sharon Smith	_____	_____
Vicki Whitmell	_____	_____

Registration

AMO 2026 Annual General Meeting and Conference

Hosted by the City of Ottawa at Rogers Centre Ottawa and Westin Ottawa

August 16-19, 2026

The last day to register online is **Monday, August 10 at 12:00 noon**. *After this date, you may register on-site.*

Registration Packages:

- **Package A:** full conference access, including Tuesday evening Social
- **Package B:** full conference access, excluding Tuesday evening Social
- **Day passes:** all conference access on that given day, excluding Tuesday evening Social
- **Social Pass A:** for guests of delegates, access to evening receptions on Sunday, Monday, and Tuesday
- **Social Pass B:** for guests of delegates, access to evening receptions on Sunday and Monday

Registration Rates

Early Bird Rates

effective until March 12, 6:00pm EST

Package Type	Member Rate	Non-Member Rate
Package A	\$945	\$1,250

Package B	\$875	\$1,170
Day Pass	\$675	\$830
Social Pass A	\$150	\$220
Social Pass B	\$60	\$90

Regular Rates

effective until August 10, 12:00pm EST

Package Type	Member Rate	Non-Member Rate
Package A	\$1,050	\$1,310
Package B	\$990	\$1,230
Day Pass	\$725	\$870
Social Pass A	\$150	\$220
Social Pass B	\$60	\$90

On-Site Rates

effective after August 10, 12:00pm EST

Package Type	Member Rate	Non-Member Rate
Package B	\$1,100	\$1,310
Day Pass	\$780	\$925

[Register Here](#)

Cancelling Your Registration

The deadline to cancel your registration is July 6, 2026. All cancellations must be submitted in writing to the Association of Municipalities of Ontario via e-mail to events@amo.on.ca. Cancellations received prior to 4:00 pm ET, July 6, 2026, will be eligible for a refund less \$100.00 (plus HST) for members and \$130.00 (plus HST) for non-members administration fee. Cancellations submitted after 4:00 pm on this date are non-refundable. You are able to transfer your registration. An alternate attendee name may be substituted at any time.

Important Information When Registering for AMO: Incomplete registration forms cannot be processed. Spend the time to review your registration and ensure you have provided all details before submitting the form, please ensure the details you have provided are correct and complete.

Caucus' and Caucus Lunches - *Choose a caucus when registering.*

When you register for AMO, the caucus you choose provides you access to vote for AMO Board members in that caucus, and to the Caucus lunch on Monday, August 17th.

Elected officials are asked to choose one caucus. All other delegates including municipal staff will be assigned to the "non-voting lunch".

The deadline to change caucus selection is **July 31, 2026**. Changes must be submitted in writing to events@amo.on.ca.

Why Select a Caucus?

As indicated above, caucuses are used to assign Monday lunches and for voting in AMO Board elections. While Council members can identify with more than one caucus, only one may be declared for conference registration and to participate in the 2026 AMO Board Elections. Only elected officials and AMO members in good standing can register for a caucus lunch and vote in AMO Board elections.

Below is a description of each caucus:

- County (Council members from upper-tier County municipalities. Affiliated with Eastern Ontario Wardens' Caucus or Western Ontario Wardens' Caucus)
- Large Urban (Council members from lower-tier municipalities with populations greater than 100,000. Affiliated with Ontario Big City Mayors)
- Northern (Council members from municipalities contained within the Northern Ontario districts of Algoma, Cochrane, Kenora, Manitoulin, Nipissing, Parry Sound, Rainy River, Sudbury, Thunder Bay, or Timiskaming. Affiliated with the Federation of Northeastern Ontario Municipalities and Northwestern Ontario Municipal Association)
- Small Urban (Council members from municipalities with 10,000-100,000 residents that are predominantly small urban towns and villages, suburban, or exurban.)

Affiliated with Ontario Small Urban Municipalities).

- Rural (Council members from municipalities with less than 10,000 residents and are predominantly rural or Council members representing rural wards in larger municipalities. Affiliated with Rural Ontario Municipal Association).
- Regional and Single Tier (Council members from upper-tier Regional municipalities or single-tier municipalities. Affiliated with Mayors & Regional Chairs of Ontario).
- Non-Voting (for all other non-elected delegates and municipal staff).

For Air Canada and Via Rail discount codes: please email events@amo.on.ca

Registration Receipts

A confirmation notice will be sent to those emails provided upon registration. This includes all registration, modifications or cancellations. Review your confirmation carefully for accuracy. If you are registering others, ensure that those attending the AMO Conference are provided with all pertinent information you may receive on their behalf.

Registration Timelines

The early bird rate cut-off is March 12, 2026. Payments by cheque must be postmarked before March 16, 2026 to receive early bird pricing. Registrations received after March 12, 2026 at 6:00 pm will be processed at the regular rate.

The regular rate cut-off is Monday, August 10, 2026 at 12:00pm. Payments by cheque must be postmarked before August 10, 2026, to receive regular rate pricing. After this date, you may register on-site during conference registration hours.

****SPAM ALERT****

If you are emailed or called to book your hotel or make your registration for the AMO Conference, this will either be a phishing or spam exercise. AMO does not solicit participation in the AMO Conference other than through our direct AMO Events Communications and our website. Be diligent, hackers are becoming more and more sophisticated. If it seems odd, or doesn't feel right, trust your instinct.

[Hotel and Travel Information](#)

[Program](#)

Registration

Program

*Below is a program outline for your reference and is subject to change. This will be updated as details are confirmed.

Sunday, August 16

9:00 am – 7:00 pm	Registration Open
1:00 pm - 2:30 pm	Workshops
2:00 pm – 7:00 pm	Trade Show Open
3:30 pm - 5:00 pm	Workshops
5:00 pm – 7:00 pm	Opening Reception
7:00 pm - 10:30 pm	City of Ottawa Welcome Reception

Monday, August 17

7:00 am - 6:00 pm	Registration Open
7:30 am – 6:00 pm	Trade Show Open
7:30 am - 8:30 am	Coffee with Exhibitors
8:15 am –9:30 am	Plenary Program
9:30 am – 10:00 am	Coffee Break
10:00 am – 11:45 am	Plenary Program
12:00 pm – 1:15 pm	Caucus Lunches

1:15 pm – 1:45 pm	Dessert with Exhibitors
1:45 pm – 3:20 pm	Plenary Program
3:30 pm – 4:45 pm	Concurrent Sessions
4:45 pm – 6:00 pm	Power Down Reception

Tuesday, August 18

7:00 am - 6:00 pm	Registration Open
7:30 am – 8:15 am	Insight Breakfasts
8:30 am – 9:45 am	Concurrent Sessions
9:45 am - 10:15 am	Coffee Break
10:00 am – 11:45 am	Plenary Program
11:45 am – 12:45 pm	Learning Lunches
1:00 pm – 2:15 pm	Concurrent Sessions
2:00 pm - 2:30 pm	Coffee Break
2:30 pm – 4:45 pm	Plenary Program
4:45 pm – 5:45 pm	Provincial Reception
6:30 pm – 8:00 pm	Ticketed Social Event

Wednesday, August 19

7:00 am - 11:00 am	Registration Open
7:30 am – 8:15 am	Insight Breakfasts
8:30 am – 11:00 am	Plenary Program
9:30 am – 9:50 am	Coffee Break

9:50 am – 11:00 am Plenary Program

11:00 am Conference Closing

[Hotel and Travel Information](#)

Program

[Registration](#)

**Village of Sundridge
Working Budget**
2026-0001 - 2026 Budget - March 11, 2026

Account # / Description Notes	2025 Cash Budget	2025 Actual	2026 Cash Budget	Change	%
ADMN - Administration					
G-190-075-0801 - TAX CERTIFICATES	100.00	2,152.00	1,500.00	(652.00)	(30.30)
G-190-075-0802 - BURIAL PERMIT FEES	600.00	615.00	600.00	(15.00)	(2.44)
G-190-075-0805 - BUSINESS LICENCES	1,000.00	1,000.00	1,000.00	0.00	0.00
G-190-075-0806 - LOTTERIES	250.00	360.00	250.00	(110.00)	(30.56)
G-190-075-0809 - ZONING CERTIFICATES	250.00	700.00	600.00	(100.00)	(14.29)
G-190-075-0814 - ADMINISTRATION JOINT SERVICES	25,120.00	25,920.00	24,720.00	(1,200.00)	(4.63)
G-190-075-0822 - TRAILER/SEWER PERMITS	1,000.00	400.00	400.00	0.00	0.00
ADMN Revenue Totals:	28,320.00	31,147.00	29,070.00	(2,077.00)	
G-200-121-1110 - Admin - SALARIES AND WAGES	330,000.00	294,314.65	350,000.00	55,685.35	18.92
G-200-121-1210 - Admin - EMPLOYER COSTS	90,000.00	82,942.50	90,000.00	7,057.50	8.51
G-200-121-1220 - Admin - ACCRUED EMP BENEFIT EXP	0.00	0.00	(1,500.00)	(1,500.00)	0.00
G-200-121-1410 - Admin - DISTRIBUTED WAGES	(1,425.00)	0.00	0.00	0.00	0.00
G-200-121-1440 - Admin - MATERIALS AND SUPPLIES	10,000.00	4,935.45	6,200.00	1,264.55	25.62
G-200-121-1445 - Admin - IT SERVICES	15,000.00	12,075.90	15,000.00	2,924.10	24.21
G-200-121-1450 - Admin - CONTRACTED SERVICES	30,000.00	36,217.38	30,000.00	(6,217.38)	(17.17)
G-200-121-1451 - Admin - ACCESSIBILITY COST	100.00	0.00	100.00	100.00	0.00
G-200-121-1510 - Admin - STATIONERY & SUPPLIES	2,500.00	2,047.10	2,500.00	452.90	22.12
G-200-121-1511 - Admin - OFFICE EQUIPMENT	8,200.00	9,233.48	6,000.00	(3,233.48)	(35.02)
G-200-121-1515 - Admin - POSTAGE	5,000.00	2,890.41	3,000.00	109.59	3.79
G-200-121-1525 - Admin - HEAT/HYDRO	8,500.00	11,137.73	11,500.00	362.27	3.25
G-200-121-1535 - Admin - TELEPHONE	4,500.00	4,253.73	4,000.00	(253.73)	(5.96)
G-200-121-1538 - Admin - WEBSITE/SOFTWARE LICENCES	1,500.00	1,297.44	600.00	(697.44)	(53.76)
G-200-121-1540 - Admin - TRAVEL/MEALS	0.00	22.59	200.00	177.41	785.35
G-200-121-1545 - Admin - MEMBERSHIP FEES	3,500.00	3,205.29	3,500.00	294.71	9.19
G-200-121-1546 - Admin - TRAINING COURSES	7,000.00	7,347.50	6,000.00	(1,347.50)	(18.34)
G-200-121-1550 - Admin - ADVERTISING	250.00	281.37	250.00	(31.37)	(11.15)
G-200-121-1555 - Admin - OTHER SERVICES	1,000.00	272.50	500.00	227.50	83.49
G-200-121-1565 - Admin - WATER TESTING	350.00	279.67	300.00	20.33	7.27
G-200-121-1610 - Admin - AUDIT & LEGAL	45,000.00	29,193.44	47,000.00	17,806.56	61.00
G-200-121-1612 - Admin - INSURANCE DEDUCTIBLE - LEGAL	1,000.00	0.00	1,000.00	1,000.00	0.00
G-200-121-1614 - Admin - TAXES	3,000.00	2,874.28	3,100.00	225.72	7.85
G-200-121-1615 - Admin - INSURANCE	63,000.00	61,936.92	63,255.00	1,318.08	2.13
G-200-121-1635 - Admin - CAPITAL EXPENDITURE	30,000.00	31,905.15	32,000.00	94.85	0.30
G-200-121-1715 - Admin - REPAIRS & MAINTENANCE	9,000.00	3,478.59	5,000.00	1,521.41	43.74

**Village of Sundridge
Working Budget**
2026-0001 - 2026 Budget - March 11, 2026

Account # / Description Notes	2025 Cash Budget	2025 Actual	2026 Cash Budget	Change	%
ADMN Expenditure Totals:	666,975.00	602,143.07	679,505.00	77,361.93	
ADMN Net Surplus (Deficit):	(638,655.00)	(570,996.07)	(650,435.00)	(79,438.93)	
BYLW - By-law Enforcement					
G-190-075-0803 - DOGS	1,100.00	990.00	1,000.00	10.00	1.01
G-190-075-0852 - PARKING TICKET FINES	150.00	310.00	150.00	(160.00)	(51.61)
G-190-075-0857 - COURT FINES	50.00	0.00	50.00	50.00	0.00
G-190-075-0858 - AMPS PENALTIES	600.00	2,100.00	1,500.00	(600.00)	(28.57)
G-191-081-2110 - Ontario Cannabis Funding	1,500.00	2,001.26	1,500.00	(501.26)	(25.05)
BYLW Revenue Totals:	3,400.00	5,401.26	4,200.00	(1,201.26)	
G-280-121-1440 - MATERIALS AND SUPPLIES	1,000.00	1,642.08	1,000.00	(642.08)	(39.10)
G-280-121-1450 - Contracted Service	20,000.00	25,048.15	25,000.00	(48.15)	(0.19)
G-280-121-1540 - TRAVEL	500.00	0.00	500.00	500.00	0.00
G-290-121-1440 - Animal Control MATERIALS AND SUPPLIES	350.00	219.66	500.00	280.34	127.62
G-290-121-1450 - Animal Control CONTRACTED SERVICES	1,400.00	3,205.88	1,500.00	(1,705.88)	(53.21)
BYLW Expenditure Totals:	23,250.00	30,115.77	28,500.00	(1,615.77)	
BYLW Net Surplus (Deficit):	(19,850.00)	(24,714.51)	(24,300.00)	414.51	
COUN - Council					
G-200-111-1110 - Council - SALARIES AND WAGES	76,080.00	65,980.06	83,324.00	17,343.94	26.29
G-200-111-1210 - Council - EMPLOYER COSTS	4,500.00	4,311.95	5,500.00	1,188.05	27.55
G-200-111-1540 - Council - TRAVEL	300.00	489.89	500.00	10.11	2.06
G-200-111-1546 - Council - TRAINING/CONFERENCES/MEALS	1,500.00	4,522.29	5,000.00	477.71	10.56
G-200-111-1555 - Council - OTHER SERVICES	27,309.00	5,811.34	17,000.00	11,188.66	192.53
G-200-111-1615 - Council - INSURANCE	1,800.00	1,927.80	1,927.00	(0.80)	(0.04)
COUN Expenditure Totals:	111,489.00	83,043.33	113,251.00	30,207.67	
COUN Net Surplus (Deficit):	(111,489.00)	(83,043.33)	(113,251.00)	(30,207.67)	
ELEC - Election					
G-170-080-0500 - TRANSFER FROM ELECTION RESERVE	0.00	0.00	10,300.00	10,300.00	0.00
ELEC Revenue Totals:	0.00	0.00	10,300.00	10,300.00	
G-200-111-1562 - ELECTION EXPENSES	0.00	125.00	15,000.00	14,875.00	11,900.00
ELEC Expenditure Totals:	0.00	125.00	15,000.00	14,875.00	
ELEC Net Surplus (Deficit):	0.00	(125.00)	(4,700.00)	(4,575.00)	
EMER - Emergency Management					

**Village of Sundridge
Working Budget
2026-0001 - 2026 Budget - March 11,2026**

Account # / Description Notes	2025 Cash Budget	2025 Actual	2026 Cash Budget	Change	% Change
G-282-085-0833 - CEMC Contribution - Twp of Joly	5,000.00	8,715.27	5,000.00	(3,715.27)	(42.63)
G-282-085-0925 - CEMC Contribution-Village of South River	5,000.00	5,000.00	5,000.00	0.00	0.00
G-282-085-0930 - CEMC Contribution -Twp of Strong	5,000.00	2,337.20	5,000.00	2,662.80	113.93
G-282-085-0935 - CEMC Contribution -Village of Sundridge	5,000.00	5,000.00	5,000.00	0.00	0.00
EMER Revenue Totals:	20,000.00	21,052.47	20,000.00	(1,052.47)	
G-282-121-1110 - Emergency Wages (shared)	15,000.00	5,257.36	13,300.00	8,042.64	152.98
G-282-121-1210 - Emergency Employer Costs (shared)	2,100.00	524.19	2,300.00	1,775.81	338.77
G-282-121-1440 - Emergency Materials&Supplies (shared)	1,200.00	1,643.33	500.00	(1,143.33)	(69.57)
G-282-121-1450 - Emergency Contracted Services (Shared)	500.00	244.22	1,200.00	955.78	391.36
G-282-121-1455 - Mileage - To and From Offices	200.00	0.00	200.00	200.00	0.00
G-282-121-1460 - Advertising	1,000.00	0.00	2,500.00	2,500.00	0.00
EMER Expenditure Totals:	20,000.00	7,669.10	20,000.00	12,330.90	
EMER Net Surplus (Deficit):	0.00	13,383.37	0.00	(13,383.37)	
ENV - Garbage & Recycling					
G-190-075-0876 - BLUE BOX-RECYCLING	100.00	136.29	100.00	(36.29)	(26.63)
G-410-080-0913 - PROV GOV'T GRANTS-STEWARDSHIP ONT	38,275.00	432.14	0.00	(432.14)	(100.00)
G-410-341-1456 - Recycling - reimbursement	0.00	38,679.23	0.00	(38,679.23)	(100.00)
ENV Revenue Totals:	38,375.00	39,247.66	100.00	(39,147.66)	
G-410-321-1440 - MATERIALS AND SUPPLIES	150.00	0.00	0.00	0.00	0.00
G-410-321-1450 - Garbage Collection CONTRACTED SERVICES	82,835.00	42,146.04	45,227.00	3,080.96	7.31
G-410-331-1645 - Garbage Disposal Landfill LevySTRONG TWP	87,720.00	86,079.28	88,000.00	1,920.72	2.23
G-410-341-1440 - Garbage Recycling MATERIALS AND SUPPLIES	16,000.00	2,443.52	15,000.00	12,556.48	513.87
G-410-341-1450 - Recycling CONTRACTED SERVICES	38,324.00	42,146.13	41,748.00	(398.13)	(0.94)
G-410-341-1455 - Recycling - non eligible ICI	0.00	42,203.51	0.00	(42,203.51)	(100.00)
G-410-341-1646 - Garbage Recycling OTHER TRANSFERS-ARI	3,531.37	3,180.11	3,180.00	(0.11)	0.00
ENV Expenditure Totals:	228,560.37	218,198.59	193,155.00	(25,043.59)	
ENV Net Surplus (Deficit):	(190,185.37)	(178,950.93)	(193,055.00)	(14,104.07)	
GENG - General Government					
G-151-000-0768 - INTEREST TAX ARREARS REVENUE	36,000.00	41,279.08	30,000.00	(11,279.08)	(27.32)
G-190-074-0841 - BANK/INVESTMENT INTEREST	54,000.00	28,402.81	28,000.00	(402.81)	(1.42)
G-190-074-0848 - DIVIDEND,LAKELAND POWER	73,200.00	73,200.00	36,600.00	(36,600.00)	(50.00)
G-190-075-0105 - PENNY ROUNDING ACCOUNT	0.00	(0.03)	0.00	0.03	(100.00)
G-190-075-0800 - MISC REVENUE	2,000.00	12,697.19	2,000.00	(10,697.19)	(84.25)
G-190-075-0807 - SUNDRIDGE FIRE PERMITS	1,600.00	1,920.00	0.00	(1,920.00)	(100.00)

**Village of Sundridge
Working Budget**
2026-0001 - 2026 Budget - March 11, 2026

Account # / Description Notes	2025 Cash Budget	2025 Actual	2026 Cash Budget	Change	% Change
G-190-075-0811 - BANK CHARGES NSF CHQS-OTHERS	70.00	190.00	200.00	10.00	5.26
G-190-075-0817 - SALE SUNDRIDGE PRODUCT	15.00	28.85	15.00	(13.85)	(48.01)
G-190-075-0878 - LIONS DONATION TO MESSAGE BOARD	240.00	240.00	240.00	0.00	0.00
G-191-081-0210 - PROVINCIAL OMPF FUNDING	530,600.00	530,600.00	597,200.00	66,600.00	12.55
G-200-080-0910 - PROVINCIAL GRANT- GENERAL	0.00	0.00	92,691.00	92,691.00	0.00
G-250-087-0910 - TRANSFER FROM FIRE RESERVE	367,668.00	367,668.00	0.00	(367,668.00)	(100.00)
G-710-077-0873 - SENIORS ROOM RENTAL	7,671.00	7,671.00	8,438.00	767.00	10.00
G-710-077-0874 - LIBRARY ROOM RENTAL	8,438.10	8,438.16	9,281.00	842.84	9.99
G-990-999-9000 - OPENING SURPLUS (for budget only)	104,951.20	0.00	100,000.00	100,000.00	0.00
GENG Revenue Totals:	<u>1,186,453.30</u>	<u>1,072,335.06</u>	<u>904,665.00</u>	<u>(167,670.06)</u>	
G-200-121-1625 - Admin - FINANCIAL EXPENSES-BK.SER.CHG.	4,700.00	3,992.74	4,500.00	507.26	12.70
G-200-121-1632 - RBC Loan Interest	5,559.00	4,763.92	2,682.00	(2,081.92)	(43.70)
G-200-121-1633 - RBC Loan Principal	52,846.00	53,640.66	55,722.00	2,081.34	3.88
G-200-121-1645 - Admin - OTHER TRANSFERS AND DONATIONS	2,500.00	2,503.17	5,700.00	3,196.83	127.71
G-200-121-1740 - Admin - H & S - MATERIALS & SUPPLIES	500.00	0.00	500.00	500.00	0.00
G-200-121-1746 - Admin - H & S - TRAINING	500.00	0.00	500.00	500.00	0.00
G-260-121-1450 - 911 CONTRACTED SERVICES	500.00	526.22	550.00	23.78	4.52
G-282-121-1555 - Sundridge only-Emerg Meas Mat&Supplies	0.00	2,096.74	2,100.00	3.26	0.16
G-390-121-1110 - Crossing Guard - SALARIES AND WAGES	17,500.00	16,162.51	17,500.00	1,337.49	8.28
G-390-121-1210 - Crossing Guard - EMPLOYER COSTS	1,820.00	1,714.38	1,900.00	185.62	10.83
G-390-121-1440 - Crossing Guard - MATERIALS AND SUPPLIES	500.00	549.48	700.00	150.52	27.39
G-610-442-1440 - Seniors Grant	1,800.00	1,800.00	1,800.00	0.00	0.00
G-710-581-1110 - Library Committee Members	700.00	955.08	950.00	(5.08)	(0.53)
G-910-584-1661 - GIS BLUE SKY	9,000.00	8,962.53	9,100.00	137.47	1.53
GENG Expenditure Totals:	<u>98,425.00</u>	<u>97,667.43</u>	<u>104,204.00</u>	<u>6,536.57</u>	
GENG Net Surplus (Deficit):	<u>1,088,028.30</u>	<u>974,667.63</u>	<u>800,461.00</u>	<u>(174,206.63)</u>	
LEVY - LEVY					
G-510-411-1647 - HEALTH UNIT LEVY	31,376.00	31,376.00	32,601.00	1,225.00	3.90
G-510-412-1657 - LAND AMBULANCE LEVY	38,050.28	38,050.28	41,001.00	2,950.72	7.75
G-510-414-1647 - AH HEALTH CENTRE CONTRIBUTION	7,007.00	7,007.00	0.00	(7,007.00)	(100.00)
G-610-431-1649 - DSSAB Levy	49,225.00	49,254.58	53,088.00	3,833.42	7.78
G-610-441-1650 - Eastholme Levy	39,703.00	39,780.00	40,704.00	924.00	2.32
LEVY Expenditure Totals:	<u>165,361.28</u>	<u>165,467.86</u>	<u>167,394.00</u>	<u>1,926.14</u>	
LEVY Net Surplus (Deficit):	<u>(165,361.28)</u>	<u>(165,467.86)</u>	<u>(167,394.00)</u>	<u>(1,926.14)</u>	
PARK - Parks					

**Village of Sundridge
Working Budget**
2026-0001 - 2026 Budget - March 11, 2026

Account # / Description Notes	2025 Cash Budget	2025 Actual	2026 Cash Budget	Change	% Change
G-710-076-0860 - PARK DONATION - TREES	200.00	0.00	200.00	200.00	0.00
G-710-076-0895 - STRONG PLAYGROUND CONTRIBUTION	250.00	250.00	250.00	0.00	0.00
PARK Revenue Totals:	<u>450.00</u>	<u>250.00</u>	<u>450.00</u>	<u>200.00</u>	
G-710-521-1440 - WHARF - MATERIALS AND SUPPLIES	1,500.00	859.44	1,500.00	640.56	74.53
G-710-522-1440 - Band Shell - MATERIALS AND SUPPLIES	0.00	168.55	200.00	31.45	18.66
G-710-522-1525 - Band Shell - HYDRO	1,500.00	1,482.60	1,500.00	17.40	1.17
G-710-522-1715 - Band Shell - REPAIRS & MAINTENANCE	5,000.00	4.97	2,500.00	2,495.03	50,201.81
G-710-531-1440 - Parks - MATERIALS AND SUPPLIES	2,000.00	687.47	1,500.00	812.53	118.19
G-710-531-1450 - Parks - CONTRACTED SERVICES	500.00	211.59	500.00	288.41	136.31
G-710-559-1440 - Playground MATERIALS AND SUPPLIES	100,000.00	366.20	0.00	(366.20)	(100.00)
G-710-559-1450 - Playground CONTRACTED SERVICES	2,000.00	1,068.48	2,000.00	931.52	87.18
G-710-559-1555 - Playground OTHER SERVICES	1,500.00	0.00	1,500.00	1,500.00	0.00
G-710-559-1635 - Playground CAPITAL EXPENDITURE	0.00	0.00	102,990.00	102,990.00	0.00
G-710-559-1665 - Playground Supplies SPLASHPAD	2,000.00	1,661.82	2,000.00	338.18	20.35
G-710-559-1715 - Playground REPAIRS & MAINT SPLASHPAD	0.00	1,589.38	1,700.00	110.62	6.96
PARK Expenditure Totals:	<u>116,000.00</u>	<u>8,100.50</u>	<u>117,890.00</u>	<u>109,789.50</u>	
PARK Net Surplus (Deficit):	(115,550.00)	(7,850.50)	(117,440.00)	(109,589.50)	
PLAN - Planning					
G-910-079-0825 - ZONING CHARGES	100.00	0.00	100.00	100.00	0.00
G-910-079-0827 - MISCELLANEOUS PLANNING REVENUE	500.00	0.00	500.00	500.00	0.00
PLAN Revenue Totals:	<u>600.00</u>	<u>0.00</u>	<u>600.00</u>	<u>600.00</u>	
G-910-611-1440 - Planning and Dev. MATERIALS AND SUPPLIES	250.00	3.05	250.00	246.95	8,096.72
G-910-611-1450 - Planning and Dev. CONTRACTED SERVICES	0.00	821.71	1,000.00	178.29	21.70
G-910-611-1641 - Planning and Dev. Official Plan	0.00	0.00	2,000.00	2,000.00	0.00
PLAN Expenditure Totals:	<u>250.00</u>	<u>824.76</u>	<u>3,250.00</u>	<u>2,425.24</u>	
PLAN Net Surplus (Deficit):	350.00	(824.76)	(2,650.00)	(1,825.24)	
POL - Policing					
G-281-080-0919 - PROVINCIAL OFFENCES REVENUE	1,000.00	0.00	1,000.00	1,000.00	0.00
G-300-080-0924 - PROV GRANT POLICING COURT TRAN	566.00	566.00	565.00	(1.00)	(0.18)
G-300-080-0925 - OPP Detachment Revenue	1,000.00	1,294.39	700.00	(594.39)	(45.92)
POL Revenue Totals:	<u>2,566.00</u>	<u>1,860.39</u>	<u>2,265.00</u>	<u>404.61</u>	
G-300-414-1658 - Policing - OTHER TRANSFERS	261,849.00	221,796.00	246,199.00	24,403.00	11.00
G-300-414-1659 - Policing - Police Services Board	700.00	339.07	1,128.00	788.93	232.67

**Village of Sundridge
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POL Expenditure Totals:	262,549.00	222,135.07	247,327.00	25,191.93	
POL Net Surplus (Deficit):	(259,983.00)	(220,274.68)	(245,062.00)	(24,787.32)	
PW - Public Works					
G-350-080-0912 - PROV GOV'T GRANTS - OCIF FORMULA FUNDING	167,085.00	167,085.00	223,900.00	56,815.00	34.00
G-350-080-0915 - MTO Pothole Funding	0.00	0.00	38,000.00	38,000.00	0.00
G-350-085-0931 - CNR STRONG PORTION	2,200.00	0.00	2,200.00	2,200.00	0.00
G-350-086-0842 - MISC ROAD REVENUE	500.00	7,197.45	89,750.00	82,552.55	1,146.97
G-350-086-0849 - CCBF (GAS TAX REBATE)	26,128.00	0.00	52,100.00	52,100.00	0.00
G-350-086-0851 - NORDS FUNDING	68,465.00	0.00	0.00	0.00	0.00
G-400-085-0851 - STREET LIGHT RECOVERY	620.00	511.68	600.00	88.32	17.26
PW Revenue Totals:	264,998.00	174,794.13	406,550.00	231,755.87	
G-350-121-1110 - SALARIES AND WAGES	300,000.00	307,425.55	310,000.00	2,574.45	0.84
G-350-121-1210 - EMPLOYER COSTS	70,000.00	68,866.58	71,000.00	2,133.42	3.10
G-350-121-1410 - Roads - DISTRIBUTED WAGES	(10,000.00)	(625.62)	(8,000.00)	(7,374.38)	1,178.73
G-350-121-1440 - MATERIALS AND SUPPLIES	5,716.00	5,181.33	5,000.00	(181.33)	(3.50)
G-350-121-1450 - CONTRACTED SERVICES	3,017.00	3,523.01	3,500.00	(23.01)	(0.65)
G-350-121-1510 - STATIONERY & SUPPLIES	500.00	480.19	500.00	19.81	4.13
G-350-121-1511 - OFFICE/SHOP EQUIPMENT	4,100.00	3,734.81	3,800.00	65.19	1.75
G-350-121-1525 - Heat/Hydro	8,500.00	8,593.10	8,500.00	(93.10)	(1.08)
G-350-121-1535 - TELEPHONE	2,300.00	2,410.23	2,500.00	89.77	3.72
G-350-121-1540 - TRAVEL	500.00	0.00	500.00	500.00	0.00
G-350-121-1545 - MEMBERSHIP FEES	700.00	823.00	800.00	(23.00)	(2.79)
G-350-121-1546 - TRAINING COURSES	5,000.00	0.00	3,500.00	3,500.00	0.00
G-350-121-1550 - ADVERTISING	500.00	0.00	250.00	250.00	0.00
G-350-121-1615 - INSURANCE	34,000.00	33,068.76	32,003.00	(1,065.76)	(3.22)
G-350-121-1715 - REPAIRS & MAINTENANCE - BLDG	2,500.00	1,277.59	2,500.00	1,222.41	95.68
G-350-121-1955 - Roads - Unplanned Expense	0.00	16,610.11	0.00	(16,610.11)	(100.00)
G-350-204-1610 - Roads Capital	233,186.00	60,186.33	249,300.00	189,113.67	314.21
G-350-210-1440 - Bridge & Culvert MATERIALS & SUPPLIES	5,000.00	2,997.54	5,000.00	2,002.46	66.80
G-350-210-1450 - Bridge & Culvert CONTRACTED SERVICES	4,500.00	4,743.46	5,000.00	256.54	5.41
G-350-211-1440 - Grass Cutting - MATERIAL & SUPPLIES B1	500.00	516.91	600.00	83.09	16.07
G-350-212-1440 - Brush Removal - MATERIAL & SUPPLIES	500.00	354.62	500.00	145.38	41.00
G-350-212-1450 - Brush Removal - CONTRACTED SERVICES	4,000.00	2,431.44	3,500.00	1,068.56	43.95
G-350-213-1450 - Ditching - CONTRACTED SERVICES	5,000.00	4,986.24	5,000.00	13.76	0.28
G-350-214-1440 - Catch Basin - MATERIALS & SUPPLIES	1,000.00	269.38	1,000.00	730.62	271.22

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G-350-214-1450 - Catch Basin - CONTRACTED SERVICES	4,000.00	3,408.96	4,000.00	591.04	17.34
G-350-215-1440 - Debris & Litter MATERIALS & SUPPLIES	500.00	0.00	500.00	500.00	0.00
G-350-221-1440 - Patching Hardtop - MATERIALS & SUPPLIES	4,500.00	7,999.87	7,000.00	(999.87)	(12.50)
G-350-221-1450 - Hardtop Patching - Contract Services	1,000.00	0.00	1,000.00	1,000.00	0.00
G-350-222-1440 - Sweep & Flush - MATERIALS & SUPPLIES	4,100.00	1,983.34	4,000.00	2,016.66	101.68
G-350-222-1450 - Sweep & Flush - CONTRACTED SERVICES	1,700.00	0.00	1,500.00	1,500.00	0.00
G-350-223-1440 - Shoulder Main. - MATERIALS & SUPPLIES	500.00	0.00	500.00	500.00	0.00
G-350-231-1440 - Patching Loosetop MATERIALS & SUPPLIES	500.00	0.00	26,300.00	26,300.00	0.00
G-350-232-1440 - Grading - MATERIALS & SUPPLIES	500.00	685.78	750.00	64.22	9.36
G-350-233-1440 - Dust Control - MATERIALS & SUPPLIES	500.00	0.00	500.00	500.00	0.00
G-350-233-1450 - Dust Control - CONTRACTED SERVICES	7,600.00	6,126.16	7,500.00	1,373.84	22.43
G-350-235-1440 - Gravel Resurface MATERIALS & SUPPLIES	1,000.00	0.00	1,000.00	1,000.00	0.00
G-350-236-1440 - Line Painting - MATERIALS & SUPPLIES	2,500.00	2,181.85	2,500.00	318.15	14.58
G-350-236-1450 - Line Painting - CONTRACTED SERVICES	3,500.00	2,248.39	4,000.00	1,751.61	77.91
G-350-241-1440 - Signs & Safety - MATERIALS & SUPPLIES	2,000.00	3,966.10	2,000.00	(1,966.10)	(49.57)
G-350-241-1450 - Signs & Safety - CONTRACTED SERVICES	500.00	1,172.46	1,000.00	(172.46)	(14.71)
G-350-243-1450 - Railway Crossing - CONTRACTED SERVICES	18,100.00	15,807.00	16,500.00	693.00	4.38
G-350-252-1450 - Snow Removal - CONTRACTED SERVICES	6,000.00	0.00	8,000.00	8,000.00	0.00
G-350-253-1440 - Sand & Salt - MATERIALS & SUPPLIES	15,000.00	16,657.92	18,000.00	1,342.08	8.06
G-350-254-1440 - Culvert & Basin - MATERIALS & SUPPLIES	500.00	0.00	500.00	500.00	0.00
G-350-K01-1440 - MATERIALS AND SUPPLIES Kubota Tractor	500.00	0.00	500.00	500.00	0.00
G-350-K01-1710 - FUEL Kubota Tractor	4,333.00	4,496.36	5,000.00	503.64	11.20
G-350-K01-1715 - REPAIRS & MAINTENANCE Kubota Tractor	3,500.00	3,382.91	3,500.00	117.09	3.46
G-350-L01-1710 - FUEL Case Loader	8,700.00	7,722.17	8,700.00	977.83	12.66
G-350-L01-1715 - REPAIRS & MAINTENANCE Case Loader	8,000.00	8,769.89	9,000.00	230.11	2.62
G-350-T01-1440 - Trucks - MATERIALS AND SUPPLIES	2,000.00	585.92	1,500.00	914.08	156.01
G-350-T01-1710 - Trucks - FUEL	14,000.00	14,340.69	14,000.00	(340.69)	(2.38)
G-350-T01-1715 - Trucks - REPAIRS & MAINTENANCE	10,000.00	20,485.18	17,000.00	(3,485.18)	(17.01)
G-350-T01-1720 - Trucks - LICENSES	3,500.00	2,088.53	2,500.00	411.47	19.70
G-353-121-1440 - Sidewalks - MATERIALS AND SUPPLIES	4,500.00	0.00	4,500.00	4,500.00	0.00
G-400-121-1525 - Street Lights - HYDRO	17,765.00	16,512.95	17,000.00	487.05	2.95
G-400-121-1715 - Street Lights - REPAIRS & MAINTENANCE	15,000.00	13,886.98	15,000.00	1,113.02	8.01
G-400-121-1720 - Street Lights - Utility Locates	0.00	1,561.82	1,500.00	(61.82)	(3.96)
PW Expenditure Totals:	<u>847,317.00</u>	<u>683,925.79</u>	<u>913,003.00</u>	<u>229,077.21</u>	
PW Net Surplus (Deficit):	(582,319.00)	(509,131.66)	(506,453.00)	2,678.66	

PW - CAP - Public Works - Capital

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G-350-204-1612 - Culvert Capital	28,493.00	4,683.00	115,700.00	111,017.00	2,370.64
G-350-204-1641 - Fleet Capital	0.00	0.00	245,000.00	245,000.00	0.00
G-350-204-1696 - PW Building Capital	7,500.00	12,674.09	12,000.00	(674.09)	(5.32)
PW - CAP Expenditure Totals:	<u>35,993.00</u>	<u>17,357.09</u>	<u>372,700.00</u>	<u>355,342.91</u>	
PW - CAP Net Surplus (Deficit):	(35,993.00)	(17,357.09)	(372,700.00)	(355,342.91)	
RES - Reserves					
G-350-086-0846 - TRANSFER FROM PW BUILDING RESERVE	7,500.00	7,500.00	0.00	(7,500.00)	(100.00)
G-710-076-0865 - SPLASH PAD - RESERVE	2,000.00	0.00	2,000.00	2,000.00	0.00
G-710-077-0876 - TRANSFER FROM PARK DEVELOPMENT RESERVE	18,000.00	0.00	11,000.00	11,000.00	0.00
RES Revenue Totals:	<u>27,500.00</u>	<u>7,500.00</u>	<u>13,000.00</u>	<u>5,500.00</u>	
G-200-111-1563 - Transfer to Election Reserve	2,000.00	2,000.00	0.00	(2,000.00)	(100.00)
G-200-121-1569 - Admin - RESERVE TRANSFER	15,000.00	15,000.00	15,000.00	0.00	0.00
G-250-121-1559 - FIRE EQUIP. RESERVES TRANSFER	30,000.00	30,000.00	50,000.00	20,000.00	66.67
G-350-271-1640 - TO ROADS CONSTRUCTION RESERVE	17,000.00	17,000.00	15,000.00	(2,000.00)	(11.76)
G-350-271-1641 - TO ROADS EQUIPMENT RESERVE	55,000.00	55,000.00	30,000.00	(25,000.00)	(45.45)
G-510-414-1657 - TRANSFER TO HOSPITAL BUILD RESERVE	7,000.00	7,000.00	7,000.00	0.00	0.00
G-710-531-1640 - Transfer to Reserve for Parks Capital	78,927.87	78,927.00	0.00	(78,927.00)	(100.00)
RES Expenditure Totals:	<u>204,927.87</u>	<u>204,927.00</u>	<u>117,000.00</u>	<u>(87,927.00)</u>	
RES Net Surplus (Deficit):	(177,427.87)	(197,427.00)	(104,000.00)	93,427.00	
SCH - School Boards					
G-150-060-0762 - EDUC.TAX LEVY-ENG.PUB.	225,473.55	222,070.54	225,522.00	3,451.46	1.55
G-150-060-0763 - EDUC TAX LEVY FRENCH PUBLIC	12,652.30	11,768.28	11,707.00	(61.28)	(0.52)
G-150-060-0764 - EDUC.TAX LEVY-ENG. SEPARATE	31,213.01	31,153.24	31,287.00	133.76	0.43
G-150-060-0765 - EDUC TAX LEVY FRENCH SEP	28,740.19	27,054.13	26,915.00	(139.13)	(0.51)
SCH Revenue Totals:	<u>298,079.05</u>	<u>292,046.19</u>	<u>295,431.00</u>	<u>3,384.81</u>	
G-200-091-0758 - TSF TO SCH BD-FRENCH PUBLIC	12,652.30	11,768.28	11,707.00	(61.28)	(0.52)
G-200-091-0759 - TSF TO SCH BD-FRENCH SEPARATE	28,740.19	27,054.13	26,915.00	(139.13)	(0.51)
G-200-091-0761 - TSF TO SCH BD - ENG SEPARATE	31,213.01	31,153.24	31,287.00	133.76	0.43
G-200-091-0762 - TSF TO SCH BD-ENGLISH PUBLIC	225,473.55	222,070.54	225,522.00	3,451.46	1.55
SCH Expenditure Totals:	<u>298,079.05</u>	<u>292,046.19</u>	<u>295,431.00</u>	<u>3,384.81</u>	
SCH Net Surplus (Deficit):	0.00	0.00	0.00	0.00	
SEW - Sewers					

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G-150-060-0767 - RES USERS SEWER SERVICE CHARGE 107	197,774.00	200,129.08	205,132.00	5,002.92	2.50
G-150-070-0747 - 30 YR FRT CHGE SEWER CAP WRKS 104	109,904.00	109,903.72	112,653.00	2,749.28	2.50
G-150-070-0767 - STRONG TWP SEWER SERVICE CHARGE/USERS	12,710.00	12,723.20	13,043.00	319.80	2.51
G-150-070-0768 - STRONGSEWER PENALTY	500.00	930.09	940.00	9.91	1.07
G-160-060-0767 - COMMERCIAL SEWER USERS CHGE 106	103,433.00	100,990.53	103,515.00	2,524.47	2.50
G-410-089-0844 - TRANSFER From sewer reserves	44,555.00	0.00	33,293.00	33,293.00	0.00
SEW Revenue Totals:	<u>468,876.00</u>	<u>424,676.62</u>	<u>468,576.00</u>	<u>43,899.38</u>	
G-410-311-1445 - Sewers - CONTRACTED SERVICES - OTHER	11,000.00	8,384.61	9,000.00	615.39	7.34
G-410-311-1450 - Sewers - CONTRACT - OCWA	239,026.00	229,988.29	239,026.00	9,037.71	3.93
G-410-311-1525 - Sewers - HYDRO	60,000.00	63,163.27	64,000.00	836.73	1.32
G-410-311-1610 - Sewers - AUDIT & LEGAL	500.00	91.58	500.00	408.42	445.97
G-410-311-1614 - Sewers - TAXES	5,200.00	5,117.88	5,300.00	182.12	3.56
G-410-311-1615 - Sewer User Fee Writeoffs	2,500.00	1,772.50	1,800.00	27.50	1.55
G-410-311-1629 - Sewers - INTEREST EXP ON IO DEBENTURES	49,532.00	49,532.01	47,741.00	(1,791.01)	(3.62)
G-410-311-1635 - Sewers - CAPITAL EXPENDITURE	49,200.00	17,185.15	39,500.00	22,314.85	129.85
G-410-311-1642 - Sewers - PRINC PMT ON 30 YR DEBENTURES	48,918.00	48,918.63	50,709.00	1,790.37	3.66
G-410-311-1715 - Sewers - REPAIRS & MAINTENANCE	3,000.00	382.68	11,000.00	10,617.32	2,774.46
SEW Expenditure Totals:	<u>468,876.00</u>	<u>424,536.60</u>	<u>468,576.00</u>	<u>44,039.40</u>	
SEW Net Surplus (Deficit):	0.00	140.02	0.00	(140.02)	
SHAS - Shared Service					
G-250-000-0000 - Sundridge Share of Fire Department	587,408.00	0.00	214,000.00	214,000.00	0.00
G-282-121-1550 - Village portion of Shared Emergency Meas	5,000.00	5,000.00	5,000.00	0.00	0.00
G-510-421-1648 - MEDICAL CENTRE- SUNDRIDGE PORTION SDMC	67,559.00	67,559.00	49,000.00	(18,559.00)	(27.47)
G-710-511-1660 - High Rock - Sun Por of Highrock Levy	3,500.00	3,072.32	3,500.00	427.68	13.92
G-710-551-1645 - Arena - Sundridge Portion of Arena Levy	205,000.00	205,954.72	214,995.00	9,040.28	4.39
G-710-562-1450 - Sundridge Portion of Rec Comm Levy	12,688.00	12,688.00	12,688.00	0.00	0.00
G-710-581-0934 - LIBRARY OPERATIONS LEVY	48,224.49	48,224.49	49,825.00	1,600.51	3.32
G-910-582-1654 - ACED	19,193.00	19,193.00	16,650.00	(2,543.00)	(13.25)
SHAS Expenditure Totals:	<u>948,572.49</u>	<u>361,691.53</u>	<u>565,658.00</u>	<u>203,966.47</u>	
SHAS Net Surplus (Deficit):	(948,572.49)	(361,691.53)	(565,658.00)	(203,966.47)	
TAX - General Taxation					
G-140-083-0790 - PIL REVENUE	3,102.00	2,999.63	3,100.00	100.37	3.35
G-140-084-0790 - RAILWAY TAXATION	2,098.00	0.00	2,098.00	2,098.00	0.00
G-150-060-0760 - MUNICIPAL LEVY	2,169,846.00	2,170,167.16	0.00	(2,170,167.16)	(100.00)

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G-150-060-0761 - MUNICIPAL SUPPLEMENTAL	5,000.00	25,652.58	7,000.00	(18,652.58)	(72.71)
TAX Revenue Totals:	<u>2,180,046.00</u>	<u>2,198,819.37</u>	<u>12,198.00</u>	<u>(2,186,621.37)</u>	
G-200-121-1620 - Admin - FINANCIAL EXPENSES-TAX W/O	5,000.00	3,721.63	5,000.00	1,278.37	34.35
G-200-121-1659 - Admin - ASSESSMENT SERVICES - MPAC	18,008.29	18,008.28	18,570.00	561.72	3.12
TAX Expenditure Totals:	<u>23,008.29</u>	<u>21,729.91</u>	<u>23,570.00</u>	<u>1,840.09</u>	
Net Surplus (Deficit):			<u>(2,278,009.00)</u>		

Accounts Printed: 244

SUNDRIDGE STRONG FIRE DEPARTMENT - 2026 BUDGET - DRAFT				Printed:
	2025 Budget	2025 Unaudited Totals	2026 Proposed Budget	Notes
Revenues				
Account Description				
Joly Twp Fire calls	\$7,000	\$9,717	\$0	no fee for service
JOLY TWP FIRE SERVICES	\$18,745	\$18,745	\$70,000	
Joly Twp. Fire Prof. And Edu.	\$6,200			
DONATION	\$200	\$13	\$3,300	SS Firefighters Association Donation - equipment upgrade
MTO FIRE CALLS	\$8,000	\$11,981	\$8,000	
FEE FOR SERVICE	\$100	\$200	\$100	
SALE OF SURPLUS ASSET	\$25,000	\$43,527	\$0	Sale was 50,172 - minus HST
FUNDING	\$8,230	\$8,592	\$16,000	OFM Fire Protection Grant
	\$73,475	\$92,774	\$97,400	
Expenditures				
SALARIES AND WAGES	\$202,500	\$208,288	\$210,000	variable based on # calls, types of calls, # of firefighters, # of auxiliary includes Firefighters, FP&TO and FC
EMPLOYER COSTS	\$55,000	\$47,080	\$48,000	
F F MATERIALS & SUPPLIES	\$42,000	\$41,102	\$41,000	bunker gear, gloves, boots, ppe, annual bunker gear test, first aid/AED supplies, uniforms, face fit testing, food/water during calls
OFFICE SUPPLIES	\$2,000	\$1,032	\$2,000	paper, pens, binders, etc.
OFFICE EQUIPMENT	\$11,800	\$10,777	\$12,000	annual FP2 license, Software licensing, annual IT service/support, annual fees communication app, annual zoom fees
ADMIN FEE	\$4,200	\$4,875	\$4,860	
HYDRO/HEAT	\$6,500	\$6,008	\$6,300	
TELEPHONE/INTERNET	\$1,600	\$1,428	\$1,500	
ANSWERING SERVICE	\$4,080	\$3,754	\$4,200	annual fee for 911 call taking/alerting (slight increase as per contract)
ALARM SYSTEM	\$600	\$347	\$600	annual fee/service
TRAVEL	\$500	\$236	\$500	annual conference and trade show
MEMBERSHIP FEES	\$500	\$311	\$400	O AFC membership, Northeast Mutual Aid Group membership
TRAINING	\$46,000	\$40,506	\$45,000	firefighter and auxiliary training time, training materials, car fire/auto ex, training props/materials, BLS course, live fire training, OFC courses,
FF LICENCE REQUIREMENTS	\$1,500	\$507	\$1,000	new firefighters and auxiliary staff
ADVERTISING	\$100	\$0	\$100	
FIRE PREVENTION EXPENSES	\$3,500	\$3,614	\$3,500	fire prevention week materials, open house, smoke and co alarms, door to door smoke alarm materials
AUDIT & LEGAL	\$4,000	\$4,331	\$4,500	
INSURANCE	\$22,500	\$22,118	\$22,500	
BLDG REPAIRS & MAINTENANCE	\$14,000	\$10,456	\$15,000	repairs/service to: HVAC, generator, osmosis system, tube heaters, garage doors,plumbing, annual for extinguishers/emerg. lighting, snow removal, cleaning services, building supplies, building repairs
RADIO LICENSES	\$1,250	\$1,245	\$1,300	annual fees
COMMUNICATIONS	\$11,000	\$10,679	\$12,000	monthly service fees, repairs, programming, new portable radios and batteries
VEH MATERIALS AND SUPPLIES	\$12,000	\$13,539	\$14,000	foam, SCBA flow testing, gas detector calibration, fire extinguishers, hose, couplers/adapters, replacement batteries, misc supplies
FUEL	\$8,000	\$7,891	\$8,000	variable to needs and circumstances
VEH REPAIRS & MAINTENANCE	\$38,000	\$33,964	\$12,000	pump testing,ladder testing, annual safeties/repairs, undercoating, service atv, tires/tracks switch on atv, service portable pumps,
Capital Expenditures				
Capital - Supplies/Equipment	\$4,100	\$11,732	\$0	
Capital - Fleet	\$735,336	\$735,335	\$0	
Capital - Land Improvements			\$0	
Capital - Facilities	\$15,725	\$14,155	\$43,826	Diesel Exhaust Removal System, cancer prevention initiative - (OFM Grant applied here)
Capital - Linear (Built Assets)			\$0	
Total Operating	\$493,130	\$474,089	\$470,260	-4.64%
Total Capital	\$755,161	\$761,222	\$43,826	-94.20%
Total Operating and Capital	\$1,248,291	\$1,235,311	\$514,086	-58.82%
Net Fire Dept Costs	\$1,174,816	\$1,142,537	\$440,611	
Sundridge Share	\$587,408	\$571,268	\$220,306	(2025 Operating and Capital Facilities, supplies = \$219,740)
Strong Share	\$587,408	\$571,268	\$220,306	
Net Surplus (Deficit)	\$16,140		\$8,070	

SUNDRIDGE STRONG FIRE DEPARTMENT - 2026 BUDGET - DRAFT				Printed:	
	2025 Budget	2025 Unaudited Totals	2026 Proposed Budget	Notes	
Please refer to Previous year approved budgets for reference to surplus funds					

**SUNDRIDGE –STRONG FIRE COMMITTEE
MINUTES
THURSDAY MARCH 12, 2026 at 6:00 P.M.**

PRESENT:

SUNDRIDGE: Shawn Jackson(electronic), Vicki Whitmell
STRONG: Jim Ronholm, Jeff McLaren

STAFF PRESENT: Andrew Torrance, Fire Chief
Brendan Adams, Fire Prevention & Assistant Training Officer
Christine Hickey, Treasurer
Robyn Ferrante, Joint Committee Recording Secretary

REGRETS: Tim Bryson, with notice; Luke Preston, with notice

C1 Call to Order

The Chair called the meeting to order at 6:00 p.m.

C2 Approval of Agenda

**Resolution#FC2026-001
Moved By: Jeff McLaren
Seconded By: Vicki Whitmell**

THAT the Agenda for the March 12, 2026 regular meeting of the Sundridge-Strong Fire Committee be approved, as amended, to move the draft Minutes from the December 11, 2025 Regular Meeting to the next Sundridge Strong Fire Committee meeting.

	Yea	Nay	Abstain
Shawn Jackson	x		
Jeff McLaren	x		
Vicki Whitmell	x		
Jim Ronholm	x		
CARRIED			

C3 Declaration of Pecuniary Interest - None

C4 Delegations – None

C5 Approval of Previous Committee Minutes – None (removed from Agenda, to be placed on the next Sundridge-Strong Fire Committee Meeting Agenda as December 11, 2025 Draft Minutes had been mistakenly not included in Agenda Package)

Follow Up/New Business

a) Staff Report - Fire Chief's Report – March 12, 2026

Resolution#FC2026-002
Moved By: Shawn Jackson
Seconded By: Vicki Whitmell

THAT the Fire Chief's Report dated March 12, 2026 be received.

	Yea	Nay	Abstain
Shawn Jackson	x		
Jeff McLaren	x		
Vicki Whitmell	x		
Jim Ronholm	x		
CARRIED			

b) Staff Report – Fire Prevention and Assistant Training Officer's Report – March 12, 2026

Resolution#FC2026-003
Moved By: Jeff McLaren
Seconded By: Vicki Whitmell

THAT the Fire Prevention and Assistant Training Officer's Report dated March 12, 2026 be received.

	Yea	Nay	Abstain
Shawn Jackson	x		
Jeff McLaren	x		
Vicki Whitmell	x		
Jim Ronholm	x		
CARRIED			

c) Staff Report - New Tanker Truck – Authorization to Purchase

Resolution#FC2026-004
Moved By: Shawn Jackson
Seconded By: Jeff McLaren

THAT the Sundridge Strong Fire Committee receive Staff Report *New Tanker Truck – Authorization to Purchase* dated March 12, 2026

AND THAT the Committee authorizes staff to release an RFP to begin the procurement process.

	Yea	Nay	Abstain
Shawn Jackson	x		
Jeff McLaren	x		
Vicki Whitmell	x		
Jim Ronholm	x		
CARRIED			

d) 2026 Budget - Draft

Resolution#FC2026-005
Moved By: Vicki Whitmell
Seconded By: Jeff McLaren

THAT the 2026 Draft Budget be received.

AND THAT the 2026 budget at a total of \$440,611 be approved, and that Sundridge's share will be \$220,306 and Strong's share will be \$220,306

AND THAT the 2026 budget be provided to both Sundridge and Strong Council for approval.

	Yea	Nay	Abstain
Shawn Jackson	x		
Jeff McLaren	x		
Vicki Whitmell	x		
Jim Ronholm	x		
CARRIED			

e) 2026 Meeting Dates – Draft

Resolution#FC2026-006
Moved By: Jeff McLaren
Seconded By: Shawn Jackson

THAT the 2026 Meeting dates for the Sundridge-Strong Fire Committee be approved as presented.

	Yea	Nay	Abstain
Shawn Jackson	x		

Jeff McLaren x
Vicki Whitmell x
Jim Ronholm x
CARRIED

C7 Closed Session – None

C8 Adjournment

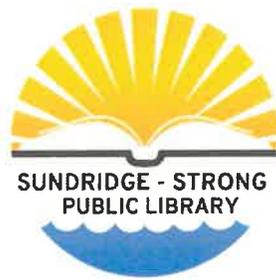
Resolution#FC2026-007
Moved By: Jeff McLaren
Seconded By: Vicki Whitmell

THAT we do now adjourn at 6:43 p.m. until May 14, 2026 at 6:00 p.m. or at the call of the Chair.

	Yea	Nay	Abstain
Shawn Jackson	x		
Jeff McLaren	x		
Vicki Whitmell	x		
Jim Ronholm	x		
CARRIED			

Jim Ronholm, Chair

Robyn Ferrante, Recording Secretary



**SUNDRIDGE-STRONG UNION PUBLIC LIBRARY BOARD MEETING
THURSDAY, JANUARY 22, 2026**

PRESENT: Diana Cosby, Brenda Lee, Karen McLaren, Vicki Whitmell

REGRETS: Kevin Noaik, Fraser Williamson

STAFF: Melinda Kent, Librarian/CEO

Call to Order - The Chair called the meeting to order at 6:45 p.m.

Discloser of Conflicts of Interest – None

Agenda

01-01	Moved:	Diana Cosby	Seconded:	Karen McLaren
That the agenda be approved as circulated. Carried.				

Minutes

01-02	Moved:	Brenda Lee	Seconded:	Karen McLaren
That the minutes of November 20, 2025 meeting of the Sundridge-Strong Union Public Library Board be adopted as presented. Carried.				

Business Arising

- The librarian/CEO reviewed a few minor changes to some budget lines since the first draft of the budget was presented at the November meeting. The increase of 3% stays the same.

01-03	Moved:	Brenda Lee	Seconded:	Diana Cosby
That the Sundridge-Strong Union Public Library Board approve the 2026 Library budget at \$127 587.58 with the Village of Sundridge and Township of Strong share each of \$49 824.79. Carried.				

Statement of Expenses

01-04	Moved:	Brenda Lee	Seconded:	Karen McLaren
That the income statement for the Sundridge-Strong Union Public Library for the following months be accepted as presented:				
<ul style="list-style-type: none"> • November 2025: \$-6474.19 • December 2025: \$554.91 Carried. 				

Librarian's Report

- See attached – January 2026 report and 2025 Year End Statistics.
- New volunteer for homework help.
- New volunteer interested in helping out with a small fundraiser. She has vintage clothing to display and talk about.
- A performance review of the CEO/Librarian should be done before the end of the board's term.
- The library won \$670.00 worth of Abzilly books from The International Dyslexia Society of Ontario.

Correspondence

New Business

- The library will be participating in the Family Day celebration on February 15th from 1:00 – 4:00. We will be taking the Lego again.

Strategic Plan Update

01-05	Moved:	Karen McLaren	Seconded:	Diana Cosby
That the Sundridge-Strong Union Public Library Board approve our Strategic Plan 2026-2030. Carried.				

- The librarian/CEO will schedule a Teen Advisory group meeting

Policies & Procedures

Announcements

Adjournment

01-06	Moved:	Diana Cosby
That the Sundridge-Strong Union Public Library Board adjourn at 7:55 p.m. The next regular meeting will be held at 6:45 pm on February 19, 2026 or at the call of the chair. Carried.		


Chair


Recording Secretary



SUNDRIDGE STRONG JOLY ARENA AND HALL

The arena meeting was held Wednesday March 4, 2026 @ 6:00 p.m. at the Strong Township Office and by Zoom

Present: Jeff McLaren, Jim Ronholm, Bill Black, Brian McCabe, Sharon Smith, Vicki Whitmell

Arena Manager: Adam Clarke

Recording secretary: Tera Minor

Zoom:

Absent:

Guest: Bob Atwell

The Chair called the meeting to order at 6:00 p.m.

1. Approve Agenda

Resolution #26-26: Sharon Smith – Jeff McLaren

Be it resolved that we the SSJ Arena Committee approve the amended agenda for the March 4, 2026 meeting to add a Delegation, remove 7.1 Resolution to reconsider resolution 2026-16 (arena rental rates) and replace 7.1 with Staff Report SSJ-2026-007 – Soccer Summer Camp.

Carried

2. Declaration of Pecuniary Interest and General Nature Thereof:

None

3. Approve the Minutes

Resolution #26-27: Brian McCabe – Jeff McLaren

Be it resolved that we the Committee approve the minutes of the February 4 & 25, 2026 meeting.

Carried

4. Approve the accounts

Resolution #26-28: Brian McCabe – Jim Ronholm

Be it resolved that we the Committee approve the accounts payable in the amount of \$32,229.05 for the month of February 2026.

Carried

5. Delegation

Bob Atwell gave an update on the Hockey Tournament he is throwing to raise funds for the Arena. To date there are 8 Men's and 3 Women's teams.

He has more than enough volunteers.

He would like to make this an annual event but will look at changing to a date in February so parents of Minor Hockey Teams can attend, there's a chance they could be in playoffs out of town in March.

Donation jars will be placed out as well.

6. Staff Reports

None

7. Managers Report

7.1 SSJ-2026-007: Soccer Summer Camp

7.2 SSJ-2026-008: Hall Discount

7.3 SSJ-2026-009: Men's Tournament

Resolution #26-29: Brian McCabe – Jim Ronholm

Be it resolved that the SSJ Arena Committee hereby receive and read Staff Report SSJ-2026-007 go to Adam's discretion option 1 to \$1750.00.

Carried

Resolution #26-30: Brian McCabe – Jim Ronholm

Be it resolved that the SSJ Arena Committee hereby receive and read Staff Report SSJ-2026-008. Reduce fee \$100.00 for Mr. Ford due to broken fridge.

Carried

Resolution #26-31: Brian McCabe – Jeff McLaren

Be it resolved that the SSJ Arena Committee hereby receive and read Staff Report SSJ-2026-009. Option 2.

Carried

8. Correspondence

8.1 Budgetary Control – February 2026

8.2 ORC Agreement - email

Resolution #26-32: Sharon Smith – Jim Ronholm

Be it resolved that we the committee receive and read correspondence as below:

8.1 Budgetary Control – February 2026

8.2 ORC email

Carried

9. New Business

9.1 Snow Removal RFP

9.2 Kitchen – Items needing replacement: Arena Manager compiled a list of kitchen items needed ranked in order.

Sharon mentioned that the Lion’s Club would like to know which items are needed for the kitchen, the committee suggested they could raise funds for “Kitchen Improvements”.

South River is auctioning off equipment from the Brewery. A double door fridge is listed, the auction is over March 10, 2026.

Resolution #26-33: Jim Ronholm – Jeff McLaren

Be it resolved that we the committee hereby agree to advertise an RFP for Snow removal & salting of the SSJ Arena parking lot for 2026/27 and 2027/28 winter seasons.

RFP to be in by noon May 1, 2026.

Carried

Resolution #26-34: Brian McCabe – Sharon Smith

Be it resolved that we the committee do hereby agree to put bid on fridge up to \$1000.00

Carried

The Committee agreed to let the Arena Manager discuss an email received today from a member of Woman’s Hockey.

They feel there has been miscommunication between staff and themselves and would like to have an invoice voided.

The Arena Manager informed them they would need to come to an Arena meeting to get approval from the Committee.

10. Closed Session

None

11. Next Regular Meeting Date

Wednesday April 1, 2026

12. Adjournment

Resolution #25-35: Brian McCabe – Vicki Whitmell

Be it resolved that we now adjourn at 7:10 p.m. until the next meeting April 1, 2026 or at the call of the Chair.

Carried

Chairperson

Regular Meeting of the Village of Sundridge Council

Wednesday, February, 25, 2026 at 6:00 p.m.

Village of Sundridge Council Chambers

PRESENT: Mayor Shawn Jackson (electronic participation), Deputy Mayor Sharon Smith, Councillor Luke Preston, Councillor Vicki Whitmell, and Councillor Fraser Williamson

STAFF: Nancy Millar; Clerk Administrator
Christine Hickey; Treasurer & SDMCC Recording Secretary

GUESTS: Chris Jones, Municipal Planning Services
Bill Lang
John & Albine

COUNCIL MINUTES

1) CALL TO ORDER

The Chair, Mayor Shawn Jackson called the meeting to order at 6:00pm

LAND ACKNOWLEDGEMENT

The Village of Sundridge would like to acknowledge that we are meeting on Williams Treaty Lands and they are the traditional home of the Anishinabek First Nations. We wish to honour the original inhabitants, thanking them for their land stewardship and recognizing our responsibilities to promote the healing of our communities through earnest and sincere application of the Truth and Reconciliation Commission recommendations. Miigwech.”

**2) APPROVAL OF AGENDA
Resolution #2026-053
Moved By: Fraser Williamson
Seconded By: Sharon Smith**

THAT the agenda for the February 25, 2026 regular meeting be approved as circulated.

**Recorded Vote
Preston, Luke**

**For
Y**

Against

Abstain

Smith, Sharon	Y
Whitmell, Vicki	Y
Williamson, Fraser	Y
Jackson, Shawn	Y

CARRIED.

3) DECLARATION OF PECUNIARY INTEREST - none

4) PLANNING MATTERS

4 (A.1) PUBLIC MEETING – Official Plan
Start: 6:06pm

Chair: Good evening, I am Shawn Jackson, Mayor for the Village of Sundridge. This is a Public Meeting under Section 17 of the Planning Act to allow the public to learn more about the Village's Official Plan. The Official Plan is applicable to all land within the corporate boundaries of the Village of Sundridge. The draft Official Plan and its related mapping can be found on the Village's website at www.sundridge.ca.

The following is a brief summary of the proposed Official Plan:

- To establish a community vision and goals that form the basis for land use policy;
- To create land use designations that reflect the existing pattern of land use in the Village;
- To create a housing policy that encourages a broad range of housing types to address need and affordability;
- To establish development policy that reflects servicing capacities and capabilities in the Village; and.
- To identify the importance of Lake Bernard as an environmental, cultural and economic resource.

Please note that Council will not be making a decision on the draft Official Plan today. The purpose of this meeting is to hear from citizens who have questions regarding the proposed Official Plan for the Village of Sundridge.

Comments provided at this meeting will be considered by Council before the document is finalized for adoption

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Chair: I will ask the Clerk if any written comments have been received.

Clerk Administrator: The village has received one written comment from the Algonquins of Pikwakanagan First Nation.

Chair: I will now ask the Villages Planning Consultant to provide an overview of the plan and the process.

Chris Jones, Municipal Planning Services Consultant delivered an overview on the draft official plan, including the next steps in the process regarding the adoption of the policy.

Chair: I will now open the floor to persons who wish to provide comments/questions with respect to the proposed Official plan. Once each comment/question is complete, I will direct the question to the Village Planner for a response.

Chair: Is there anyone from the public who wishes to speak on the proposed Official Plan? Before providing comment, please state your name and civic address to be entered into the record for this meeting.

Bill Lang – 47 Glenwood Drive, Huntsville

(the following is a point form summation of the conversation and is not intended to represent the entire discussion)

- Does Sundridge have interest in having municipal water?
- Sundridge would then be a full-service municipality, and this would enable further senior's complex housing and other development that aligns with the new housing legislation.
- Cost? Taxation? Availability of Funding?
- Municipal water should be considered in conjunction with the Official Plan
- Consider: economic benefits, retain population, attract new people to the area

- Single Family Dwellings and/or Duplex's are represented on the vacant lands map shown tonight. Refer back to multi-residential lots and senior housing needs; full services.

Chris Jones; Municipal Planning Services

(the following is a point form summation of the conversation and is not intended to represent the entire discussion)

- Partial services are a constraint
- Capacity
- Development of apartments and other housing is challenging with partial services

Chair: Before this meeting comes to a close, I will ask if any member of Council has questions regarding the proposed Official Plan or with respect to anything they have heard during this meeting?

Councillor Luke Preston

(the following is a point form summation of the conversation and is not intended to represent the entire discussion)

- Identified landfill site areas; please provide further explanation.

Chris Jones; Municipal Planning Services

(the following is a point form summation of the conversation and is not intended to represent the entire discussion)

- The ministry has a database that contains information on past and present landfill sites
- The landfill sites identified in the land use schedule do not have a lot of impact on development in the village. The policies regarding the landfills comes to light in more complex planning applications.

Councillor Fraser Williamson

(the following is a point form summation of the conversation and is not intended to represent the entire discussion)

- Senior's Housing is needed
- To build this type of housing, water and sewer services are needed

Chris Jones; Municipal Planning Services

(the following is a point form summation of the conversation and is not intended to represent the entire discussion)

- Councillor Preston at a previous meeting inquired about the number of vacant parcels in the municipality. There are approximately 111 vacant parcels in the village at present.

Chair: I will now bring this meeting to a close. I would like to thank everyone for their participation and cooperation this evening.

This Public Meeting is now over. Thank-you for your attendance. The time is now: 6:54 p.m.

5) DELEGATIONS - None

6) PRESENTATIONS - None

7) CONSENT ITEMS

[Items from the Consent List may be moved by members to be discussed under Section 9 – New Business/Action Items]

7 (E.1) Follow Up List – February 25, 2026

7 (E.2) District Social Services Administration Board February CAO Report

7 (E.3) Municipality of Magnetawan Support Resolution No. 2026-27; Bill C-15
Canada Post Act Amendment, and Road Salt Use and Reduction

7 (E.4) North Bay Parry Sound District Health Unit Highlights from January
2026 Ministry of Health Report

7 (E.5) The Village of South River Resolution 65-2026, Bill C-15
Canada Post Act Amendment

7 (E.6) Almaguin Community Economic Development DoED Report Feb. 2026

8) APPROVAL OF CONSENT ITEMS

Resolution #2026-054

Moved By: Sharon Smith

Seconded By: Vicki Whitmell

THAT Items listed as Consent Items for February 25, 2026 and the recommendations contained therein be received;

AND THAT any Items for which pecuniary interest has been declared are deemed not to have been voted on or discussed by the individual making the declaration.

Recorded Vote	For	Against	Abstain
Preston, Luke	Y		
Smith, Sharon	Y		
Whitmell, Vicki	Y		
Williamson, Fraser	Y		
Jackson, Shawn	Y		

CARRIED.

9) NEW BUSINESS/ACTION ITEMS

- 9.1. ROMA Conference Notes – Key Takeaways and Local Implications
(Rural Ontario Municipalities Association)

Resolution #2026-055

Moved By: Luke Preston

Seconded By: Vicki Whitmell

THAT the Council for the Corporation of The Village of Sundridge receives the key takeaways and Local implications notes shared with Council by the delegates that attended the ROMA 2026 Conference.

Recorded Vote	For	Against	Abstain
Preston, Luke	Y		
Smith, Sharon	Y		
Whitmell, Vicki	Y		
Williamson, Fraser	Y		
Jackson, Shawn	Y		
CARRIED.			

- 9.2. Almaguin Highlands Health Centre – Deficits for 2024 & 2025

Resolution #2026-056

Moved By: Sharon Smith

Seconded By: Vicki Whitmell

THAT the Council for the Corporation of The Village of Sundridge receives the invoices from the Village of Burk's Falls regarding the deficits for the Almaguin Highlands Health Centre for the years of 2024 and 2025,

AND WHEREAS Council acknowledges that residents of the village are patrons of the services offered at the AHHC such as the x-ray and laboratory departments; Council does not recognize the deficits of the AHHC as being an obligation of the Village of Sundridge.

WHEREAS Council does believe it is very important to support the almaguin area to keep health services in the north, and that Council has obligations and a fiscal responsibility to the Sundridge & District Medical Centre,

THEREFORE, BE IT RESOLVED THAT Council will not be making a further contribution towards the deficits of the AHHC for the years 2024, and 2025 as Council has already made significant contributions for those years, but will consider a contribution for 2026 provided supporting data including civic addresses for Sundridge residents be provided with the request.

Recorded Vote	For	Against	Abstain
Preston, Luke	Y		
Smith, Sharon	Y		
Whitmell, Vicki	Y		
Williamson, Fraser	Y		
Jackson, Shawn	Y		
CARRIED.			

9.3. Community Yard Sale
[motion introduced by Councillor Fraser Williamson February 11, 2026]

Resolution #2026-057
Moved By: Fraser Williamson
Seconded By: Luke Preston

WHEREAS The Village of Sundridge since May 2021 has promoted a village wide yard sale day(s) every year since May 2021,

AND THAT these days have been an attraction to the village because of the large amount of yard/garage sales that take place on that day.

AND THAT some of those sales raise money for charities and community groups.

THEREFORE, BE IT RESOLVED THAT the Village of Sundridge declare Saturday May 23, 2026 as a Village Wide Yard/Garage Sale.

AND THAT staff promote this Village Wide Garage/Yard Sale on social media and flyers.

AND FURTHER THAT on the flyers/social media advertising residents and community groups have the option of registering their yard sale by stating the address it will take place. These registrations will be open until Monday May 18, 2026. Staff will then post a list of participants street addresses of the sale on social media ahead of the Yard/Garage sale day. Registration is not required to participate.

Recorded Vote	For	Against	Abstain
Preston, Luke	Y		
Smith, Sharon	Y		
Whitmell, Vicki	Y		
Williamson, Fraser	Y		
Jackson, Shawn	Y		
CARRIED.			

9.4. The Federation of Northern Ontario Municipalities 2026 Conference

Resolution #2026-058

Moved By: Luke Preston

Seconded By: Vicki Whitmell

THAT the Council for the Corporation of the Village of Sundridge receives the information regarding the FONOM Conference being held in Timmins on May 11th to 13th, 2026,

AND THAT the following members of Council would like to attend:

- Luke Preston
- Fraser Williamson (to be confirmed)

Recorded Vote	For	Against	Abstain
Preston, Luke	Y		
Smith, Sharon	Y		
Whitmell, Vicki	Y		
Williamson, Fraser	Y		
Jackson, Shawn	Y		

CARRIED.

9.5. Sundridge Strong Joly Restructuring Committee 2026 Budget

Resolution #2026-059

Moved By: Vicki Whitmell

Seconded By: Fraser Williamson

THAT the Council for the Corporation of the Village of Sundridge receives the SSJ Restructuring Committee Resolution # R2026-005,

AND THAT Council agrees to carry forward the previously budgeted for 2025 commitments as per the restructuring budget to date worksheet, with the village's amount being \$16,897.45.

Recorded Vote	For	Against	Abstain
Preston, Luke	Y		
Smith, Sharon	Y		
Whitmell, Vicki	Y		
Williamson, Fraser	Y		
Jackson, Shawn	Y		

CARRIED.

10) **COMMITTEE REPORTS/MINUTES**

Resolution #2026-060

Moved By: Fraser Williamson

Seconded By: Sharon Smith

THAT Items 10 (A.1) to 10 (B.2) be received and discussed.

10 (A.1) Central Almaguin Planning Board – November 5, 2025

10 (A.2) Central Almaguin Planning Board – December 3, 2025

10 (A.3) Central Almaguin Planning Board – January 7, 2026

10 (A.4) SSJ Arena & Hall – February 4, 2026

10 (A.5) SSJ Recreation Committee – February 5, 2026

10 (A.6) SSJ Restructuring Committee – February 9, 2026

10 (A.7) Almaguin Community Economic Development – January 22, 2026

10 (A.8) Almaguin Highlands OPP Detachment Board – February 11, 2026

10 (B.1) Regular Council Meeting – February 11, 2026

Recorded Vote	For	Against	Abstain
Preston, Luke	Y		
Smith, Sharon	Y		
Whitmell, Vicki	Y		
Williamson, Fraser	Y		
Jackson, Shawn	Y		
CARRIED.			

11) STAFF REPORTS

11.1 Staff Report S2026-002 Waste Service Fees and Options

Resolution #2026-061

Moved By: Fraser Williamson

Seconded By: Luke Preston

THAT Council receives Staff Report S2026-002, Waste Service Fees and Options,

AND THAT this item is to be brought back to Council when further information is available for discussion, including different options.

Recorded Vote	For	Against	Abstain
Preston, Luke	Y		
Smith, Sharon	Y		
Whitmell, Vicki	Y		
Williamson, Fraser	Y		
Jackson, Shawn	Y		
CARRIED.			

12) BY-LAWS

12.1. Garage Sale By-Law No. 2026-014

Resolution #2026-062

Moved By: Fraser Williamson

Seconded By: Sharon Smith

THAT By-Law No. 2026-014, being a By-Law to regulate Garage Sales in the Village of Sundridge, be adopted.

Recorded Vote	For	Against	Abstain
Preston, Luke	Y		
Smith, Sharon	Y		
Whitmell, Vicki	Y		
Williamson, Fraser	Y		
Jackson, Shawn	Y		
CARRIED.			

13) ANNOUCEMENTS

- **Shawn Jackson**
 - Nothing at this time.
- **Sharon Smith**
 - Nothing at this time.
- **Luke Preston**
 - Nothing at this time.
- **Fraser Williamson**
 - Nothing at this time.
- **Vicki Whitmell**
 - The resolutions of support from various municipalities and other sources regarding the distribution of library books at a reduced rate has been heard, and the Government will be making an amendment to the legislation so that Canada Post continues to delivery library books at a reduced rate.
- **Nancy Millar, Clerk Administrator**
 - Nothing at this time.

14) **INTRODUCTION OF FUTURE MOTIONS - None**

15) **CONFIRMING BY-LAW**

Resolution #2026-063

Moved By: Luke Preston

Seconded By: Vicki Whitmell

THAT By-Law No. 2026-015, being a by-law to confirm the proceedings of Council of the Corporation of the Village of Sundridge at its regular meeting of **February, 25, 2026**, be adopted.

Recorded Vote	For	Against	Abstain
Preston, Luke	Y		
Smith, Sharon	Y		
Whitmell, Vicki	Y		
Williamson, Fraser	Y		
Jackson, Shawn	Y		

CARRIED.

16) **CONSIDERATION OF A CLOSED SESSION**

Resolution #2026-064

Moved By: Sharon Smith

Seconded By: Vicki Whitmell

THAT Council hold a Closed Session meeting as provided for by Section 239 (2)(b) of the Municipal Act, 2001, as amended, and the Village of Sundridge Procedural By-law No. 2021-051, immediately following this council meeting to deal with: Labour Relations or Employee Negotiations; Administration Department.

Recorded Vote	For	Against	Abstain
Preston, Luke	Y		
Smith, Sharon	Y		
Whitmell, Vicki	Y		
Williamson, Fraser	Y		
Jackson, Shawn	Y		

CARRIED.

17) **ADJOURNMENT**

Resolution #2026-065

Moved By: Fraser Williamson

Seconded By: Sharon Smith

THAT we do now adjourn at 8:11p.m. until the Regular Council Meeting on March, 11, 2026, or at the call of the Mayor.

Recorded Vote	For	Against	Abstain
Preston, Luke	Y		
Smith, Sharon	Y		
Whitmell, Vicki	Y		
Williamson, Fraser	Y		
Jackson, Shawn	Y		
CARRIED.			

Shawn Jackson, Mayor

Nancy Millar, Clerk Administrator

**CLOSED MEETING MINUTES
WEDNESDAY FEBRUARY 25, 2026
HELD IN THE VILLAGE OF SUNDRIDGE COUNCIL CHAMBERS**

Present: Mayor Shawn Jackson (electronic participation), Deputy Mayor Sharon Smith, Councillor Luke Preston, Councillor Vicki Whitmell, Councillor Fraser Williamson

Staff: Nancy Millar; Clerk Administrator, Christine Hickey; Treasurer

Start Time: 8:16_p.m.

This closed session meeting has been called to deal with:

1. Labour Relations or Employee Negotiations; Administration Department.

Closed reviewed the staff report as prepared by the Treasurer. Council discussed the report details and gave direction to Staff. This matter will appear before Council again on a future agenda.

2. Adjournment at 8:47 p.m.

Shawn Jackson, Mayor

Nancy Millar, Clerk Administrator



Corporation of the Village of Sundridge

Report Number: S2026-002
Date: March 11, 2026
To: Mayor, Deputy Mayor and Members of Council
From: Clerk Administrator
Report Title: CEMC Wage Increase – Request from the Township of Strong

RECOMMENDATION

THAT Council receive Staff Report S2026-002, dated March 11, 2026 regarding the CEMC Wage Increase,

AND THAT Council authorizes Staff to forward the report to The Township of Strong.

BACKGROUND

The following is a point form summary of how the shared emergency management concept was initiated and how it developed into the program it is today:

- New; shared emergency management program with four municipalities as members) concept was initiated as an opportunity to pool municipal staffing and resources
- Community Emergency Management Coordinator (CEMC) Contract Position and Program Design established and approved by the four members council in 2023;
 - o program design: 500 annual hours, rate \$30.00 per hour, shared amongst the four members, annual budget \$20,000.00
- One municipality was required to be the employer of the CEMC
- An Emergency Management Committee is a designated group, often at municipal, regional, or organizational levels, responsible for developing, implementing, and maintaining emergency plans to protect public safety. It ensures readiness through risk assessment, training, and coordinating responses to disasters.

ANALYSIS

The Township of Strong passed the following resolution on February 10, 2026:

R2026-065

Moved By: Marianne Stickland Seconded by: Jeff McLaren

Be it resolved that the Council for the Township of Strong hereby request a staff report from the Village of Sundridge, as administrators for the Shared Emergency Management Program, outlining the hours for the CEMC, current wage, how long he has held and position, and whether a performance evaluation has been completed, to be delivered to the Emergency Program Committee for approval and recommendation to the municipalities.

Carried

In response to The Township of Strong's request, Staff convey the following contract position management outline and the shared emergency management program details.

The shared emergency management program concept was presented and approved by all the Councils being Strong, Joly, Sundridge and South River in 2023.

A successful Recruitment opportunity resulted in the CEMC being hired in November 2023.

A Community Emergency Management Coordinator (CEMC) is a designated municipal official responsible for developing, implementing, and maintaining emergency management programs. They ensure compliance with legislation, conduct hazard identification (HIRA), train staff, and coordinate the Emergency Operations Centre (EOC) during disasters to ensure public safety.

The CEMC is required to have Provincial certification as a CEMC, along with Basic Emergency Management (BEM) and Incident Management System (IMS) training. Previous experience in emergency planning, preferably within a municipal or public sector setting, strong communication skills, the ability to work under high stress, and proficiency in project management are essential to this role.

These requirements made previous recruitment efforts difficult, often resulting in the Clerk Administrators or Fire Chiefs being assigned the role of CEMC. This practice was not conducive to the needs of the CEMC position. It placed additional burden on municipal staffing roles and could cause significant operational challenges during an emergency of needing to be in two or more places simultaneously.

Recruitment and retention of qualified CEMC's have proven to be extremely challenging given the required qualifications, along with the non-fulltime position as persons often

needed to find additional work or were retiring and no longer interested in the commitment of the role.

The Emergency Management Committee is a group with representatives from Council and Staff of the four municipalities. This is an advisory committee with no employee management oversight or responsibility.

Annually, the four clerks meet to review the program expenses, the budget, and to discuss any matters affecting the shared program that occurred during the year. Each municipality receives an annual budget with supporting expense documentation.

Sundridge is the CEMC employer and administers the shared program without any administration cost to the other participating municipalities.

The CEMC has met the program objectives outlined in the contract. He continues to serve the four municipalities in the coordinator role and acts as a liaison with the various provincial and federal authorities. His experience and commitment to the CEMC position is an asset to all the communities. It was discussed and recommended by the Clerks to the Councils that this dedication and commitment be recognized by an increase to the hourly rate.

FINANCIAL CONSIDERATION

The recommended wage increase does not increase the annual budget allocation amount.

Costs for expenses like training, conferences, mileage, public education materials, wages, and recruitment activities continue to rise on an annual basis. Retention of highly qualified personnel is imperative to continue the forward path of initiatives that keep our communities safe and prepared.

CONCLUSION

We have a responsibility to our residents to ensure we are prepared to support the needs of our communities when an emergency happens. The shared emergency management program is superb example of a collaborative approach designed to support the four communities of Strong, Joly, Sundridge, and South River.

Retaining a qualified individual for this position ensures our responsibility to our residents that we are prepared to support the needs of our communities in an emergency.

ATTACHMENTS

1. Township of Joly Resolution #2026-080
2. The Village of Sundridge Resolution #2026-023
3. The Village of South River Clerk Correspondence and Resolution # 64-2026



TOWNSHIP OF JOLY
 P.O. Box 519, Sundridge, Ontario, P0A 1Z0
 Tel: 705-384-5428

February 10, 2026

RESOLUTION

Resolution # 2026-080

Agenda Item# 8.7 Emergency Management Program C.E.M.C Renumeration

Moved By : Tom Bryson

Seconded By : Bill Black

WHEREAS In Ontario, municipalities must comply with the *Emergency Management and Civil Protection Act* and *Ontario Regulation 380/04*,

AND WHEREAS municipalities need an emergency management plan to protect residents, property, and the environment by providing a structured, coordinated approach to prevent, prepare for, respond to, and recover from emergencies, ensuring quick mobilization, resource integration, clear responsibilities, and reduced chaos and loss during disasters like floods, fires, or power outages,

AND WHEREAS the Township of Joly enacted Bylaw A-2024-020 that formalized an emergency management program with the municipalities of the Village of South River, the Village of Sundridge, and the Township of Strong,

AND WHEREAS the intent of this collaborative program was to support any or all four of the municipalities with staffing and resources during an emergency, including a C.E.M.C. position that was to assist in the creation and development of an Emergency Management Program and Plan, and the facilitation of public awareness,

AND WHEREAS the development of this plan that encompasses four separate communities and brings their unique characteristics and specific needs into one emergency plan has taken time, dedication, hard work, and commitment by the C.E.M.C.,

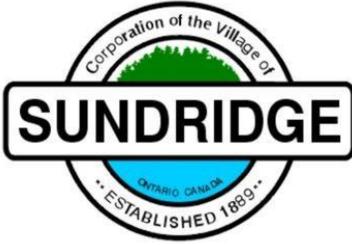
AND WHEREAS this shared emergency management program has seen success in not only the municipalities obtaining their provincial compliance, but with elected officials and residents being more prepared for an emergency event.

NOW THEREFORE, BE IT RESOLVED THAT in recognition of the commitment and dedication shown by the C.E.M.C. the Council for the Corporation of The Township of Joly authorize a three (3) dollar per hour wage increase for 2026, effective January 1, 2026, plus an annual cost of living allowance increase as per The Village of Sundridge's Employee Wage By-Law for the years of 2027 and 2028.

Carried

Original Copy Signed

Mayor
Township of Joly



P.O. Box 129, 110 Main Street, Sundridge, Ontario, P0A 1Z0

Telephone (705) 384-5316
Fax (705) 384-7874
Email: clerk@sundridge.ca

Village of Sundridge Council Resolution
January 28, 2026
Item (9.7)

Emergency Management Program C.E. M.C. Remuneration

Resolution #2026-023

Moved By: Sharon Smith

Seconded By: Fraser Williamson

WHEREAS In Ontario, municipalities must comply with the *Emergency Management and Civil Protection Act* and *Ontario Regulation 380/04*,

AND WHEREAS municipalities need an emergency management plan to protect residents, property, and the environment by providing a structured, coordinated approach to prevent, prepare for, respond to, and recover from emergencies, ensuring quick mobilization, resource integration, clear responsibilities, and reduced chaos and loss during disasters like floods, fires, or power outages,

AND WHEREAS the Village of Sundridge enacted By-Law No. 2024-041 that formalized an emergency management program with the municipalities of the Village of South River, the Township of Joly, and the Township of Strong,

AND WHEREAS the intent of this collaborative program was to support any or all four of the municipalities with staffing and resources during an emergency, including a C.E.M.C. position that was to assist in the creation and development of an Emergency Management Program and Plan, and the facilitation of public awareness,

AND WHEREAS the development of this plan that encompasses four separate communities and brings their unique characteristics and specific needs into one emergency plan has taken time, dedication, hard work, and commitment by the C.E.M.C.,

www.sundridge.ca



P.O. Box 129, 110 Main Street, Sundridge, Ontario, P0A 1Z0

Telephone (705) 384-5316
Fax (705) 384-7874
Email: admin@sundridge.ca

AND WHEREAS this shared emergency management program has seen success in not only the municipalities obtaining their provincial compliance, but with elected officials and residents being more prepared for an emergency event.

NOW THEREFORE, BE IT RESOLVED THAT in recognition of the commitment and dedication shown by the C.E.M.C. the Council for the Corporation of The Village of Sundridge authorize a three (3) dollar per hour wage increase for 2026, effective January 1, 2026, plus an annual cost of living allowance increase as per The Village of Sundridge's Employee Wage By-Law for the years of 2027 and 2028.

Recorded Vote	For	Against	Abstain
Preston, Luke	x		
Smith, Sharon	x		
Whitmell, Vicki	x		
Williamson, Fraser	x		
Jackson, Shawn	x		
CARRIED			

Nancy Millar

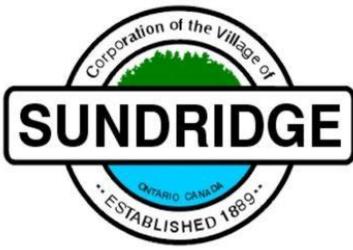
From: Don McArthur <clerk@southriver.ca>
Sent: February 11, 2026 2:52 PM
To: Nancy Millar; 'Caitlin Haggart'; 'Don McArthur'; 'Jennifer Martin'
Subject: RE: CEMC Wage Increase Draft Resolution
Attachments: 64-2026 Regional Committee Reports.pdf

Hi Nancy,
South River excepted your CEMC wage report as part of the Regional Committees and had no issue with the increase.
Thanks for taking care of this,
Don

Don McArthur
Clerk-Administrator
The Village of South River
clerk@southriver.ca (705) 386-2573 Ext 104



Notice of Collection/Use/Disclosure: All information about municipal services is collected in accordance with the *Municipal Act, 2001*, under s.8 and for Council's purposes under s.239(1) and may be used in Council deliberations, and disclosed in full, including email, names, opinions and addresses to other persons requesting access to records, or as part of a public agenda. All information submitted to the municipality is subject to the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA). Questions about this notice of collection should be directed to the Clerk 705-368-2573 extension 104

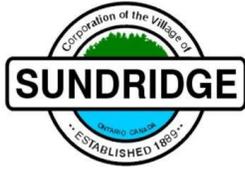


MEMO TO: Mayor, Deputy Mayor, and Council
FROM: Christine Hickey, Treasurer
DATE: March 11, 2026
SUBJECT: Waste Service Fees and Options

As a follow-up to Staff Report S2026-002 - Waste Service Fees and Options. Village Staff are continuing to look into how the landfill levy that the Village pays to the Township of Strong is calculated.

As Village Staff continue to work on options available to Council on waste collection fees and services, staff feel it would be beneficial to look into costs associated with the disposal of our picked up curbside garbage being brought to another location and reach out to the Township of Strong to determine if the levy amount they would charge to allow Village of Sundridge property owners to utilize the landfill for additional waste and recycling that is brought to the landfill would change.

This would provide us with actual costs as we continue discussions on this matter to determine the best option for the Village.



Corporation of the Village of Sundridge

Report Number: S2026-003
Date: March 25, 2026
To: Mayor, Deputy Mayor and Members of Council
From: Christine Hickey, Treasurer
Report Title: HR Matters

RECOMMENDATION

THAT Council receives Staff Report S2026-003, HR Matters.

AND THAT the minor amendments to the 2026 rate schedule be approved;

AND FURTHER THAT the hiring of Administrative Assistant II be approved with a start date of March 22, 2026.

BACKGROUND

This report is a follow up to direction provided at the February 25, 2026 Council meeting closed session and to ensure consistency of the rate schedule to the current employee wage by-law.

ANALYSIS

At the March 11th meeting, Council approved hiring a Full-time Administrative Assistant, the position will be Pay Grade 3 - Administrative Assistant II.

As a result of this, the rate schedule has been updated accordingly and other minor amendments made to ensure consistency to the current employee wage by-law. Please note there are no changes to the rates, the changes include updates to position titles and where necessary removal of positions that are no longer current in the organizational structure.

Furthermore, schedule notes that temporary, part time, seasonal and contract employees are subject to section 1.2 (COLA increases) of our current wage by-law.

Proposed Amendments:

Pay Grade	Points	Position
1	Less than 130	Crossing Guard
2	131-170	Vacant
3	171-210	Admin Assistant I
3	171-210	Receptionist Admin Assistant II
3	171-210	Librarian Assistant
3	171-210	Roads Labourer
4	211-250	Custodian
5	N/A	Fire Prevention & Assistant Training Officer
5	251-290	Senior Administrative Assistant
5	251-290	Librarian C.E.O.
5	251-290	Public Works
6	291-330	Assistant Village Superintendent
7	331-370	Vacant
8	371-410	Deputy Clerk
8	371-410	Deputy Treasurer
8	371-410	By-Law Enforcement
9	411-450	Fire Chief/CEMC
9	411-450	Village Superintendent
10	451-490	Treasurer/Tax Collector
11	491-530	Vacant
12	531-570	Clerk Administrator

- * Temporary/Seasonal, Part-time and Contract Employee Rates (Not Listed) - as per Council resolution ~~approved each calendar year~~ and subject to Section 1.2 of current By-Law to set employee wages, salaries and benefits
- * Summer Employee Rates - as per Council resolution ~~approved each calendar year~~ and subject to Section 1.2 of current By-Law to set employee wages, salaries and benefits

OPTIONS

N/A

FINANCIAL CONSIDERATION

The Administrative position has been included in the proposed 2026 Village of Sundridge budget.

CONCLUSION

This report is a follow up to direction provided at the March 11, 2026 Council meeting closed session and to ensure consistency of the rate schedule to the current employee wage by-law.

ATTACHMENTS

N/A

THE CORPORATION OF THE VILLAGE OF SUNDRIDGE

BY-LAW NO. 2026-016

A By-law to adopt an Official Plan for the Village of Sundridge

WHEREAS Section 17 of the Planning Act, R.S.O., 1990, c.P.13 authorizes Council to adopt an Official Plan that applies to the Municipality;

AND WHEREAS, the Council of the Corporation of the Village of Sundridge deems it to be in the public interest to pass a by-law to adopt a new Official Plan;

AND WHEREAS, the Council of the Corporation of the Village of Sundridge has conducted a work program to prepare the Village's first Official Plan which has involved several opportunities for public consultation as well as communications with Indigenous communities;

NOW THEREFORE, BE IT RESOLVED THAT the Council of the Corporation of the Village of Sundridge, in accordance with the provisions of the Planning Act, R.S.O., 1990, c.P.13, as amended, hereby enacts as follows:

1. THAT the Official Plan for the Village of Sundridge, being the attached Official Plan together with Schedules 'A', 'B' is hereby adopted.
2. THAT the Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of the Official Plan for the Village of Sundridge to provide such information as required by Section 17 of The Planning Act, R.S.O., 1990, c.P.13, as amended.

PASSED ON THIS 25TH DAY OF MARCH, 2026

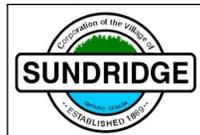
Shawn Jackson, Mayor

Nancy Millar, Clerk Administrator

VILLAGE OF SUNDRIDGE OFFICIAL PLAN



Prepared by: *Municipal Planning Services Ltd.*



Adopted by By-law 2026-016 on March 25, 2026



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LIST OF SCHEDULES

SCHEDULE A –	LAND USE
SCHEDULE B –	TRANSPORTATION and SERVICES



THE STRUCTURE OF THE PLAN

This Official Plan is divided into five parts, each of which is described below.

PART A (Vision) contains the vision of the Plan. This vision was prepared by Council and is based on an understanding of past and future trends and the values of Sundridge citizens. The goals that form the basis of the Plan flow from the vision. These goals establish a basis for policies articulated in the Plan. This section of the Plan also describes how the vision is implemented through a series of land use designations.

PART B (Land Use Designations) contains the land use policies that apply to lands in the Village.

PART C (General Environmental Policies) contains the policies dealing with natural features throughout the Village. In addition, policies that specify the requirements for water resource and stormwater management reports and environmental impact studies are contained in this section.

PART D (General Development Policies) contains policies that deal with land use planning matters such as water and sewer servicing, transportation, cultural heritage resources and the subdivision of land. These policies apply to the whole of the Village.

PART E (Plan Implementation and Administration) describes how the policies of the Official Plan will be implemented.



PART A – VISION

A1 THE VILLAGE VISION

The Village of Sundridge acknowledges the Williams Treaty and notes that our community is located on lands that are the traditional home of the Anishinabek First Nation. The Village honours the original inhabitants, thanking them for their land stewardship and the community recognizes it is our responsibility to promote the healing of our communities through earnest and sincere application of the Truth and Reconciliation Commission recommendations.

The Village of Sundridge is a proud small town and community that serves as a regional service centre in the Almaguin Area.

This Plan was prepared during a period when northern communities were experiencing changes and new development pressures resulting from immigration and a heightened demand for housing. Through the policies in this Plan, the Village intends to be prepared for sustained community development to ensure existing and new residents have choice in housing and access to a range of services.

Sundridge has more social infrastructure and amenities than many communities twice its size. In addition, the identity and character of Sundridge is inextricably tied to Lake Bernard, a cold water lake whose health is critical to the viability and sustainability of the community. Collectively, these assets contribute to and help maintain a good quality of life for those who call the Village home. Council will protect these assets to the best of their ability through continued cooperation with surrounding communities and the Provincial and Federal government.

The goals and policies within this Plan promote and value innovation, accessibility, mental wellness, diversity, partnership, entrepreneurial spirit, and working collectively and cooperatively with our neighbours to achieve and enjoy success as a regional community. Through this Plan, there will be potential and opportunity for sustainable economic and social growth and development in housing, recreation and tourism, industry, culture, skilled trades, education and information technology.



A2 SUSTAINABILITY

The goals of this Plan are premised on principles of sustainability. This means the Village will try to meet its needs today without unreasonably compromising opportunities for future generations to meet their own needs.

The policies of this Plan are founded on the premise that a sustainable community is composed of the following three principal elements in balance:

- i) The Environment: a connected system of environmental features that support a healthy ecosystem;
- ii) The Economy: a strong, diversified and resilient economy that provides a variety of employment opportunities for citizens and is attractive to commercial and industrial investment; and,
- iii) The Socio-Cultural Fabric: a strong sense of culture and heritage and the provision of affordable public services and amenities.

A2.1 ENVIRONMENTAL SUSTAINABILITY

The history and future of the Village is tied directly to the health of Lake Bernard. The recognition and protection of this waterbody is a key underlying principle in this Plan.

This Plan contains policies that will allow development and redevelopment adjacent to the shoreline of Lake Bernard in a manner that is responsible and sustainable.

Energy conservation and the encouragement of innovative energy supply alternatives are key components of the Village's vision for sustainable development.

A2.2 ECONOMIC SUSTAINABILITY

A sustainable economic future for Sundridge will be made possible by ensuring a stable and sound fiscal position for the Village to support programs and services for citizens.

The need for economic sustainability is strongly articulated through the vision, goals and policies in this Plan that encourage entrepreneurial spirit and diverse employment opportunities based in the provision of services, recreation, tourism and technology. Also critical to economic sustainability is to attract and retain a skilled and adaptable work force through opportunities for higher education and skills training.



A2.3 SOCIAL SUSTAINABILITY

Social sustainability addresses the basic community need for housing, education, health care, employment, food, safety, security and cultural and recreational opportunities. The policies of this Plan intend to foster a good quality of life for all residents through the development of a healthy community and the provision of necessary human services and programs.

Individual needs vary with age, income, ability, skills, background and interests. As communities change and grow, there is additional pressure to provide for these needs and ensure communities remain healthy and that a high quality of life is maintained.

The provision of human services comes from several agencies including the Province (hospitals and health care facilities), school boards (education), while the Village is responsible for fire services, libraries, community facilities, parks, and recreational amenities. In addition, human services are provided by other private sector or quasi-public institutions, such as places of worship, and community service groups. Continued coordination and partnership among all human service providers is essential to the social-cultural health of Sundridge.



A3 GOALS

A3.1 THE NATURAL ENVIRONMENT

1. To protect and maintain Lake Bernard as a cold-water fishery.
2. To protect and, where possible, enhance significant natural heritage features and functions in the Village.
3. To ensure that a thorough understanding of the natural environment, including the values, opportunities, limits and constraints that it provides, guides land use decision-making in the Village.
4. To ensure that land use planning recognizes the importance of groundwater and surface water resources and protects these resources from adverse impacts.
5. To encourage the maintenance of open space, natural linkages and tree canopy in an effort to protect and promote the natural environment for the benefit of residents and visitors as well as the species and ecosystems which depend on these features.

A3.2 GROWTH AND SETTLEMENT

1. To promote Sundridge as a primary growth and employment centre in the District.
2. To facilitate residential infilling, redevelopment and rounding out in the Village.
3. To permit a broad range of housing types and densities to meet the needs of a changing demographic of current and future residents of the Village and District.
4. To reinforce the role and function of Downtown Sundridge as a mixed-use centre featuring services, open space and commerce together with accessory residential uses which do not detract from the role of the downtown.
5. To encourage a strong connection between the Downtown and the waterfront through controlled development and the maintenance of public space.
6. To encourage further use of the lands within the downtown core and to make every effort to improve the economic health of the core by encouraging redevelopment and the broad mix of compatible uses.



A3.3 ECONOMIC DEVELOPMENT

1. To encourage economic growth and to provide opportunities for economic development in a manner which will sustain and improve the quality of life in the Village.
2. To encourage land use that generates employment opportunities and a broad range of commercial and service facilities geared specifically to meet the needs of residents of the Village and the District.
3. To support and maintain existing transportation infrastructure and promote green technology, including charging stations, in the interest of fostering economic growth and investment.
4. To work with neighbouring municipalities to promote economic development in the District.
5. To maintain and promote the use of employment lands for a diverse range of industrial uses that abut the highway and/or the CN rail line.
6. To recognize, protect and, where appropriate, utilize cultural heritage features and resources in conjunction with economic development and tourism initiatives.



A4 THE LAND USE CONCEPT

The following land use designations are designed to reflect major categories of existing or anticipated land use in the Village.

A4.1 RESIDENTIAL

Lands designated *Residential* are the site of primarily existing and planned residential development as well as complementary mixed use and community uses in the Village.

A4.2 EMPLOYMENT

The *Employment* designation applies to lands in the Village which are proposed to be used primarily for industrial uses together with appropriate and compatible commercial and retail uses.

A4.3 DOWNTOWN

Lands designated *Downtown* are the site of primarily commercial uses within the core area of Sundridge.

A4.4 OPEN SPACE

The *Open Space* designation identifies lands which are owned and maintained by the Village for the purpose of providing open space and recreational opportunities.

A4.5 MIXED-USE

The *Mixed-Use* designation identifies lands within the Village abutting Highway 124 (former Highway 11) which are capable of accommodating a broad range of commercial, employment and a mix of residential housing types.

A4.6 INSTITUTIONAL

The *Institutional* designation identifies existing land and buildings utilized for public authorities, agencies and services and also include places of worship.



A5 POPULATION, HOUSING AND SERVICING

A5.1 POPULATION

The population of the Village of Sundridge in 2024 was approximately 1,000 and it is anticipated that over the next 20 years this Official Plan is in effect the population will be sustained or may grow to 1,200 people. However, this Official Plan is not premised upon expectations of sustained population growth, rather this Plan recognizes the important role that Sundridge plays as a regional service centre. Similarly, the Village recognizes it has a role to play in offering housing options to retiring rural residents choosing to relocate from the rural area into a settlement area and that this dynamic will create demands for the development and redevelopment of new housing.

A5.2 HOUSING

This Plan encourages a wide range of housing options to accommodate future needs through land use designations and policies intended to accommodate diversity. Specifically, this Plan provides for housing opportunities through redevelopment in the downtown and Highway 124 areas that will provide opportunities for high quality housing proximate to downtown services as well as parks and the waterfront.

Future infill and re-development along and adjacent to the Lake Bernard shoreline is anticipated but will generally be focussed on lands within the downtown.

This Plan also considers that the vacant land in the north-west area of the settlement provides a prime opportunity to be utilized for new housing. This does not include approximately 100 vacant lots of record located throughout the Village many of which are “shovel-ready” and ready to accommodate new housing. This Plan will also accommodate additional residential units within and ancillary to existing homes. This Plan projects that half of the available housing supply will be affordable and will address housing need for those who require market-based housing in the regional market area.

A5.3 INFRASTRUCTURE AND PUBLIC SERVICE FACILITIES

The Village of Sundridge is a partial service community with all landowners responsible for their own water supply and sewage treatment for the majority of the Village is accommodated by a municipal wastewater treatment system. Partial services create a constraint and limiting factor in the scale and magnitude of development that can be accommodated in the Village as existing and new land uses are dependent on shared groundwater resources.

The Village’s Wastewater Treatment System is a Class 1 Wastewater Treatment System and has a design capacity of 1,192 m³/day. The sewage system is served by two forcemains which direct effluent to two lagoons located in the Township of Strong, south of Lake Bernard which discharge treated effluent to



Bernard Creek. Each lagoon has a storage capacity of approximately 65,000 m³, with one lagoon generally serving as an overlay or backup during occasions when additional storage is required or the primary lagoon is offline for maintenance.

An assessment which was undertaken in 2020 determined that the system as it is presently designed and operates should be able to accommodate 348 additional persons or the equivalent of 139 new residential households before reaching its design capacity. This unreserved capacity is in-line with the population and housing projections of this Plan.

The Village's wastewater treatment system also serves 26 dwellings in the Township of Strong and its capacity will also be impacted by residential and non-residential development. As such, the capacity should be monitored as development occurs within the community. Storm water management will also be an essential component to future development in meeting provincial water quality objectives.

The Village also administers an extensive network of roads within the community. All of the roads are maintained on a year-round basis. Standards for new road construction subscribe to a 20 metre ROW and municipal construction standards. The Village carries out a regular program of maintenance and road improvements.



PART B – LAND USE DESIGNATIONS

B1 RESIDENTIAL

B1.1 PURPOSE

The purpose of the *Residential* designation is to:

- a) recognize the stable and compatible mix of primarily residential land uses located in the settlement area of Sundridge;
- b) encourage the provision of a full range of housing opportunities that are affordable and meet the Village's housing needs;
- c) promote the efficient use of existing and planned infrastructure by creating the opportunity for various forms of residential redevelopment and intensification, where appropriate; and,
- d) accommodate appropriate non-residential uses which are complementary and compatible in a primarily residential area.

B1.2 LOCATION

The *Residential* designation primarily applies to existing residential areas and neighbourhoods in the settlement area.

B1.3 PERMITTED USES

Permitted uses in the *Residential* designation include:

- a) single detached dwellings;
- b) accessory residential units subject to Section B1.4;
- c) semi-detached dwellings;
- d) duplex dwellings;
- e) townhouse dwellings subject to Section B1.5;
- f) home occupations subject to Section B1.6;



- g) bed and breakfast establishments in single detached dwellings, subject to Section B1.7;
- h) complementary uses such as residential care facilities, daycare centres and small-scale institutional and open space uses, subject to Sections B1.8 and B 1.9; and,
- i) existing uses and minor expansions thereto.

B1.4 ACCESSORY RESIDENTIAL UNITS

Accessory residential units are considered to be a form of affordable housing and may be permitted in single detached dwellings or as a detached accessory building to a residential dwelling in the *Residential* designation, subject to regulations in the Zoning By-law which will include but not be limited to:

- a) the accessory residential unit will comply with the Ontario Building and Fire Codes as well as applicable provisions of the Village's Zoning By-law;
- b) adequate parking is available on the lot for both dwelling units;
- c) the accessory residential unit can be appropriately serviced with a private water supply and connection to the sanitary sewer can be accommodated in a matter that does not require extensive or intrusive alterations to the street and servicing infrastructure; and,
- d) the lot can be graded to control stormwater runoff onto neighbouring lands and public roads.

As is articulated in Sections A5.3 and D1, the Village is a partial service community with limited capacity available in its waste water treatment system. On this basis, the Zoning By-law may identify preferred areas within the Village where additional residential units can be accommodated based upon the efficiency of connecting to the Village's waste water treatment plant.

B1.5 TOWNHOUSES

Townhouse dwellings may be permitted in the *Residential* designation, subject to re-zoning. In considering a zoning by-law amendment and a site plan application to permit a new townhouse development, Council shall be satisfied that the proposal:



- a) respects the character of adjacent residential neighbourhoods, in terms of height, bulk and massing;
- b) can be easily integrated with surrounding land uses;
- c) will not cause or create traffic or parking hazards or an unmanageable level of congestion on surrounding roads;
- d) is located in proximity to community facilities, such as parks, schools, open spaces or the downtown;
- e) is located on a site that has adequate land area to incorporate required parking, recreational facilities, landscaping and buffering on-site; and,
- f) can be serviced by a private communal water system as demonstrated by a Hydrogeological Study and can be connected to the municipal water treatment system; and,
- g) can be designed to control or prevent stormwater from impacting surrounding lands.

B1.6 HOME OCCUPATIONS

Home occupations are typically professional or service-oriented work activities that are carried on within the residential dwelling or accessory building that typically do not involve the retail sale of goods not produced on the premises. Such uses will be permitted as-of-right in the implementing Zoning By-law, subject to certain criteria.

Where a home occupation is proposed on lands that have access to a Provincial highway, the Ministry of Transportation shall be consulted to determine if a land use permit is necessary for access and/or signage.

B1.7 BED AND BREAKFAST ESTABLISHMENTS

Bed and breakfast establishments are permitted in single detached dwellings, provided the bed and breakfast establishment:

- a) is located within the principal residence of the owner/operator;
- b) preserves the character of the dwelling as a private residence; and,
- c) can provide adequate parking on-site to accommodate the use.



The implementing Zoning By-law shall define a bed and breakfast establishment and may further detail the conditions under which a bed and breakfast establishment may be permitted.

B1.8 DAYCARE CENTRES AND SMALL-SCALE INSTITUTIONAL USES

Daycare centres and small-scale institutional uses such as a senior's residence which serve the community, may be permitted by a Zoning By-law Amendment provided Council is satisfied that:

- a) the use will not cause or create traffic hazards or an unacceptable level of congestion on surrounding roads;
- b) the scale, massing and siting of the development is compatible and consistent with development on adjoining lands; and,
- c) the use is located on a site that has adequate land area to incorporate required parking, pick-up and drop-off area, recreational facilities (if required), landscaping and buffering on-site.

B1.9 RESIDENTIAL CARE FACILITIES

Residential care facilities are defined as residential facilities which accommodate residents who have a range of emotional, psychiatric, physical, developmental, or social problems who live in a 24-hour supervised setting, and receive both room and board and assistance with daily living.

There are a variety of residential care facilities which are generally categorized as group homes, second level boarding/lodging homes, or treatment centres, depending upon their program, funding, size, operator, or Provincial licensing as it may apply. The Zoning By-laws shall provide regulation and land use permissions for residential care facilities.

This Plan supports the provision of an adequate regional supply of residential care facilities subject to appropriate funding from senior government agencies, the provision of adequate community services for clients and proper siting of such facilities in accordance with the policies of this Plan.

B1.10 SHORT- TERM ACCOMMODATION

Short-term accommodation refers to the use of residential land and dwellings for the purpose of short-term rentals primarily catering to the accommodation needs of the recreational and tourism markets. As a first priority, Council encourages the use of lands in the Downtown or Mixed-Use designations for accommodation purposes however, short-term accommodation will be permitted in the Village subject to licensing, zone regulation and/or site plan control with the intention of



ensuring that dwellings utilized for this purpose are properly managed, safe, and compatible with surrounding lands to accommodate this use.

B1.11 IMPLEMENTING ZONING BY-LAW

All lands in the *Residential* designation shall be placed primarily in Residential zones in the implementing Zoning By-law.



B2 EMPLOYMENT

B2.1 PURPOSE

The purpose of the *Employment* designation is to:

- a) provide lands for the creation of diverse employment opportunities;
- b) improve the economic climate in the Village by making lands available for employment generating uses;
- c) ensure that new industrial development occurs in an orderly and compatible manner; and,
- d) provide areas where entrepreneurs and skilled trades can grow and develop and serve the needs of the regional area.

B2.2 LOCATION

The *Employment* designation as shown on Schedule A to this Plan applies to an existing area of developed and undeveloped land located in the north-east area of the Village.

B2.3 PERMITTED USES

Permitted uses on lands designated *Employment* include manufacturing, assembly, processing, fabrication, storage and/or warehousing uses and research establishments, contractor yards, wholesaling, and similar uses. Accessory retail and office uses are also permitted, provided they occupy a limited amount of the gross floor area are clearly accessory and primarily retail goods produced on-site by the industrial use.

B2.4 DEVELOPMENT POLICIES

The development or redevelopment of uses in the *Employment* designation may be subject to Site Plan Control. In reviewing an application for Site Plan approval, Council shall be satisfied that:

- a) The proposed use is compliant with the Ministry of Environment D-Series Guidelines to ensure the industrial use is compatible with adjacent residential or other sensitive uses which are existing or are planned in accordance with this Official Plan. To address this issue Council may require the proponent to retain a qualified professional to complete an assessment which demonstrates that the proposed use is compliant with the MOE D-Series Guidelines.



- b) The use has access to a municipal road and can be appropriately serviced with a private water supply and private septic system. Where a proposal involves an extension to the municipal waste water treatment system, an amendment to Schedule B of this Plan shall be required which shall be accompanied by a waste water system capacity assessment, the purpose of which is to confirm that the Village's waste water treatment plant is able to sustain the increased demand of the new or expanding use;
- c) Safe and adequate access, parking and loading facilities are provided on the site;
- d) The proposed buildings or structures on unvegetated sites incorporate landscaping to enhance the site and surrounding area;
- e) Outdoor storage areas are substantially screened from view of passing traffic; and,
- f) Where a proposed use abuts or is in close proximity to an existing sensitive land use, fencing, landscaping, berming or a combination of these features are utilized to ensure that there is adequate screening between the uses. It is anticipated that where a D-Series assessment is completed, recommendations for buffering will be required.

B2.5 SERVICING OF EMPLOYMENT USES

For lands located in the *Employment* designation low water industrial uses are preferred on the basis that the Village does not have a municipal water system and the Village's wastewater treatment system does not extend to lands in the Employment designation. On this basis all development will occur on the basis of a private sewage disposal system and private drinking water system.

The following shall also apply for where new industrial uses are proposed to be development on the basis of a private sewage disposal system:

- a) for industrial uses that have an average daily flow greater than 4,500 litres per day, the Ministry of the Environment, Conservation and Parks B-7 Guideline "Incorporation of the Reasonable Use Concept into Groundwater Management Activities" shall apply; and,
- b) for industrial uses that generate sewage effluent of more than 10,000 litres per day, an Environmental Compliance Approval from the Ministry of the Environment, Conservation and Parks will be required. For uses that generate less than 10,000 litres per day, a permit shall be required from the North-Bay Mattawa Conservation Authority.



B2.6 IMPLEMENTING ZONING BY-LAW

All lands within the *Employment* designation shall be placed in an appropriate Employment Zone in the implementing zoning by-law. Lands in the *Employment* designation may be subject to a Holding provision to ensure technical issues relating to development have been addressed. A Holding provision may also be applied to vacant or dormant industrial lands, the purpose of which is to require the clearance and potential remediation in accordance with Ministry of Environment, Conservation and Parks standards before such lands may be used in accordance with this Plan.



B3 DOWNTOWN

B3.1 PURPOSE

The purpose of the *Downtown* designation is to:

- a) Reinforce the role of Downtown Sundridge as a primary destination for business, commerce and hospitality;
- b) Encourage re-development in the Downtown to foster growth in tourism, service and hospitality sectors;
- c) Encourage re-investment and redevelopment of currently underutilized or vacant buildings;
- d) Create attractive viewscales of the Downtown from Lake Bernard; and,
- e) Encourage the retention and/or re-creation and promotion of cultural heritage attributes in buildings and public spaces in the Downtown.

B3.2 THE VISION FOR THE DOWNTOWN

Downtown Sundridge will be an accessible, vibrant, service centre to the local and regional population, situated on the shore of Lake Bernard that will support and promote a range of commercial and service uses as well as accessory housing.

B3.3 LOCATION

The *Downtown* designation as shown on Schedule A-1 applies to the traditional downtown location primarily fronting on Main Street.

B3.4 PERMITTED USES

Permitted uses in the *Downtown* designation include:

- a) Retail uses;
- b) Service uses;
- c) Business offices;
- d) Banks and financial institutions;
- e) Hotels, inns and lodges;



- f) Day care centres;
- g) Places of worship, schools, libraries and other institutional uses;
- h) Health care facilities;
- i) Restaurants and take-out restaurants
- j) Accessory residential apartments;
- k) Block townhouses of up to four units facing any side street;
- l) Funeral homes;
- m) Festivals and open air markets;
- n) Public uses and service utilities and structures;
- o) Museums and art galleries, and;
- p) Existing residential uses and minor expansions thereto.

B3.5 DEVELOPMENT POLICIES

B3.5.1 New Lots Created by Consent

The creation of new lots by consent to sever may be permitted, provided the consent is in keeping with the objectives of this Plan and does not unduly fragment the land base of the Downtown to make it more difficult to accommodate usable building and parking space. The creation of new lots in the Downtown shall also comply with Section D4 (General Consent Policies).

B3.5.2 New Development and Redevelopment Policies

The following policies are intended to guide proposals for new development or redevelopment in the *Downtown* designation:

- a) Land assembly is encouraged to create larger, more viable development parcels;
- b) All development proposals shall be required to provide a detailed site plan which will include lot grading and stormwater provisions intended to restrict direct surface flows to Lake Bernard;
- c) Any development proposal abutting Lake Bernard shall be encouraged to maintain an appropriate setback from Lake Bernard and restore or



naturalize the shoreline where it is appropriate and feasible to do so;

- d) All future development shall occur on the basis of partial services and may require the submission of a hydrogeological study depending on the complexity of the proposal;
- e) Parking and traffic shall generally be accommodated on-site, but Council may consider alternate parking proposals or may accept cash-in-lieu of required parking spaces;
- f) Buildings will be limited to two stories in height;
- g) All development proposals requiring a Planning Act approval may be encouraged to restore or enhance their building façade in order to maintain the architectural character and identity of the Downtown.

B3.5.3 Residential Uses in the Downtown

New residential uses in the Downtown area will be subject to the following policies to be implemented by the Zoning By-law and/or to be addressed as part of a complete application for a planning approval:

- a) Parking shall be accommodated on the same lot as the residential use in the manner required by the Zoning By-law but Council may consider alternate parking proposals or may accept cash-in-lieu of required parking spaces;
- b) The residential use can be serviced by a private water supply, which may require the submission of a hydrogeological study and can be serviced by the municipal waste water treatment system in a manner that is satisfactory to the Village;
- c) The proponent shall prepare and submit a site plan and lot grading plan demonstrating how the lot will be graded to control stormwater on-site to the extent feasible;
- d) Proponents may be required to submit a geotechnical soils analysis to demonstrate that new development can be sustained in the location proposed;
- e) Proponents may be required to provide a Phase 1 environmental site assessment to confirm the subject lands are not contaminated; and,



- f) Accessory residential uses are permitted only where the majority of the street-facing ground floor of the building is maintained for commercial use.

B3.5.4 Parking

In lieu of the provision of on-site parking in accordance with applicable zone requirements, the Village may pass a by-law to accept cash-in-lieu where parking can be reasonably accommodated on the street or off-site in another appropriate location. In determining the cash-in-lieu payment, Council shall have regard to the cost to provide and maintain a parking space in the Downtown.

B3.5.5 TRANSITIONAL RESIDENTIAL POLICY

Lands located south of Main Street and described legally as Lots 8, 9 and 10, Plan 33 have been designated Commercial but may be zoned to recognize existing residential use or may transition from commercial to residential use without the need for an amendment to this Plan. For the lands subject to this policy, permissible residential uses may include single detached dwellings or multi-unit dwellings and any planning approval shall be subject to Section B3.5.3 with the exception of item f).

B3.6 PUBLIC SPACE IN THE DOWNTOWN

Public land in the Downtown includes streets, sidewalks, parking lots, parks and administrative or public buildings. It is a policy of this Plan that the Village should partner with stakeholders to maintain public space in a manner that is complementary to the Downtown and is consistent with the objectives of this Plan. Specific projects aimed to revitalize public lands and buildings may include:

- a) Provision of streetscape landscaping such as trees, shrubs and flowers;
- b) Provision of street furniture, lighting, flower planters, art and monuments in strategic, pedestrian oriented locations;
- c) Provision of wayfinding signage;
- d) Integration of vehicle charging stations;
- e) Renovations and/or façade improvements to existing public buildings.

B3.7 IMPLEMENTING ZONING BY-LAW



All lands that are used for commercial purposes shall be placed in a Downtown Commercial Zone in the implementing Zoning By-law.



B4 OPEN SPACE

B4.1 PURPOSE

The purpose of the *Open Space* designation is to:

- a) identify land holdings in the Village in public ownership and used for parks or open space;
- b) ensure that the residents and visitors have access to a properly planned and accessible parkland system, and;
- c) where applicable, providing safe access to public spaces and shorelines.

B4.2 LOCATION

The *Open Space* designation as shown on the Schedule A to this Plan applies primarily to municipal parks and recreational facilities held in public ownership.

B4.3 PERMITTED USES

Permitted uses in the *Open Space* designation may include parks, playgrounds, recreational trails and uses, sports fields, community facilities, arenas, interpretive centres, museums, cultural heritage uses, banquet facilities and accessory uses such as washrooms, change rooms, administration offices and vending services.

Shoreline lands abutting lands described legally as Lots 12, 13, 14, 15, 16 and 17 Plan 33, are designated as *Open Space* but such lands are not public parkland and the above use permissions shall not be applicable to such lands.

B4.4 ZONING BY-LAW IMPLEMENTATION

All lands in the *Open Space* designation shall be placed in an *Open Space Zone* in the implementing Zoning By-law.



B5 MIXED-USE

B5.1 PURPOSE

The purpose of the *Mixed-Use* designation is to recognize existing commercial lands along Highway 124 and provide policies to ensure future expansion and redevelopment of this area is orderly, safe and compatible with adjacent uses.

B5.2 PERMITTED USES

Permitted uses on lands designated *Mixed-Use* include:

- a) auto service and sales;
- b) restaurants;
- c) accommodation facilities;
- d) service commercial uses;
- e) contracting business;
- f) retail uses;
- g) office uses;
- h) storage and/or warehousing establishments;
- i) residential apartments and residential facilities geared to seniors; and,
- j) institutional uses.

B5.3 FORM OF DEVELOPMENT

It is the intent of this Plan that development within the *Mixed-Use* designation be comprehensively planned to ensure that servicing and access can be adequately addressed.

B5.4 DEVELOPMENT POLICIES

All new or expanding uses shall be subject to Site Plan Control and may require a Zoning By-law Amendment. Prior to considering an application for a Site Plan Agreement, Council shall be satisfied that:

- a) the use is compliant with the Village's Comprehensive Zoning By-law;
- b) adequate parking and loading facilities are provided on the site;



- c) such uses are designed to provide or maintain a desirable gateway to the community;
- d) the submission of a stormwater management plan and/or a lot grading plan;
- e) outdoor storage areas are substantially screened from view from passing traffic;
- f) the type and scale of the use shall be proportionate to the frontage and area of the lot and the use shall be compatible with surrounding land uses;
- g) proponents may be required to provide a Phase 1 environmental site assessment to confirm the subject lands are not contaminated;
- h) the use can be accommodated on partial services which may require an assessment of sewage effluent demands and a hydrogeological study;
- i) all options respecting shared access from the road are reviewed and implemented, if feasible;
- j) parking areas are oriented to the rear or side of the lot so the primary building is prominent; and,
- k) where a proposed use abuts or is in close proximity to an existing residential use, fencing, landscaping, berming or a combination of these design elements will be utilized to ensure that there is adequate screening between the uses.

B5.5 SERVICING OF EMPLOYMENT USES

For lands located in the *Mixed-Use* designation which are not or cannot be connected to the Village's wastewater treatment system, residential uses shall not be permitted and low water or dry uses shall be the primary land use.

B5.6 ZONING BY-LAW IMPLEMENTATION

Lands designated within the *Mixed-Use* designation may not, in their entirety, be suitable or appropriate for the complete range of land uses listed in Section B5.2. All lands within the *Mixed-Use* designation shall be placed in an appropriate Commercial, Residential or a Development Holding Zone in the implementing Zoning By-law to reflect existing uses or preferred uses.



B6 INSTITUTIONAL

B6.1 PURPOSE

The purpose of the *Institutional* designation is to:

- a) recognize institutional uses, land and facilities in the Village which are maintained by government services or agencies; and,
- b) reinforce the Village's role as a primary service centre and a complete community in the District.

B6.2 LOCATION

The *Institutional* designation as shown on Schedule A to this Plan applies to existing institutional uses and facilities in the Village.

B6.3 PERMITTED USES

Permitted uses on lands designated *Institutional* include schools, government offices and works yards, servicing infrastructure and facilities, places of worship, parking lots and like services and facilities.

B6.4 FORM OF DEVELOPMENT

It is the intent of this Plan that development within the *Institutional* designation serve the needs of the local and/or regional communities and are an appropriate use in the context of surrounding land uses. Furthermore, public service facilities should be planned and co-located with one another, along with parks and open space where appropriate to promote cost-effectiveness and facilitate service integration and active transportation.

B6.5 DEVELOPMENT POLICIES

The conversion of lands within the *Institutional* designation to alternate land uses shall require an amendment to the Official Plan, unless the proposed conversion involves the establishment of affordable housing and/or housing geared to the needs of seniors. Prior to considering an application for the conversion of lands in the *Institutional* designation, Council shall be satisfied that:

- a) Adequate parking and loading facilities are provided on the site;
- b) Landscaping will be provided to enhance the site and surrounding area;



- c) Outdoor storage areas are substantially screened from the view of passing traffic;
- d) The proposed use can be serviced with an appropriate water supply which may require confirmation in the form of a hydrogeological study; and,
- e) Where a proposed use abuts or is in proximity to an existing sensitive use, fencing, landscaping, berming or a combination of these features are utilized to ensure that there is adequate screening between the uses.

B6.6 IMPLEMENTING ZONING BY-LAW

All lands within the *Institutional* designation shall be placed in an appropriate Institutional (I) Zone in the implementing Zoning By-law.



PART C NATURAL HERITAGE and ENVIRONMENTAL POLICIES

C1 OBJECTIVES

It is the intent of this Plan to:

- a) understand and mitigate the potential impacts which can be caused by development and site alteration on natural heritage features;
- b) ensure that development does not occur on lands that are unstable or susceptible to flooding;
- c) prevent development from occurring on hazardous slopes;
- d) protect the quality of water available for drinking water purposes;
- e) protect the water quality and overall health of Lake Bernard including the prevention and/or control of invasive species;
- f) identify what is required to support an application for development in an area that is considered to be environmentally sensitive; and,
- g) identify what information is required to support an application that may have an impact on the hydrogeological resources of the Village.

C2 NATURAL HERITAGE FEATURES

C2.1 LAKE BERNARD

Lake Bernard is a cold-water lake trout lake, at development capacity, with a surface area of approximately 2,000 hectares. Preservation of water quality is a significant consideration in reviewing any development proposal adjacent to Lake Bernard. In part this will be achieved through restrictions on the removal of vegetation and site alteration as well as septic systems, for lands without the ability to connect to the Village wastewater service and in need of replacement, being located at least 30 metres from the shoreline. Lot creation and land use changes on lands which abut the Lake Bernard shoreline which would result in a more intensive use will not be permitted unless new development can be



connected to the municipal waste water treatment system in a manner authorized by the Village.

For the purpose of the above-policy, conversion of a seasonal dwelling to allow permanent use or the creation of an accessory residential unit is not considered to be a land use change. All development and site alteration abutting the Lake Bernard shoreline shall be subject to Site Plan Control.

C2.1.1

In addition to the Policies of 2.1, Council will require a minimum setback of 30 metres for new development on lands which abut the Lake Bernard shoreline. In cases where this is not achievable, the greatest setback possible will be required. In some cases, it is recognized that landowners may apply to seek relief from the required shoreline setback. Relief from the shoreline setback shall only be considered through a zoning by-law amendment. In reviewing applications for a reduction in the shoreline setback, Council shall be satisfied that the reduction will not adversely impact environmental features or functions, and:

- a) The size and scale of the new development or redevelopment is reasonable and in proportion with the size, width and depth of the lot.
- b) No new encroachment is created that would cause a new or expanding building or structure to be located closer to the water's edge;
- c) The proposed setback is reasonable based on the size, shape and/or topography of the lot; and,
- d) Mitigative measures are implemented through Site Plan Control as a means to restore or remediate the shoreline to a natural state, which shall be guided by Best Management Practices for Lakeshore Development and Stormwater Management as recommended by the Province.

C2.1.2

In accordance with the vision, objectives and environmental policies of this Plan, Council considers the protection of the Lake Bernard and its environs to be a major priority. As a measure to minimize the impact of recreational use on the lakes, it is a policy of this Plan to control the placement of buildings and structures on lakes. Specifically, this policy is aimed at restricting the construction of boathouses and similar enclosed structures from being built on the lakebed or as a floating structure attached to the shoreline near the water's edge. On this basis, the Municipality will establish zone regulations to restrict development on the lakebed. This policy is not intended to restrict docks that are accessory to a lawful shoreline use, however the zoning by-law will establish regulations to ensure that docks and marine facilities do not dominate the shoreline of a lot.



C2.2 WATERCOURSES

Existing watercourses in the Village may comprise significant wildlife habitat if they:

- a) contain fish habitat areas;
- b) function as corridors for migrating wildlife habitat movement and vegetation dispersal;
- c) serve to maintain the quality and quantity of surface and ground water resources; and,
- d) assist in the improvement of air quality.

It is the intent of this Plan to protect all watercourses from site alteration or development that could negatively impact the function of or natural heritage attributes of the watercourse. In this regard, new development within 120 metres of a watercourse may require a site evaluation and Environmental Impact Study.

C2.3 FISH HABITAT

Fish habitat refers to spawning grounds and nursery, rearing, food supply and migration areas on which fish depend directly or indirectly in order to carry out their life processes. Development shall not be permitted within fish habitat but may be permitted on the adjacent lands if it can be demonstrated through an EIS that such development will have no negative impact on the feature. For the purpose of this section, lands adjacent to fish habitat are defined as being within 120 metres of a fish habitat area.

C2.4 AREAS OF SIGNIFICANT WILDLIFE HABITAT

Significant wildlife habitat area is an area where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. In some cases, these areas may be considered significant due to the ecological importance of features, functions, representation or amount, thereby contributing to the quality and diversity of an identifiable geographic area.

Wildlife habitat areas are not specifically identified on the schedules to this Plan but may include migratory staging areas, aquatic feeding areas and nesting sites. It is a policy of this Plan that when such information is made available it be added to this Plan by an Official Plan Amendment.



Where significant wildlife habitat is identified and confirmed by the Ministry of Natural Resources through a development application, such development may be permitted in proximity to the habitat if it can be demonstrated through an EIS that such development will have no negative impact on the feature or its ecological functions.

C2.5 OTHER AREAS IDENTIFIED THROUGH A PLANNING PROCESS

It is anticipated that there will be areas of land where a detailed planning approval process or Provincially initiated study has identified an environmental or topographical feature that should be protected from development in accordance with Provincial Policy requirements. In such instances, Council will integrate such features or areas into the Official Plan through a site-specific amendment or at the time of an Official Plan Update.

C3 REQUIREMENTS FOR AN ENVIRONMENTAL IMPACT STUDY

Where the policies of this Plan require that an Environmental Impact Study (EIS) be prepared, such an EIS shall be prepared in accordance with the requirements of this section.

C3.1 PURPOSE OF AN EIS

The purpose of an EIS is to:

- a) collect and evaluate all the appropriate information in order to have a complete understanding of the boundaries, attributes and functions of relevant environmental feature(s);
- b) to assist Council in making an informed decision as to whether or not a proposed use will have a negative impact on the critical natural features and ecological functions of the Village; and,
- c) evaluate the existing natural heritage features on the property and the effect of the proposed uses on those features.

Where the focus of study is adjacent to lands as defined by this Plan, the EIS shall evaluate the ecological function of the adjacent lands and demonstrate that there will be no negative impacts on natural features or ecological functions.

Any EIS required by this Plan must describe the critical natural features and ecological functions, identify their significance and sensitivities and describe how they could be affected by a proposed use. The EIS should give consideration to



the relevant aspects and inter-relationships of various components of the natural heritage system on and off the site. In addition, the EIS must address how the proposed development will protect, maintain or restore the critical natural features and ecological functions of the natural heritage system.

Any EIS must be approved by Council and any other appropriate agencies, before a planning application that facilitates the development, is subject to the EIS and is accepted by Council.

C3.2 CONTENTS OF AN EIS

The EIS shall include a description of:

- a) the proposed undertaking;
- b) the natural features and ecological functions of the area potentially affected directly and indirectly by the undertaking, and an assessment of their sensitivity to development;
- c) any lands that support environmental attributes and/or functions that may qualify the lands for designation within the *Environmental Protection* designation;
- d) the direct and indirect effects to the ecosystem that might be caused by the undertaking;
- e) any environmental hazards (i.e. slope, flooding contaminants) that need to be addressed as part of the design and how they will be addressed;
- f) any monitoring that may be required to ensure that mitigating measures are achieving the intended goals;
- g) how the proposed use affects the possibility of linking core areas of the natural heritage system by natural corridors that may or may not be identified on the schedules to this Plan; and,
- h) recommendations with respect to how the adverse effects will be avoided or minimized over the construction period and the life of the undertaking. For example, the EIS may recommend limits of buffers and setbacks adjacent to watercourses, waterbodies, valleys, significant wetlands and vegetation to protect the natural feature and its attributes and/or function from the effects of development.



C3.3 WHAT AN EIS SHOULD DEMONSTRATE

The EIS should demonstrate, where applicable, that the proposed use will:

- a) not discharge any substance that could harm air quality, groundwater, surface water and associated plant and animal life;
- b) be supplied by an adequate supply of water and that the groundwater taking associated with the use will not harm existing water supplies, surface water features and associated plant and animal life;
- c) not cause erosion or siltation of watercourses or changes to watercourse morphology;
- d) not interfere with groundwater recharge to the extent that it would adversely affect groundwater supply for any use;
- e) not cause an increase in flood potential on or off the site;
- f) maintain/enhance/restore/rehabilitate the natural condition of affected watercourses, and protect/enhance/restore/rehabilitate aquatic and fish habitats;
- g) not significantly affect the scenic qualities of the area;
- h) not encourage the demand for further development that would negatively affect wetland functions or contiguous wetland areas;
- i) enhance and restore endangered terrestrial, aquatic and fish habitats where appropriate and feasible;
- j) not create noise that will have an adverse impact on the enjoyment of neighbouring properties;
- k) not interfere with the function of existing or potential natural corridors;
- l) not lead to a significant reduction in the forest resource or interior forest habitat in an area; and,
- m) not lead to species loss or negative impacts on endangered, threatened or vulnerable species and/or their habitat.

In addition, the EIS shall demonstrate that there will be no negative impacts resulting from the proposed use on the significant natural features that are identified on Schedule B to this Plan or the ecological functions for which the area is identified.



C4 STORMWATER MANAGEMENT

All proposals for development involving large areas or site alterations that will lead to substantial lot coverage or hard-surfacing should generally be supported by a Stormwater Management (SWM) report. The content and depth of the SWM report shall be determined when the development is proposed.

The SWM Report shall be prepared by a qualified professional to the satisfaction of Council and the appropriate agencies and be prepared in accordance with The Stormwater Management Practices Planning and Design Manual (1994) or its successor and shall:

- a) provide recommendations on a stormwater quantity system which ensures that post-development run-off rates will not be greater than the pre-development run-off rates for storms up to and including the 1:100 year Timmins Flood Event;
- b) document the possible impacts of development on watershed flow regimes including their interconnection with groundwater resources;
- c) provide recommendations on how to maintain pre-development water quality and improve run-off where appropriate;
- d) document the means by which stormwater volume control will be provided; and,
- e) determine and describe the necessary measures required to be undertaken during construction to mitigate the potential negative impact of development.

All proposals for development located adjacent to or in the immediate vicinity of a provincial highway shall submit to the Ministry of Transportation a stormwater management plan or stormwater management report for review and approval when the drainage from such development has the potential to impact a provincial highway.

C5 HAZARD LAND POLICIES

C5.1 STEEP SLOPES AND RAVINES

The following policies shall apply to development proposed in association with steep slopes and ravines.



- a) Development will not be permitted on slopes that are subject to active erosion or historic slope failure.
- b) Development shall be sufficiently setback from the top of bank of slopes greater than 1 in 3. The development setback distance may be determined in consultation with an engineer and/or surveyor subject to the following criteria:
 - i) soil type and groundwater patterns;
 - ii) vegetation type and cover;
 - iii) severity of slope; and,
 - iv) nature of development.
- c) In some instances, where a sufficient development setback cannot be achieved, the proponent will be required to provide a slope stability analysis as a prerequisite to any development. The analysis shall be prepared by a qualified professional to the satisfaction of Council.

C5.2 LAKE BERNARD FLOODLINE

Development will be directed to areas outside of the Lake Bernard minimum flood line elevation of 332.5 Canadian Geodetic Datum (CGD). Expansions to or alterations to existing buildings and structures within or partly within this elevation may be permitted subject to a planning approval if the expansion or alteration is determined to be minor in nature.

C6 CLOSED WASTE DISPOSAL AREAS

There are two closed waste disposal sites located outside of the Village boundary in the Township of Strong. A 500-metre influence area from each of these landfills is required by the Ministry of Environment, Conservation and Parks and has been illustrated on Schedule B to this Plan.

Any planning approval to establish a new land use or subdivide land in this area shall require an assessment to be completed in accordance with the Ministry D-Series Guideline to determine:

- a) the impact of any potential methane gas migration;
- b) whether the proposed use will be adversely affected by noise, odour, dust or other nuisance factors from the waste disposal site;



- d) whether the proposed use will be adversely affected by ground and surface water contamination by leachate migrating from the waste disposal site; and,
- e) the impact of the proposed use on leachate migration from the landfill site.

The studies required to support a development application within the assessment area shall be prepared by a qualified professional and may be scoped based on the type and/or scale of the development proposed or historic documentation or studies that may be relied upon to resolve the above criteria.

In cases where an amendment to the Official Plan and/or Zoning By-law is required to permit a proposed use, appropriate studies dealing with the matters set out above shall be submitted as part of a complete application.

C7 LAND USE COMPATIBILITY

It is recognized that natural and human uses and processes may be sensitive to the odour, noise, vibration or other emissions associated with highways, and various type of industries in addition to uses adjacent to waste disposal sites or sewage treatment facilities. It is a policy of this Plan that major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

Where avoidance is not possible in accordance with the above policy, authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if potential impacts to industrial, manufacturing, or other major facilities are minimized and mitigated in accordance with Provincial guidelines, standards, and procedures.



C8 BROWNFIELD SITES AND CONTAMINATED LANDS

C8.1 DESCRIPTION

Brownfield sites are sites where the environmental condition of the property and the quality of the soil or groundwater, particularly on former industrial and waste-disposal sites, may have the potential for adverse effects to human health or the natural environment. Council supports the restoration and re-use of brownfield sites, where feasible and where such re-use is aligned with other policies of this Plan.

C8.2 POLICIES

Development on any property suspected of having some form of contamination will be permitted only if a Record of Site Condition is provided by the proponent, prepared by a qualified consultant, in accordance with the Environmental Protection Act. Contaminated sites will be restored as necessary prior to permitting any activity on the site to ensure that there will be no adverse effect.

In considering applications for development, the following procedures shall apply:

- a) The Village will require applicants to document previous uses of a property or properties that are subject of a planning application and/or properties that may be adversely impacting the property that is subject of a planning application in order to assist in the determination of the potential for site contamination.
- b) The Village will require all applications for plans of subdivision to be supported by an affidavit from a qualified person as defined by provincial legislation and regulations, confirming that a Phase 1 Environmental Site Assessment (ESA) has been completed in accordance with Ontario Regulation 153/04, as amended from time to time. A Phase 1 ESA documents the previous uses of the property and provides an assessment of the actual or potential soil or groundwater contamination on the site.
- c) For a property or properties that have been identified through the Village's planning application review process as potentially contaminated:
- d) The Village will require all planning applications submitted under the Planning Act to be supported by an affidavit from a qualified person as defined by provincial legislation and regulations, confirming that a Phase 1 ESA has been completed in accordance with Ontario Regulation 153/04, as amended from time to time;
- e) Where a Phase 1 ESA indicates that the property or properties that are subject of the planning application may be contaminated, the Village will require planning applications to be supported by an affidavit from a qualified person as defined by provincial legislation and regulations,



confirming that a Phase 2 ESA has been completed in accordance with Ontario Regulation 153/04, as amended from time to time. A Phase 2 ESA provides a sampling and analysis of the property to confirm and delineate the presence of soil or groundwater contamination at the site or confirm the absence of contamination at the site;

- f) Where the Village determines that there is a proposed change in land use to a more sensitive use, the Village will require as a condition of planning approval, verification to the satisfaction of the Village from a qualified person as defined by provincial legislation and regulations, that the property or properties in question are suitable or have been made suitable for the proposed use in accordance with provincial legislation and regulations, including where required by the Village, or provincial legislation and/or regulations the filing by the property owner of a Record of Site Condition (RSC) signed by a qualified person in the Environmental Site Registry, the submission to the Village of a Declaration signed by the qualified person acknowledging that the Village may rely on the statements in the RSC and, submission by the property owner to the Town of proof that the Ministry of Environment, Conservation and Parks (MECP) has acknowledged receipt of the RSC;
- g) Establish conditions of planning approval to ensure receipt of satisfactory verification of suitable environmental condition as per this section;
- h) Where applicable, utilize the holding provisions of the Planning Act to ensure receipt of satisfactory verification of suitable environmental condition.
- i) Subject to the requirements of the *Environmental Protection Act* and O. Reg. 153/04, where an RSC has been made a condition of planning approval, a building permit may be issued in regard to a property or properties on a phased basis to allow for site assessment and remediation/risk management.
- j) Where the Village is deeded land for public highways, road widening, parks, stormwater management, easements, or for any other purpose, the Village may require, as a condition of transfer, verification to the satisfaction of the Village from a qualified person as defined by provincial legislation and regulations, that the property or properties in question are suitable or have been made suitable for the proposed use in accordance with provincial legislation and regulations, including where required by the Village or provincial legislation and/or regulations, filing by the property owner of a Record of Site Condition (RSC) signed by a qualified person in the Environmental Site Registry, and submission by the owner to the Village of proof that the MOE has acknowledged receipt of the RSC.
- k) Subject to the requirements of the *Environmental Protection Act* and O. Reg. 153/04, for instances where contamination from a property or properties extends onto a Village right-of way and filing of a RSC in the Environmental Site Registry is not possible, the Village may issue a



building permit in regard to this property or properties on a phased basis contingent on the execution and implementation of an Off-Site Management Agreement or Remedial Action Plan that remediates/manages contamination in the right-of-way to the satisfaction of the Municipality.

- l) Where a gasoline station site is being redeveloped and there is no change in use to a more sensitive use, the Village will require that a letter of continued use from the Technical Standards and Safety Authority be provided. For instances where contamination extends onto a Town right-of-way or road allowance, the Town will require that an Off-Site Management Agreement and Remedial Action Plan be implemented to the satisfaction of the Village prior to issuance of the building permit.

C9 NOISE AND VIBRATION

In residential, commercial, industrial areas or major roads where noise or vibration levels are or may exceed the guidelines established by the Ministry of the Environment Conservation and Parks, a noise impact study may be required by Council, prepared in accordance with MECP *D-Series Guidelines*, the MECP *Environmental Noise Guideline NPC-300* and the *Environmental Protection Act* to determine whether development should be permitted.

C10 CLIMATE CHANGE

Council is aware of the threats that are attributed to a changing climate and will attempt to mitigate the impacts of a changing climate and its associated risks in the administration of this Official Plan and applicable decision-making through approaches that:

- a) Support and maintain the complete community that is the Village of Sundridge;
- b) Incorporate climate change considerations in planning for and the development of infrastructure and public service facilities;
- c) Support energy conservation and efficiency;
- d) Promote green infrastructure, low impact development and active transportations; and,
- e) Take into account consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.



PART D – GENERAL DEVELOPMENT POLICIES

D1 WATER AND SEWER SERVICING STRATEGY

D1.1 OBJECTIVES

It is the intent of this Plan to:

- a) ensure that public health is protected;
- b) ensure that new development is serviced in a manner that respects the environmental policies of this Official Plan;
- c) identify the preferred means of servicing in the Village;
- d) ensure that all servicing options are considered when major new development is proposed; and,
- e) ensure that appropriate agreements are in place before development on private communal services occurs.

D1.2 PREFERRED MEANS OF SERVICING IN SUNDRIDGE

All development in the Village of Sundridge is intended to be serviced by partial services as the Village owns and maintains a waste water treatment system, however all water is to be obtained from private wells which may include private communal systems.

Schedule 'B' to this Plan identifies the location of existing servicing infrastructure in the Village. The location of the Village's waste water treatment facility is located in the Township of Strong and is not shown on Schedule B to this Official Plan. Council recognizes the importance of this facility to sustain existing and future development.

Council shall require, where feasible, that all new development or redevelopment within the Village to be connected to the existing waste water treatment system. However, proposals that require extensive, intrusive or disruptive alterations to the system or other public infrastructure may not be supported by Council. Calculations of the uncommitted capacity of the waste water treatment system undertaken in 2020, which indicate that the facility has the residual capacity to accommodate approximately 140 additional dwellings is aligned with the 20 year-growth projections for this Official Plan. Where it is determined that a proposed development cannot be accommodated within the current system or municipal services are not available, planned or feasible, such development may proceed



on the basis of private communal sewage and water services. Furthermore, where private communal services are not available, planned or feasible, individual private on-site sewage and water services may be utilized provided that site conditions are suitable for the long-term function of such services and the use of such service is limited to infilling or minor rounding out of the existing settlement. The use of any communal servicing system shall require appropriate securities to be able to be leveraged by the Village to ensure the Village is not exposed to financial hardship or liability in the event of the system malfunctions or the ownership group defaults on its maintenance obligations.

The time line for improvements to the sanitary sewage system is dependent on development and the absorption of available buildings lots in the Village. Servicing improvements to the Village's waste water treatment system will be investigated where feasible and a strategy will be developed to ensure that any limitations on capacity will not unduly restrict future growth and development opportunities. The planning for improvements should be an objective of the next official plan review and shall be cognizant of sustainability within the environment, financial viability, compliance with all regulatory requirements and the protection of human health and the natural environment. Such works may be undertaken and are deemed to conform to this Plan.

Waste water servicing to the areas currently not able to be connected to the Village's waste water treatment system may be permitted on the basis of private septic systems provided it can be demonstrated through a hydrogeological study that such partial services will not negatively impact surface and ground water. Where the servicing infrastructure is proposed to be extended or expanded beyond the manner illustrated on Schedule B, such expansion shall only occur on the basis of an official plan amendment.

D1.3 SERVICING OF DEVELOPMENTS WITH FIVE OR MORE LOTS ON INDIVIDUAL ON-SITE SERVICING

Proposed development of five or more lots or units on individual on-site sewage services and/or individual on-site water services may be permitted subject to the submission of a servicing options study, as well as a hydrogeological study prepared by a qualified professional in accordance with the Ministry of the Environment D-5-4 Guideline *“Technical Guide for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment”* and the D-5-5 *“Technical Guideline for Private Wells: Water Supply Assessment”*. All wells must be established in accordance with Ontario Regulation 903 *“Wells”*. Where such systems require, as a condition of Provincial approval, a Municipal Responsibility Agreement, this policy shall not be interpreted to mean that the Village will or is obliged to enter into such as an Agreement.

D1.4 INSPECTION OF PRIVATE SEPTIC SYSTEMS

Where funding is available and/or partnerships can be created, Council will encourage the creation of a septic inspection program to build awareness and



ensure landowners and businesses take responsibility for the operation and maintenance of their septic systems.



D2 TRANSPORTATION

D2.1 OBJECTIVES

It is the intent of this Plan to:

- a) facilitate the safe movement of both people and goods to and from the various communities within the Village.
- b) ensure that new development does not create a traffic hazard.
- c) ensure appropriate right-of-way widths for all existing and proposed roads.
- d) restrict development on unopened road allowances or private roads.

D2.2 ROADS IN THE VILLAGE

The responsibility for approving an entrance onto a public road in the Village depends on which of the two levels of government maintains the road. The types of roads described in this section of the Plan are shown on Schedule A.

D2.2.1 Provincial Highway 124 (Former Highway 11)

Highway 124 is a Provincial highway. All Planning Act applications affecting lands which abut Highway 124 are subject to the corridor control authority of the Ministry of Transportation. New development should maintain a 50-metre noise buffer from the highway, wherever feasible. Land uses proposed within the 50-metre noise buffer shall be subject to noise feasibility and/or detailed noise studies in accordance with the Ministry of the Environment's *"Noise Assessment Criteria in Land Use Planning: Requirements, Procedures and Implementation"*.

D2.2.2 Municipal Roads

Municipal roads are those roads which are assumed and maintained by the Village of Sundridge. Access to these roads is under the jurisdiction of the local Village.

D2.2.3 Private Roads

Private roads are those roads which are not owned by the Village and therefore are not assumed and maintained by the Village of Sundridge. Existing land use located on private roads may be placed in a zone category that reflects that the lands do not have access to the same level of municipal service and maintenance as lands which front on a municipal assumed road. Lot creation and



new development on private roads shall not be permitted except by amendment to this Plan.

D2.2.4 Unopened Road Allowances

There are unopened road allowances in the Village. Unopened road allowances roads will not be improved and maintained by the Village except where the financial benefit of doing so far exceeds annual maintenance costs. Where planning and development approvals are proposed on the basis of access to such roads, the Village may require the proponent to enter into agreements to address cost, access, road maintenance and liability issues.

D2.2.5 Original Shore Road Allowance

The original shore road allowance is 20 metres in width and is located along the Lake Bernard shoreline. Council will consider the closure and transfer of the shore road to the abutting upland owner subject to any procedure or policy for doing so and further, Council may require existing buildings or structures located on the shore road to be removed or authorized by a zoning by-law amendment.

D2.3 RIGHT OF WAY WIDTHS

The minimum right-of-way width for all municipal roads shall generally be 20 metres. Every effort will be made to secure this right-of-way width as a condition of Planning Act approvals.

D2.4 TRAFFIC IMPACT STUDIES

Traffic impact studies may be required by the Province or Council to support a development application. The intent of such a study is to ensure that the proposed development can be designed and sited to ensure that the impacts of the development on the adjacent road network are addressed. The Ministry of Transportation is required to review all studies for development adjacent to, or in close proximity to a provincial highway.

D2.5 CANADIAN NATIONAL (CN) RAIL CORRIDOR

The location of the Canadian National (CN) Rail Corridor is shown on Schedule B to the Official Plan and is proximate to a number of existing sensitive land uses. In the assessment of changes to, or the introduction of, sensitive land uses proximate to this corridor that require a planning approval Council shall be satisfied that potential impacts to the corridor are minimized and mitigated in accordance with Provincial guidelines, standards, and procedures.



D2.6 ACTIVE TRANSPORTATION

Council recognizes the positive role that active transportation can play in improving mobility as well as the health, well-being and quality of life of members of the community. On this basis, Council supports the development of walking and/or cycling route within the Village. Other potential initiatives that could facilitate and support active transportation include:

- a) Incorporating design features and traffic calming measures to slow traffic in areas of higher pedestrian traffic;
- b) Compile an integrated trails, sidewalk and pathway inventory; or,
- c) Maintain and improve existing sidewalk and trail infrastructure.



D3 CULTURAL HERITAGE AND ARCHAEOLOGICAL RESOURCES

D3.1 OBJECTIVES

It is the intent of this Plan to:

- a) recognize that the maintenance of the Village's heritage resources will contribute to the preservation of the Village's character.
- b) ensure that the nature and location of heritage and archaeological resources are known and considered before land use decisions are made.
- c) prevent the demolition, destruction, inappropriate alteration or use of cultural heritage resources and encourage development which is adjacent to significant cultural heritage resources to be of an appropriate scale and character.
- d) consult and seek the advice of First Nation groups or other established heritage organizations when making decisions regarding the conservation of cultural heritage resources in the Village.

D3.2 POLICIES

D3.2.1 Identification and Recognition of Cultural Heritage Resources

Council shall recognize and have regard for cultural heritage resources including buildings, sites, and landscapes which give Sundridge its special character including:

- a) The Lake Bernard Shoreline

Additional cultural heritage resources or features will be identified and listed from time to time, particularly through the inventory referred to in Section D3.2.7.

D3.2.2 Conservation of Cultural Heritage Resources

Council's intention is to:

- a) Undertake a comprehensive review of the Village's list of cultural heritage buildings, as well as maintain and update a comprehensive inventory and evaluation of heritage resources.
- b) Encourage the identification, research, documentation, restoration, protection, maintenance and enhancement of heritage resources.



- c) Protect cultural heritage resources and, where feasible, incorporate and encourage measures for their conservation, however significant cultural heritage resources shall be conserved.
- d) Encourage and support individuals and heritage interest groups in recommending potential heritage resources for inclusion on the Town's heritage list.
- e) Designate individual buildings, structures, sites and landscapes as heritage properties under the *Ontario Heritage Act*.
- f) Ensure that development within the Village is adequately and harmoniously integrated and blended with the heritage resources in such a manner as to preserve and enhance the heritage resources. On lands adjacent to a protected heritage property, development and site alteration shall not be permitted unless it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.
- g) Protect and enhance the distinguishing qualities, features, and character of heritage landscapes, as defined in the Heritage Character Statement of this Plan.
- h) Encourage the retention of yards, gardens, trees, and landscaped grounds of heritage sites.
- i) Identify sites of archaeological potential using provincial screening criteria and guidelines or from a Heritage Resources Master Plan developed in consultation with the Ministry of Heritage, Sport, Tourism and Culture. Further, Council as a condition of any development proposal for a subdivision, major commercial or industrial development, may require an archaeological assessment by a licensed archaeologist (if required by Provincial regulations) and shall facilitate conservation of any archaeological resources and/or the mitigation of possible impacts of any proposed intervention in these sites.
- j) Obtain available archaeological site data from the provincial archaeological database of the Ministry of Culture under the provisions of a municipal-provincial data sharing agreement.

D3.2.3 Protection and Improvement of Cultural Heritage Resources

Council's intention is to:

- a) Encourage owners who wish to protect their property in perpetuity to place a covenant to that effect on the property's title (the Heritage Easement Agreement of the Ontario Heritage Foundation is one example of such a covenant).
- b) Consider implementing a heritage grant program for owners of heritage properties designated under *Part IV* of the *Ontario Heritage Act*.



- c) Consider participating in heritage grant programs or other financial aid programs of other levels of government or of non-governmental organizations.
- d) Enter into heritage easement agreements with owners of designated heritage resources who are recipients of grants.
- e) Undertake public works programs such as tree planting, landscaping, street improvements, and the provision of street furniture, lighting, signage, and other streetscape components, to enhance the surrounding areas of heritage resources.
- f) Utilize other programs administered by the Village of Sundridge, such as heritage tourism, to further Council's heritage objectives.
- g) Require any person who proposes to demolish or alter a designated heritage site to submit plans to Council for approval under the *Ontario Heritage Act*.
- h) Require applicants wishing to demolish properties designated under the *Ontario Heritage Act* to prepare a heritage impact statement to the satisfaction of Town Council.
- i) Designate under the Ontario Heritage Act, one or more heritage conservation districts within the Municipality. Significant cultural heritage landscape features and heritage attributes may be included within a Heritage Conservation District.

D3.2.4 Management of Cultural Heritage Resources

Council may:

- a) Establish a citizen heritage advisory committee known as the Municipal Heritage Committee (MHC) to advise and assist the Council on heritage matters.
- b) Provide support and encouragement to organizations and individuals who undertake the conservation of heritage resources by private means.
- c) Consult with MHC on all matters and development applications that pertain to heritage resources.
- d) Co-ordinate its heritage planning and programs with other levels of government to avoid duplication of efforts and to reinforce mutual objectives, and to actively pursue demonstration projects from such programs for application in Sundridge.



D3.2.5 Cultural Heritage and Archaeological Resources

It is a policy to manage cultural heritage resources through the pro-active identification, recognition, documentation, protection, conservation and rescue of these resources and to conserve heritage resources when making development and infrastructure decisions which may affect those resources. Heritage resources shall include built heritage resources, cultural heritage landscapes and archaeological resources which are important to the community or area in which they are located or are recognized for their significance at a regional, provincial or national level.

D3.2.6 Development Applications and Infrastructure Works (Public Works)

In reviewing an application for a zoning amendment, a consent for a commercial, industrial or institutional use or residential development, or in the undertaking of new infrastructure works, consideration shall be given to the possible effects and impacts of such works on a known heritage resource or on an area of archaeological potential. Along the lakeshores, waterways and their tributaries, archaeological resources shall be considered where affected by a development proposal.

A 'known' cultural heritage resource is one which has been designated under the *Ontario Heritage Act* by the municipality; is a site or building which has been identified or registered by the Ministry of Tourism, Culture and Sport; identified by the municipality or community as being culturally and historically significant, is a site or building identified or registered by Parks Canada. A heritage impact assessment report shall generally be required for development on or adjacent to a known heritage resource (local, provincial or federal). The report shall identify the characteristics and significance of the heritage resource(s), the development impacts and the measures or options for the conservation, mitigation or removal/rescue of the resource.

Where, through development, a site is identified to contain an unmarked burial site or new archaeological features, Council shall contact the Ministry of Tourism, Culture and Sport. The Ministry of Consumer and Business Relations shall also be contacted with respect to the discovery of burial sites and unmarked cemeteries and matters related to the *Funeral, Burial and Cremation Services Act*.

Council recognizes that there may be a need for archaeological preservation on site or rescue excavation of significant archaeological resources, when such resources are identified through the development process. Council may consider archaeological resource preservation in situ, to ensure that the integrity of the resource is maintained.

Council shall require archaeological assessments to be carried out by consultant archaeologists licensed under the Ontario Heritage Act, as a condition of any development proposal affecting areas containing a known archaeological site or considered to have archaeological potential.



D3.2.7 Inventories

An inventory of all known heritage resources may be established and maintained by the Village to reflect identified resources and provide for their protection through the review of planning applications. This is expected to include the identification and mapping of areas of archaeological potential. The identification and mapping of areas of archaeological potential may occur incrementally (application-by-application basis) or through a comprehensive evaluation e.g. as part of the preparation of a heritage master plan.

D3.2.8 Archaeological Management Plan

Council may prepare an Archaeological Management Plan and/or Cultural Plan which includes but is not limited to:

- a) Comprehensive cultural heritage resource mapping, archaeological potential mapping, and inventories;
- b) Identification and evaluation of cultural heritage resources, cultural facilities, and organizations;
- c) Strategies for conserving and enhancing these identified resources;
- d) Programs to foster interpretation and promotion; and,
- e) Education and public participation in cultural heritage conservation.

D3.2.9 Heritage Resources Designation

Pursuant to the *Ontario Heritage Act*, and in consultation with the Municipal Heritage Committee, Council may, by By-law:

- a) Designate properties to be of cultural heritage value or interest;
- b) Define the Village, or any area within the Village as an area to be examined for designation as a heritage conservation district; and,
- c) Designate the Village, or any area or areas within the Village as a heritage conservation district.

D3.2.10 Marine Archaeological Resources

Council shall require a marine archaeological assessment to be conducted by a licensed marine archaeologist pursuant to the *Ontario Heritage Act* if partially or fully submerged marine features such as ships, boats, vessels, marine artifacts wharfs, fords, dwellings, aircraft and/or other items of cultural heritage value are identified and may be impacted by shoreline or waterfront development. Archaeological assessment reports prepared by a licensed consultant



archaeologist are to be in compliance with the 2011 Standards and Guidelines for Consultant Archaeologists as set out by the Ministry of Culture, Sport and Tourism, as well as the terms and conditions of an archaeological license under the Ontario Heritage Act.

In considering applications for waterfront development, Council shall ensure that cultural heritage resources both on shore and in the water are not adversely affected. When necessary, Council will require satisfactory measures to mitigate any negative impacts on significant cultural heritage resources.

D3.2.11 Aboriginal Communities

It is the intent of the Plan that the Village will listen to and consider the interests of Aboriginal communities in conserving significant cultural heritage and archaeological resources.

D3.2.12 Archaeological Assessments

Council acknowledges that there are archaeological remnants of prehistoric and early historic habitation as well as areas of archaeological potential throughout the Village. Archaeological sites and resources contained within these areas can be adversely affected by any future development.

Council shall therefore require archaeological impact assessments and the preservation in situ or excavation of significant archaeological resources in accordance with Provincial regulations set out by the Ministry of Culture, as well as licensing regulations referenced under the Heritage Act. The need for impact assessments will be determined in conjunction with development applications through the use of provincial screening criteria, qualified mapping or the inventories referenced earlier in the Section. Areas of archaeological potential can be found in areas close to water, current or ancient shorelines, rolling topography, unusual landforms or areas of known historic settlement.

Archeological assessments completed on conjunction with a development application will be referred to the Ministry of Culture, Tourism and Sport for review.

Council shall ensure adequate archaeological assessment and consult appropriate government agencies, including the Ministry of Culture, Tourism and Sport and the Ministry of Consumer and Business Services when an identified historic human cemetery, marked or unmarked human burial is affected by land use development. In these cases, the provision of the Heritage Act and Cemeteries Act shall apply.

Council may also maintain the integrity of archaeological resources by adopting zoning by-laws under Section 34(1) 3.3 of the *Planning Act* to prohibit any land



use activities or the erection of buildings or structures on land which is a site of Significant Archaeological Resources.

D3.2.13 Implementation

Council may protect significant archaeological resources and conserve cultural heritage resources through the passing of an archaeological zoning by-law and by undertaking other measures under the *Planning Act*, the *Municipal Act*, the *Environmental Assessment Act* or the *Public Lands Act*.

D4 SUBDIVISION OF LAND

This section is intended to contain policies that are to be considered with every application for subdivide land in the Village. Regard shall also be had to the specific policies dealing with lot creation in each land use designation.

D4.1 PREFERRED MEANS OF LAND DIVISION

Land division by Plan of Subdivision, rather than by consent, shall generally be deemed necessary if:

- a) the extension of an existing public road or the development of a new public road is required to access the proposed lots; or,
- b) the area that is proposed to be developed is not considered to be infilling; or,
- c) a Plan of Subdivision is required to ensure that the entire land holding or area is developed in an orderly and efficient manner; or,
- d) more than three new lots are being created.

D4.2 NEW LOTS BY CONSENT

D4.2.1 General Criteria

Prior to considering an application to create a new lot for any purpose, the Council and Planning Board shall be satisfied that the proposed lot:

- a) fronts on and will be directly accessed by a public road that is maintained on a year-round basis;
- b) will not cause a traffic hazard as a result of its location on a curve or a hill;



- c) the severed and retained lots are suitable in lot area for their intended purpose;
- d) can be serviced with an appropriate water supply and can be connected to the Village's waste water treatment system;
- e) will not have a negative impact on the drainage patterns in the area;
- f) will not affect the developability of the remainder of the lands, if they are designated for development by this Plan; and,
- g) will not have a negative impact on the features and functions of any environmentally sensitive feature in the area.

D4.2.2 Boundary Adjustments

A consent may be permitted for the purpose of correcting conveyances, enlarging existing lots or through acquisition by a public body, provided no new building lot is created. In reviewing an application for such a boundary adjustment, Council shall be satisfied that the boundary adjustment will not affect the viability of the use of the properties affected as intended by this Plan.

D4.2.3 Lots for Utilities

The creation of new lots for public utilities and water and sewer infrastructure may be permitted, provided:

- a) the area of the proposed lot is minimized and reflects what is required for the use; and,
- b) the implementing zoning by-law, as a condition of Provisional Consent, only permits uses that are related to the utility on the lot.

D4.3 SUBDIVISION/CONDOMINIUM DEVELOPMENT POLICIES

This section is intended to contain general Plan of Subdivision/Plan of Condominium policies that are to be considered with every application for Plan of Subdivision/Plan of Condominium. Regard should also be had to the specific policies dealing with lot creation in each land use designation.

Prior to the consideration of an application for Plan of Subdivision/Plan of Condominium, Council shall be satisfied that:

- a) the approval of the development is not premature and is in the public interest;



- b) the lands will be appropriately serviced with infrastructure, school, parkland and open space, community facilities and other amenities;
- c) there is sufficient reserve sewage system capacity to accommodate the development;
- d) the density of the development is appropriate for the area;
- e) the subdivision/condominium, when developed, will be integrated with other development in the area;
- f) the subdivision/condominium conforms with the environmental protection and management policies of this Plan;
- g) the proposal conforms to Section 51 (24) of the Planning Act, as amended; and,
- h) where new waterfront development is proposed by Plan of Subdivision or Condominium, the lands must be zoned for shoreline residential purposes.

Prior to the registration of any Plan of Subdivision, a Subdivision Agreement between the landowner and the Village will be required.

D4.3.1 Affordability

It is a policy of this Plan to ensure existing and new residents have access to diverse and affordable housing choices. In order to fulfill this policy, Council will work with developers, service delivery groups and funding agencies in an effort to create affordable housing opportunities primarily through redevelopment and intensification in the Village.

In the case of new development approved during the life of this Official Plan, at least 50% of such development should be affordable to low and moderate income households as defined in Appendix 1 to this Plan.

D4.3.2 Energy Efficiency and Air Quality

Council encourages subdivision design that promotes or derives energy efficiency and improved air quality through land use and development patterns which achieve energy conservation through design and which maximize the use of solar energy, and the creation of new vegetation or re-vegetation.



D5 PUBLIC PARKLAND

D5.1 OBJECTIVES

It is the objective of this Plan to:

- a) establish and maintain a system of public open space and parkland areas that meets the needs of present and future residents;
- b) enhance existing parkland areas wherever possible to respond to changing public needs and preferences;
- c) ensure that appropriate amounts and types of parkland are acquired by the Village through the development process;
- d) encourage the dedication and donation of environmentally sensitive lands into public ownership to ensure their continued protection; and,
- e) manage the public open space and parkland areas in a manner that is consistent with the environmental objectives of this Official Plan.

D5.2 GENERAL POLICIES APPLYING TO ALL PUBLIC PARKLAND

D5.2.1 Integration of Other Public Uses with the Public Parkland System

Where a public parkland area is to be integrated with an educational or recreational facility, it is the intent of this Plan that the two uses complement each other by ensuring that there are no physical barriers between the uses.

D5.2.2 Dedication of Land through the Development Process

Council will require the dedication of five percent (5%) of the land within a residential Plan of Subdivision to be dedicated to the Village as parkland. Two percent (2%) of the land within a non-residential development shall be dedicated as parkland. In lieu of the above requirements, Council may require cash-in-lieu of parkland instead, as deemed appropriate. In the establishment of a Parkland Dedication By-law, Council may determine value on the basis of either the value of raw land on the day prior to draft approval (Provisional Consent) or on the basis of the value of the new lot(s) prior to issuance of a Building Permit.

All lands dedicated shall be conveyed in a physical condition satisfactory to the Village.



D5.2.3 Use of Monies Received Through the Cash-in-Lieu Process

All monies received under the provisions of Section D4.5.2 should be used for the sole purpose of developing and acquiring public parkland and/or developing recreational facilities in accordance with the Planning Act. This policy shall not prevent Council from acquiring a residential lot in a subdivision which will not be used as parkland but will be held as an asset of the Corporation to fund future parkland objectives.

D5.2.4 Parkland Dedication By-law

A Council may enact a Parkland Dedication By-law that establishes:

- a) the lands to which the by-law is applicable;
- b) the rate of parkland dedication in accordance with Section D5.2.2 of this Plan;
- c) the development applications which are subject to parkland dedication requirements;
- d) land uses which are exempt from parkland dedication requirements; and,
- e) in the case of cash-in-lieu, whether the value of parkland will be determined on the basis of raw land prior to approvals or on the basis of value of the individual lot(s) prior to issues of a building permit.

D5.3 PARKLAND DEVELOPMENT POLICIES

D5.3.1 Parkland Siting and Design

All public parkland should:

- a) have as much street frontage as possible and be open to view on as many sides as possible for safety purposes;
- b) be appropriately lit as is feasible and deemed necessary by Council;
- c) have direct and safe pedestrian access from adjacent residential areas;
- d) be designed to minimize any potential negative impacts on adjacent residential areas through the use of such measures as planting, fencing and the provision of appropriate access and parking;
- e) incorporate natural heritage features wherever possible into the design of the parkland;



- f) be integrated into the fabric of the adjacent neighbourhood; and,
- g) be connected, wherever possible, to trail systems, cycling routes and natural heritage corridors.

D6 TELECOMMUNICATION TOWERS

The approval authority for telecommunications towers is Industry Canada. In accordance with Industry Canada's siting and approval procedures, proponents who wish to establish new telecommunication towers are required to consult with the Village. The purpose of this policy is to provide guidance and expectations for the proponents of new or expanding telecommunication towers and infrastructure.

D6.1 COMPLETE APPLICATION REQUIREMENTS

All applications for new telecommunications towers, antenna facilities and modifications to existing towers which require municipal consultation in accordance with Industry Canada's antenna siting and approval procedures shall require the submission of an application to the Village comprised of the following information:

- a) A written submission providing the rationale for the preferred location, which includes an assessment of other non-tower and co-location options. This submission will also address design considerations for the site and identify measures intended to minimize visual impacts caused by the tower;
- b) A site plan drawn to scale identifying the subject property, topographic information including contours, lot lines, existing and proposed buildings and structures, fences, vegetation, access and parking and complete tower specifications; and,
- c) An overlay of the site plan information on an air photo providing sufficient detail on surrounding land use within a minimum radius of 1 kilometre from the proposed tower site.

D6.2 PUBLIC CONSULTATION

Council encourages the proponents of telecommunication towers to provide opportunities for public consultation. The Village will assist proponents in facilitating public consultation by providing a mailing list of property owners in proximity to the proposed tower site. Public consultation can be accomplished through:



- a) Providing a notice of intent to adjacent landowners through regular mail;
- b) Posting a notice of intent in the local newspaper or in appropriate social media; and/or,
- c) Hosting a public information open house.

The Village will require a summary of comments raised through public consultation together with proponent responses.

D6.3 CONSULTATION WITH VILLAGE AND NEIGHBOURING EMERGENCY SERVICE DEPARTMENTS

Proponents shall be required to contact Village and surrounding municipal Emergency Service departments to determine if their telecommunication system requirements could be improved by the installation of the proposed tower.

D7 TECHNICAL STUDIES AND PEER REVIEWS

Where a policy in this Plan requires the submission of technical studies or a real estate property report (survey), such studies and documents must be prepared at the applicant's expense by a qualified professional. When technical studies are submitted with a development application, Council may authorize a qualified professional to peer review such studies and provide advice to Council at the applicant's expense.



PART E - PLAN IMPLEMENTATION AND ADMINISTRATION

E1 PLAN IMPLEMENTATION

E1.1 ZONING BY-LAWS

The Village's zoning by-law is the primary means of implementation of this Official Plan and will be updated within three years of the approval of the Official Plan as required by Section 26(9) of the Planning Act.

E1.2 TEMPORARY USE BY-LAWS

The Village may pass temporary use by-laws for a specific time period up to three years and should be applied where it is considered inappropriate by Council to permit the proposed use on a permanent or continuing basis and where alternatives such as relocation are not practical. A garden suite may be permitted on a property for up to 20 years. However, once the by-law has lapsed, the use must cease or otherwise will be viewed as contravening the implementing Zoning By-law.

Prior to the approval of a temporary use Zoning By-law, Council shall be satisfied that the following principles and criteria are met:

- a) The proposed use should be of a temporary nature and should not entail any major construction or investment on the part of the owner so that the owner will not experience undue hardship in reverting to the original use upon the termination of the temporary use;
- b) The proposed use should be reasonably compatible with adjacent land uses and not be out-of-character with the surrounding neighbourhood;
- c) The proposed use should not require the extension or expansion of existing municipal services;
- d) The proposed use should not create any traffic circulation problems within the area nor shall it adversely affect the volume and/or type of traffic serviced by the area's roads;
- e) Parking facilities required by the proposed use should be provided entirely on-site;



- f) The proposed use should generally be beneficial to the neighbourhood or the community as a whole; and,
- g) The owner has entered into an agreement with the Village and/or posted securities, if necessary, to ensure that structures associated with a temporary use provision can be removed upon expiry of the by-law.

E1.3 HOLDING PROVISIONS

In accordance with the Planning Act, Council may use a Holding (H) symbol in conjunction with the zoning of land to suspend development permissions until specific conditions of the Village have been met. These conditions may be set out in the policies applying to the land use designations in this Plan or may be specified within a site-specific zoning by-law amendment.

E1.4 SITE PLAN CONTROL

All lands within the Village shall be designated as a Site Plan Control area subject to the authority of the Planning Act and its requisite regulations.

E1.5 MINOR VARIANCE

Council may appoint a Committee of Adjustment in accordance with Section 44 of the *Planning Act* to consider and/or grant minor variances to the implementing Zoning By-law. In determining whether to approve an application for a minor variance, Council or the Committee of Adjustment will need to be satisfied that the application meets all of the four tests:

- 1) That the requested variance conforms with the general intent of the Official Plan;
- 2) That the requested variance is in keeping with the spirit and intent of the Village's Zoning By-law;
- 3) That the requested variance is appropriate for the desirable development of the lot; and,
- 4) That the requested variance is minor in nature.

In making a determination of whether a variance is minor as required in item four, Council or the Committee of Adjustment should have greater regard for the degree of impact which could result from the variance and less regard to the magnitude of numeric or absolute relief sought by the applicant. In addition, applicants who request a minor variance should be prepared to demonstrate a need for the requested relief on the basis that the subject zoning provision is not warranted in a particular circumstance, causes undue hardship, or is otherwise impossible or not reasonable to comply with.



E1.6 COMMUNITY IMPROVEMENT

These policies are intended to provide a basis and mechanism for Council to utilize the provisions of Section 28 of the Planning Act to encourage the planning or replanning, design or redesign, resubdivision, clearance, development, or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or of any them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefore, as may be appropriate or necessary for specific areas of the Village. It may also include the provision of affordable housing.

Council may undertake Community Improvement Plans (CIP) in order to implement the policies of this Plan as municipal finances and other sources of funding permit. Wherever possible Council will seek funding from senior government sources and other partnerships to assist in community improvement programs after clarifying what components of improvement plans will be eligible for Community Improvement grants and loans as prescribed by Section 28(7) and Section 32 of the *Planning Act*. Council may also include tax assistance programs as prescribed by Section 365.1 of the *Municipal Act*. Through a Community Improvement Plan the Village may also register agreements relating to grants and loans issued to fulfill CIP objectives.

E1.6.1 Community Improvement Areas

All lands located within the Village of Sundridge shall be defined as Community Improvement Area.

E1.6.2 Community Improvement Projects

Community Improvement projects could include, but are not limited to:

- a) the development of seniors housing or forms of affordable housing;
- b) the development of parks, recreational trails and public uses at or near the waterfront;
- c) improvements to sidewalks and road surfaces to enable safe and comfortable travel by pedestrians, bicycles and vehicles;
- d) projects designed to foster accessibility and active transportation in the community;



- e) tree planting and street beautification programs and improvements to private buildings and properties; or,
- f) the construction and improvement of buildings and structures that promote energy efficiency.

E1.7 STANDARDS FOR MAINTENANCE AND OCCUPANCY

Council may pass a By-law to prescribe standards for the maintenance and occupancy of all land within the Village boundary. Such a By-law may require minimum standards for the condition of land and/or buildings and further may restrict or prohibit occupancy to such land and/or buildings.

E2 NON-CONFORMING USES

E2.1 INTENT OF OFFICIAL PLAN

As a general rule, existing uses that do not conform with the policies of this Plan should gradually be phased out so that the affected land use may change to a use which is in conformity with the goals of the Official Plan and the intent of the implementing Zoning By-law. In some instances, where issues of compatibility are not created, it may be necessary and practical to allow the replacement, extension or enlargement of non-conforming uses through the granting of a minor variance or by placing the use in an appropriate zone in the implementing Zoning By-law. In such instances, Council shall have regard for the following principles:

- a) the feasibility of acquiring the property for holding, sale, lease or development by the Village for a more appropriate permitted use; and,
- b) the possibility of relocating the non-conforming use to a more appropriate location.

E2.2 ROLE OF THE IMPLEMENTING ZONING BY-LAW

Existing uses which do not conform with the policies of this Official Plan may be zoned in the implementing Zoning By-law in accordance with their present use, provided that:

- a) the zoning will not permit any change of use or performance standard that may negatively impact adjoining uses;
- b) the use does not constitute a danger to surrounding land uses, humans or animals by virtue of their hazardous nature;



- c) the use does not interfere with the appropriate development of the surrounding lands; and,
- d) when the use is discontinued, re-zoning may only take place in accordance with the policies and intent of this Plan.

E3 PRE-CONSULTATION AND COMPLETE APPLICATIONS

In order to ensure that all the relevant and required supporting information for a planning application is provided at the time of submission and facilitate a timely consultation and decision-making process, Council encourages proponents to submit their proposal for pre-consultation review prior to the submission of a planning application. The intent of a pre-consultation review is not to provide any assurance of approval or support in principle in the absence of requisite justification and public consultation. Subsequent to pre-consultation review, the Village will determine what supporting information (i.e. reports and studies) is required as part of the complete application submission and inform the proponent of these requirements.

The following information, at a minimum, shall be required as part of a complete application:

- a) prescribed application fee;
- b) completed application form together with requisite authorizations, if necessary;
- c) prescribed information and material as required by the Planning Act Regulations;
- d) covering letter, which outlines the nature of the application and details of the pre-consultation meeting (if applicable);
- e) concept plans and/or drawings; and,
- f) any studies identified as necessary through pre-consultation.

Any proponent of a development proposal shall be required to furnish information as required to help inform a pre-consultation discussion. This will include but not be limited to the preparation of a site plan and awareness of the policies of this Official Plan and the Village's Zoning By-law as well as applicable provincial legislation and guidelines.



The following are examples of supporting information that may be required as part of a complete application, to be determined through the pre-consultation review with staff:

- a) Transportation Impact Study;
- b) Functional Servicing Report;
- c) Stormwater Management Plan;
- d) Tree Preservation Report and Plan;
- e) Hydrogeological Assessment;
- f) Watershed or Subwatershed Study;
- g) Floodline Delineation Report;
- h) Architectural/Urban Design Study;
- i) Environmental Site Assessment;
- j) Planning Justification Report;
- k) Ministry of the Environment (MOE) Record of Site Condition (RSC);
- l) Contaminant Management Plan;
- m) Environmental Impact Study;
- n) Lake Impact Study;
- o) Current Real Property Report prepared by an Ontario Land Surveyor;
- p) Archaeological Assessment;
- q) Heritage Impact Assessment;
- r) Wind Study;
- s) Noise Study;
- t) Vibration Study;
- u) Geotechnical Study;
- v) Slope Stability Study;
- w) Market/Retail Impact Study or Analysis;
- x) Viewscape or Shadow Impact Assessment;
- y) Real Property Report, Topographic Survey, Conceptual Site Plan and Building Elevations; or,
- z) Erosion and Sediment Control Plans.

E4 MINOR ALTERATIONS TO THE PLAN

The following types of minor alterations may be made to this Plan without the need for a formal Official Plan Amendment provided the Ministry of Municipal Affairs is provided with a copy of the revised Official Plan referencing the nature of the alteration:

- a) changes to the numbers of sections or the order of sections in the Plan, but does not add or delete sections;
- b) consolidates previously approved Official Plan Amendments in a new document without altering any approved policies or maps;



- c) corrects grammatical or typographical errors in the Plan which do not affect the intent or affect the policies or maps;
- d) translates measurements to different units of measure or changes reference to legislation or changes to legislation where the legislation has changed.

In all other instances, notification of public meetings held by Council shall be given to the residents of the Village in accordance with the procedures of The Planning Act.

E5 INTERPRETATION OF LAND USE DESIGNATION BOUNDARIES

The boundaries between land use designations on the Schedules to this Plan are approximate except where they meet with roads, railway lines, rivers, pipeline routes, transmission lines, lot lines or other clearly defined physical features and in these cases are not open to flexible interpretation. Where the general intent of the document is maintained, minor adjustments to boundaries will not require an amendment to this Plan.

Where a lot is within more than one designation on the Schedules to this Plan, each portion of the lot shall be used in accordance with the applicable policies of that designation.

E6 DEFINITIONS

For the purposes of interpretation of this Plan, the definitions in the *Planning Act*, R.S.O. 1990, the Provincial Policy Statement 2020, and other applicable legislation shall apply and are attached hereto as Appendix 1. In all other instances, terms shall be defined in accordance with common usage and if necessary, reference to the **Canadian Oxford Dictionary, 2nd Edition**.

E7 OFFICIAL PLAN REVIEW PROCESS

The assumptions, objectives and policies of this Plan shall be reviewed and revised no less than every ten years after this Plan comes into effect at a meeting of Council, which shall be advertised in accordance with the Planning Act, as amended. The five-year review shall consist of an assessment of:

- a) the continuing relevance of the vision that forms the basis of all policies found in this Plan;
- b) the degree to which the objectives of this Plan have been achieved;



- c) the degree to which the Plan has responded to economic and social challenges in the community;
- d) Global, National, Provincial and Regional land use and development and their effect on development in Sundridge; and,
- e) the Plan's regard to matters of Provincial Interest; conformity to Provincial Plans; and consistency with Provincial Policy Statements.



APPENDIX 1

GLOSSARY OF TERMS

Access standards: means methods or procedures to ensure safe vehicular and pedestrian movement, and access for the maintenance and repair of protection works, during times of flooding hazards, erosion hazards and/or other water-related hazards.

Active transportation: means human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

Additional needs housing: means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of *additional needs housing* may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

Adjacent lands: means

- a) for the purposes of policy 3.3.3, those lands contiguous to existing or planned corridors and transportation facilities where development would have a negative impact on the corridor or facility. The extent of the adjacent lands may be recommended in provincial guidance or based on municipal approaches that achieve the same objectives;
- b) for the purposes of policy 4.1.8, those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives;
- c) for the purposes of policies 4.4.2.2 and 4.5.2.5, those lands contiguous to lands on the surface of known petroleum resources, mineral deposits, or deposits of mineral aggregate resources where it is likely that development would constrain future access to the resources. The extent of the adjacent lands may be recommended by the Province; and
- d) for the purposes of policy 4.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

Adverse effect: as defined in the Environmental Protection Act, means one or more of:

- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property or plant or animal life;
- c) harm or material discomfort to any person;
- d) an adverse effect on the health of any person;
- e) impairment of the safety of any person;
- f) rendering any property or plant or animal life unfit for human use;



- g) loss of enjoyment of normal use of property; and
- h) interference with normal conduct of business.

Affordable: means

- a) in the case of ownership housing, the least expensive of:
 - 1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
 - 2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;
- b) in the case of rental housing, the least expensive of:
 - 1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
 - 2. a unit for which the rent is at or below the average market rent of a unit in the municipality.

Alternative energy system: means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

Archaeological resources: includes artifacts, archaeological sites and marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological assessments carried out by archaeologists licensed under the Ontario Heritage Act.

Areas of archaeological potential: means areas with the likelihood to contain archaeological resources, as evaluated using the processes and criteria that are established under the Ontario Heritage Act.

Areas of natural and scientific interest: means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

Brownfield sites: means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community.



Compact built form: means a land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood, proximity to transit and reduced need for infrastructure. Compact built form can include detached and semi-detached houses on small lots as well as townhouses, duplexes, triplexes and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a well-connected network, destinations that are easily accessible by transit and active transportation, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads.

Complete communities: means places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities including an appropriate mix of jobs, a full range of housing, transportation options public service facilities, local stores and services. Complete communities are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.

Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

Designated vulnerable area: means areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source.

Development: means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, but does not include:

- a) activities that create or maintain infrastructure authorized under an environmental assessment process or identified in Provincial standards; or,
- b) works subject to the Drainage Act; or,
- c) for the purposes of policy 4.1.4(a), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act. Instead, those matters shall be subject to policy 4.1.5(a).

Dynamic beach hazard: means areas of inherently unstable accumulations of shoreline sediments along the Great Lakes - St. Lawrence River System and large inland lakes, as identified by provincial standards, as amended from time to time. The dynamic beach hazard limit consists of the flooding hazard limit plus a dynamic beach allowance.



Ecological function: means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

Employment area: means those areas designated in an official plan for clusters of business and economic activities including, manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment uses listed above.

Endangered species: means a species that is classified as “Endangered Species” on the Species at Risk in Ontario List, as updated and amended from time to time.

Energy storage system: means a system or facility that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production, including for example, flywheels, pumped hydro storage, hydrogen storage, fuels storage, compressed air storage, and battery storage.

Erosion hazard: means the loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

Essential emergency service: means services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion.

Fish: means fish, which as defined in the Fisheries Act, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

Fish habitat: as defined in the Fisheries Act, means water frequently used by fish and any other areas on which fish depend directly or indirectly to carry out their life processes, including spawning grounds and nursery, rearing, food supply, and migration areas.

Flood fringe: for river, stream and small inland lake systems, means the outer portion of the flood plain between the floodway and the flooding hazard limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway.

Flood plain: for river, stream and small inland lake systems, means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards.

Flooding hazard: means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:



- a) along the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes, the flooding hazard limit is based on the one hundred year flood level plus an allowance for wave effects and other water-related hazards;
- b) along river, stream and small inland lake systems, the flooding hazard limit is the greater of:
 - 1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
 - 2. the one hundred year flood; and
 - 3. a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof, for example, as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry;except where the use of the one hundred year flood or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

Floodproofing standard: means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate flooding hazards, wave effects and other water-related hazards along the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes, and flooding hazards along river, stream and small inland lake systems.

Floodway: for river, stream and small inland lake systems, means the portion of the flood plain where development and site alteration would cause a danger to public health and safety or property damage.

Where the one zone concept is applied, the floodway is the entire contiguous flood plain.

Where the two zone concept is applied, the floodway is the contiguous inner portion of the flood plain, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the two zone concept applies, the outer portion of the flood plain is called the flood fringe.

Freight-supportive: in regard to land use patterns, means transportation systems and facilities that facilitate the movement of goods. This includes policies or programs intended to support efficient freight movement through the planning, design and operation of land use and transportation systems. Approaches may be recommended in Provincial guidance or based on municipal approaches that achieve the same objectives.

Green infrastructure: means natural and human-made elements that provide ecological and hydrological functions and processes. Green infrastructure can include components such as



natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.

Ground water feature: means water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

Habitat of endangered species and threatened species: means habitat within the meaning of Section 2 of the Endangered Species Act, 2007.

Hazardous forest types for wildland fire: means forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources, as amended from time to time.

Hazardous lands: means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the Great Lakes - St. Lawrence River System, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.

Hazardous sites: means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

Hazardous substances: means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Heritage attributes: means, as defined by the Ontario Heritage Act, in relation to real property, and to buildings and structure on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.

Housing options: means a range of housing types such as, but not limited to single- detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, laneway housing, garden suites, rooming houses, and multi-residential buildings, including low- and mid-rise apartments. The term can also refer to a variety of housing arrangements and forms such as, but not limited to, life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, *affordable housing*, *additional needs housing*, multi-generational housing, student housing, farm worker housing, culturally appropriate housing, supportive, community and transitional housing and housing related to employment, educational, or *institutional uses*, such as long-term care homes.



Hydrologic function: means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

Impacts of a changing climate: means the present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability.

Individual on-site sewage services: means sewage systems, as defined in O. Reg. 332/12 under the Building Code Act, 1992, that are owned, operated and managed by the owner of the property upon which the system is located.

Individual on-site water services: means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

Infrastructure: means physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications including broadband, transit and transportation corridors and facilities, active transportation systems, oil and gas pipelines and associated facilities.

Institutional use: for the purposes of policy 5.2.6, means land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.

Intensification: means the development of a property, site or area at a higher density than currently exists through:

- a) redevelopment, including the reuse of brownfield sites and underutilized shopping malls and plazas;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; and,
- d) the expansion or conversion of existing buildings.

Legal or technical reasons: means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

Low and moderate income households: means

- a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the municipality; or
- b) in the case of rental housing, household with incomes in the lowest 60 percent of the income distribution for renter households for the municipality.



Low impact development: means an approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration and detention of stormwater. Low impact development can include, for example: bio-swales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems.

Major facilities: means facilities which may require separation from sensitive land uses, including but not limited to airports, manufacturing uses, transportation infrastructure and corridors, rail facilities, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

Major goods movement facilities and corridors: means transportation facilities, corridors and networks associated with the inter- and intraprovincial movement of goods. Examples include: inter-modal facilities, ports, airports, rail facilities, truck terminals, freight corridors, freight facilities, and haul routes, primary transportation corridors used for the movement of goods and those identified in provincial transportation plans. Approaches that are freight supportive may be recommended in Provincial guidance or based on municipal approaches that achieve the same objectives.

Marine facilities: means ferries, harbours, ports, ferry terminals, canals and associated uses, including designated lands for future marine facilities.

Municipal sewage services: means a sewage works within the meaning of section 1 of the Ontario Water Resources Act that is owned or operated by a municipality.

Municipal water services: means a municipal drinking-water system within the meaning of section 2 of the Safe Drinking Water Act, 2002.

Natural heritage features and areas: means features and areas, including significant wetlands, significant coastal wetlands, other coastal wetlands in Ecoregions 5E, 6E and 7E, fish habitat, significant woodlands and significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Natural heritage system: means a system made up of natural heritage features and areas, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include natural heritage features and areas, federal and provincial parks and conservation reserves, other natural



heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. The Province has a recommended approach for identifying natural heritage systems, but municipal approaches that achieve or exceed the same objective may also be used.

Negative impacts: means

- a) in regard to policy 3.6.4 and 3.6.5, potential risks to human health and safety and degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development. Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;
- b) in regard to fish habitat, any harmful alteration, disruption or destruction of fish habitat, except where, an exemption to be prohibition has been authorized under the Fisheries Act;
- c) in regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.
- d) in regard to policy 4.2, degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities; and,
- e) in regard to policy 3.3.3, any development or site alteration that would compromise or conflict with the planned or existing function, capacity to accommodate future needs, and cost of implementation of the corridor.

One hundred year flood: for river, stream and small inland lake systems, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

One hundred year flood level: means

- a) for the shorelines of the Great Lakes, the peak instantaneous stillwater level, resulting from combinations of mean monthly lake levels and wind setups, which has a 1% chance of being equalled or exceeded in any given year;
- b) in the connecting channels (St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers), the peak instantaneous stillwater level which has a 1% chance of being equalled or exceeded in any given year; and
- c) for large inland lakes, lake levels and wind setups that have a 1% chance of being equalled or exceeded in any given year, except that, where sufficient water level records do not exist, the one hundred year flood level is based on the highest known water level and wind setups.

Other water-related hazards: means Water associated phenomena other than flooding hazards and wave effects which act on shorelines. This includes, but is not limited to ship-generated waves, ice piling and ice jamming.



Partial services: means

- a) municipal sewage services or private communal sewage services combined with individual on-site water services; or
- b) municipal water services or private communal water services combined with individual on-site sewage services.

Portable asphalt plant: means a facility

- a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

Portable concrete plant: means a building or structure

- a) with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

Private communal sewage services: means a sewage works within the meaning of section 1 of the Ontario Water Resources Act that serves six or more lots or private residences and is not owned by a municipality.

Private communal water services: means a non-municipal drinking-water system within the meaning of section 2 of the Safe Drinking Water Act, 2002 that serves six or more lots or private residences.

Protected heritage property: means property designated under Parts IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act, property subject to a heritage conservation easement or covenant under Parts II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.

Protection works standards: means the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage caused by flooding hazards, erosion hazards and other water-related hazards, and to allow access for their maintenance and repair.

Provincial and federal requirements: means

- a) in regard to policy 4.1.6, legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection (including fish and fish habitat), and related, scientifically established standards such as water quality criteria for protecting lake trout populations; and



- b) in regard to policy 4.1.7, legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.

Public service facilities: means land, buildings and structures, including but not limited to schools, hospitals and recreation facilities, for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health, child care and educational programs, including elementary, secondary, post secondary, long-term care services, and cultural services. Public service facilities do not include infrastructure.

Quality and quantity of water: is measured by indicators associated with hydrologic function such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

Rail facilities: means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future rail facilities.

Redevelopment: means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites.

Regional market area: refers to an area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning area, will normally serve as the regional market area. However, where a regional market area extends significantly beyond these boundaries, then the regional market area may be based on the larger market area. Where regional market areas are very large and sparsely populated, a smaller area, if defined in an official plan, may be utilized.

Renewable energy source: means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

Renewable energy system: means a system that generates electricity, heat and/or cooling from a renewable energy source.

Reserve sewage system capacity: means design or planned capacity in a waste water treatment facility, within municipal sewage services or private communal services, which is not yet committed to existing or approved development. For lot creation using private communal sewage services and individual on-site sewage services, reserve sewage system capacity includes approved capacity to treat and land-apply, treat and dispose of, or dispose of, hauled sewage in accordance with applicable legislation but not by land-applying untreated, hauled sewage. Treatment of hauled sewage can include, for example, a sewage treatment plant, anaerobic digestion, composting or other waste processing.

Reserve water system capacity: means design or planned capacity in a water treatment facility which is not yet committed to existing or approved development. Reserve water system capacity



applies to municipal water services or private communal water services, and not individual on-site water services.

River, stream and small inland lake systems: means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event.

Sensitive: in regard to surface water features and ground water features, means features that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

Sensitive land uses: means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

Settlement areas: means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets). Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity, and intensity of land uses, service levels, and types of infrastructure available.

Settlement areas are:

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

Sewage and water services: includes municipal sewage services and municipal water services, private communal sewage services and private communal water services, individual on-site sewage services and individual on-site water services, and partial services.

Significant: means

- a) in regard to wetlands, coastal wetlands and areas of natural and scientific interest, an area identified as provincially significant by using evaluation procedures established by the Province, as amended from time to time;
- b) in regard to woodlands, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria and procedures established by the Province;
- c) in regard to other features and areas in policy 4.1, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system; and,



- d) in regard to mineral potential, an area identified as provincially significant through provincial guidance, as amended from time to time, such as the Provincially Significant Mineral Potential Index; and
- e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.

Criteria for determining significance for the resources identified in sections c) -d) are provided in provincial guidance, but municipal approaches that achieve or exceed the same objective may also be used.

While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

Site alteration: means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

For the purposes of policy 241.4(a), site alteration does not include underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as in the Mining Act. Instead, those matters shall be subject to policy 4.1.5(a).

Special Policy Area: means an area within a community that has historically existed in the flood plain and where site-specific policies, approved by both the Ministers of Natural Resources and Forestry and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development. The criteria for designation and procedures for approval are established by the Province.

A Special Policy Area is not intended to allow for new or intensified development and site alteration, if a community has feasible opportunities for development outside the flood plain.

Surface water feature: means water-related features on the earth's surface, including headwaters, rivers, permanent and intermittent streams, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

Threatened species: means a species that is classified as "Threatened Species" on the Species at Risk in Ontario List, as updated and amended from time to time.

Transit-supportive: in regard to land use patterns, means development that makes transit viable, optimizes investments in transit infrastructure, and improves the quality of the experience of using transit. It often refers to compact, mixed-use development that has a high level of employment and residential densities, including air rights development, in proximity to transit



stations, corridors and associated elements within the transportation system. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

Transportation demand management: means a set of strategies that result in more efficient use of the transportation system by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost.

Transportation system: means a system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, rail facilities, parking facilities, park'n'ride lots, service centres, rest stops, vehicle inspection stations, inter-modal facilities, harbours, airports, marine facilities, ferries, canals and associated facilities such as storage and maintenance.

Two-zone concept: means an approach to flood plain management where the flood plain is differentiated in two parts: the floodway and the flood fringe.

Urban agriculture: means food production in *settlement areas*, whether it is for personal consumption, commercial sale, education, or therapy. Examples include, but are not limited to, vertical agriculture facilities, community gardens, greenhouses, and rooftop gardens.

Vulnerable: means surface and/or ground water that can be easily changed or impacted.

Waste management system: means sites and facilities to accommodate solid waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites.

Watershed: means an area that is drained by a river and its tributaries.

Watershed planning: means planning that provides a framework for establishing comprehensive and integrated goals, objectives, and direction for the protection, enhancement, or restoration of water resources, including the quality and quantity of water, within a watershed and for the assessment of cumulative, cross-jurisdictional, and cross-watershed impacts. Watershed planning evaluates and considers the impacts of a changing climate on water resource systems and is undertaken at many scales. It may inform the identification of water resource systems.

Water resource systems: means a system consisting of ground water features and areas, surface water features (including shoreline areas), natural heritage features and areas, and hydrologic functions, which are necessary for the ecological and hydrological integrity of the watershed.

Wave effects: means the movement of water up onto a shoreline or structure following the breaking of a wave; including wave uprush, wave set up and water overtopping or spray; the limit of wave effects is the point of furthest landward horizontal movement of water onto the shoreline.



Wayside pits and quarries: means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Wetlands: means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens.

Periodically soaked or wetlands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

Wildland fire assessment and mitigation standards: means the combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Natural Resources to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, infrastructure and property from wildland fire.

Wildlife habitat: means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or nonmigratory species.

Woodlands: means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. Woodlands may be delineated according to the Forestry Act definition or the Province's Ecological Land Classification system definition for "forest".

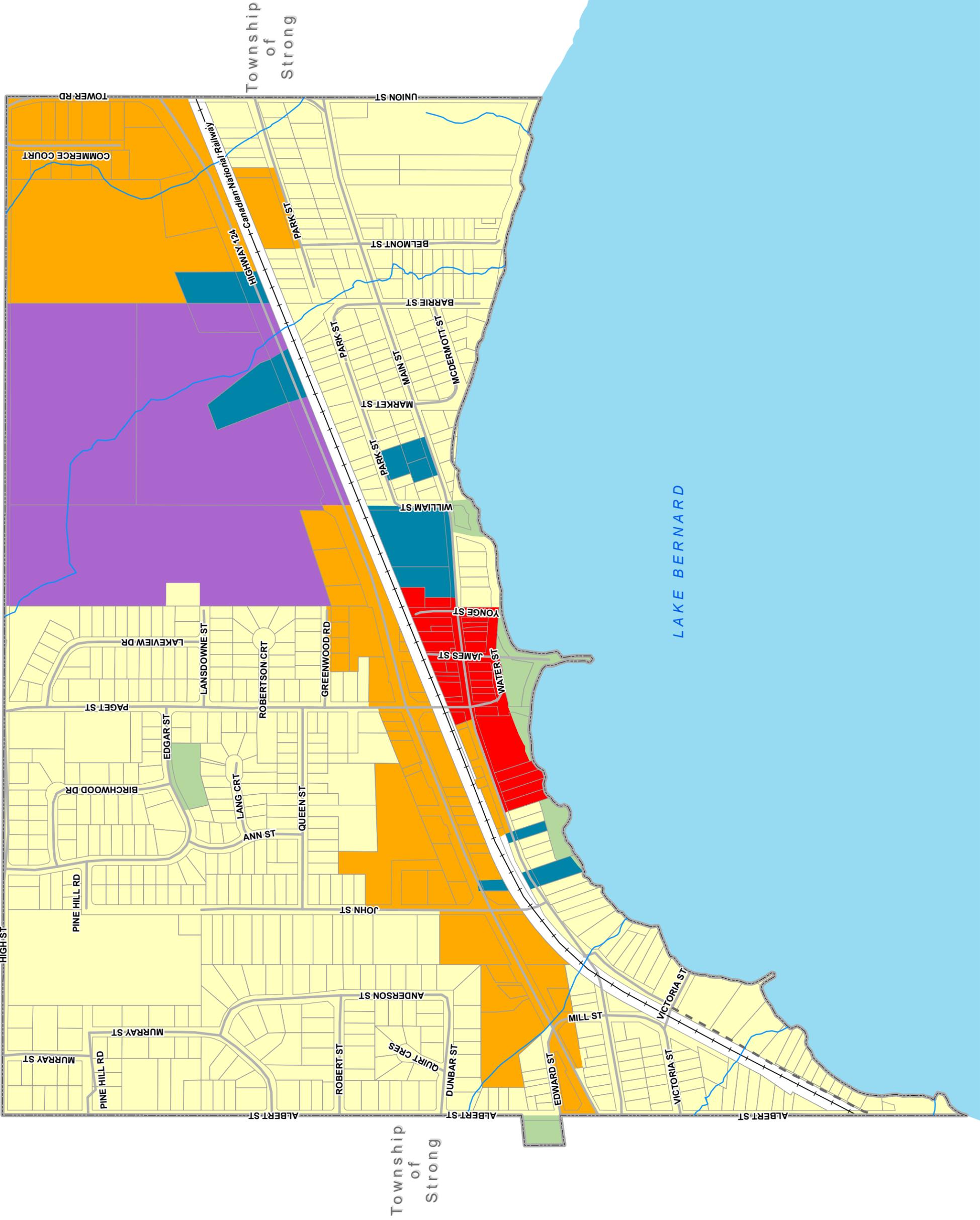


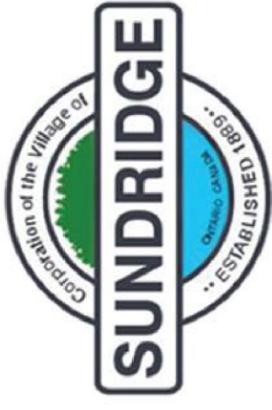
Village of Sundridge Official Plan Schedule A Land Use

- Residential
- Mixed Use
- Downtown
- Institutional
- Employment
- Open Space
- Watercourse
- Municipal Boundary



January 9, 2026

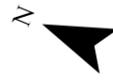




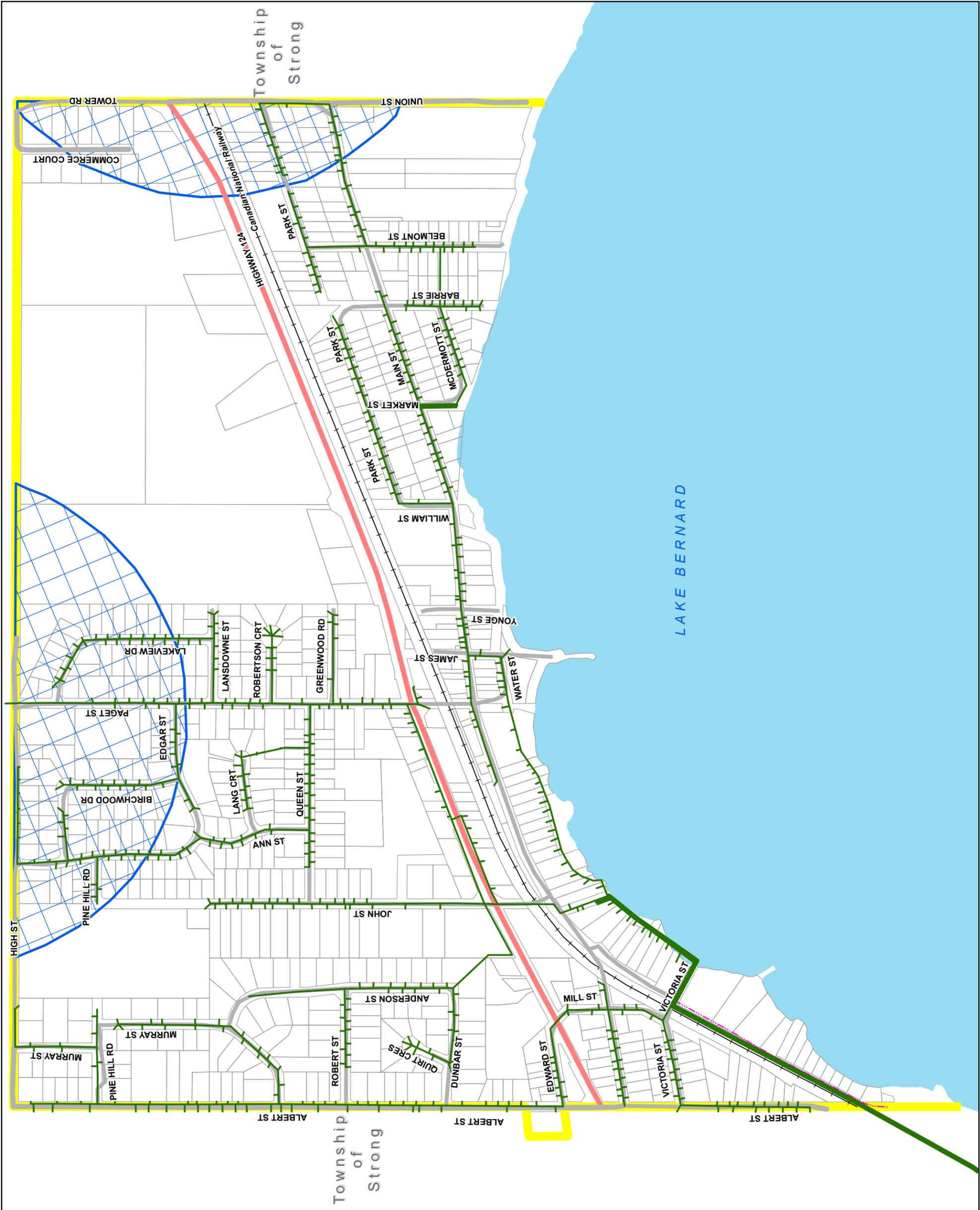
Village of Sundridge Official Plan Schedule B

Transportation and Services

- Provincial Highway
- Municipal Road
- Private Road
- Railway
- Sanitary - Forcemain
- Sanitary - Gravity Fed
- Influence Area from Closed Landfill Site
- Municipal Boundary



December 7, 2023



THE CORPORATION OF THE VILLAGE OF SUNDRIDGE

BY-LAW NO. 2026-017

Being a By-Law to confirm the proceedings of the Council of the Corporation of The Village of Sundridge at its Regular Meeting March 25, 2026

WHEREAS pursuant to Section 5(1) of the Municipal Act, 2001, S.O. 2001, c.25 as amended, the powers of a municipality shall be exercised by its Council; and

WHEREAS pursuant to Section 5(3) of the Municipal Act, 2001, S.O. 2001, c.25 as amended, a municipal power, including a municipality's capacity rights, powers and privileges under Section 9 of the Municipal Act, 2001, S.O. 2001, c.25 as amended, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise; and

WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of The Village of Sundridge at this session be confirmed and adopted by by-law.

NOW THEREFORE the Council of the Corporation of The Village of Sundridge hereby enacts as follows:

1. That the actions of the Council of the Corporation of The Village of Sundridge in respect of all recommendations in reports and minutes of committee, all motions and resolutions and all actions passed and taken to the Council of the Corporation of The Village of Sundridge, documents and transactions entered into during the March 25, 2026 meeting of council, are hereby adopted and confirmed, as if the same were expressly embodied in this by-law.
2. That the Mayor and proper officials of the Corporation of The Village of Sundridge are hereby authorized and directed to do all the things necessary to give effect to the action of the Council of the Corporation of The Village of Sundridge during the said meeting referred to in paragraph 1 of this by-law.
3. That the Mayor or his designate and the Clerk Administrator are hereby authorized and directed to execute all documents necessary to carry out the action taken by this council as described in Section 1 of this by-law and to affix the Corporate Seal of the Corporation of the Village of Sundridge to those documents requiring the Corporate Seal referred to in said paragraph 1.

PASSED THIS 25TH DAY OF MARCH, 2026.

Shawn Jackson, Mayor

Nancy Millar, Clerk Administrator