THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Regular Meeting of Council

Agenda

Monday, June 23, 2025, at 6 p.m.

Council Chambers

3720 County Road 34

Alexandria, Ontario K0C 1A0

THE MEETING WILL OPEN WITH THE CANADIAN NATIONAL ANTHEM

1. **CALL TO ORDER**

2. **DECLARATION OF PECUNIARY INTEREST**

3. **ACCEPT THE AGENDA (Additions/Deletions)**

4. **ADOPTION OF PREVIOUS MINUTES**

Regular Meeting Council Minutes - Monday May 26, 2025

5. **DELEGATIONS**

6. **STAFF REPORTS**

a. **Administration Department**

i. AD 2025-04: Municipal Housing Infrastructure Program – Health and Safety Water Stream

b. Community Services Department

i. CS 2025-12: North Glengarry Evening of Excellence

c. Treasury Department

i. TR 2025-11: Community Services Transfers from Reserves

ii. DR 2025-02: Award of RFP DR-2025-01 Abandonment of the MacGillivray-MacLeod Drian, McRae Branch

d. Building, Planning & By-law Department

i. BP 2025-15: By-law No. 18-2025; Stop up, Close and Sell Road Allowance (Bourdon)

e. Public Works Department

i. PW 2025-15: Award of Rolland Massie Crossing Grade Upgrades

ii. PW 2025-16: Award of Sewer Lining Tender 2025

iii. PW 2025-17: Full Lagoon Cleanout Ahead of Main Construction Contract

7. UNFINISHED BUSINESS

8. CONSENT AGENDA

Committee of Adjustment Hearing Minutes – Monday January 13, 2025.

Public Meeting of Planning Minutes – Monday May 12, 2025.

South Nation Conservation Authority 2024 Annual Report – Tuesday June 2, 2025.

RRCA Board of Directors Meeting Highlights – Thursday June 5, 2025.

9. NEW BUSINESS

10. NOTICE OF MOTION

Next Regular Meeting of Council

Monday July 14, 2025 at 6 pm. in the Council Chambers, 3720 County Road 34, Alexandria, Ontario

Note: Meetings are subject to change and cancellation

11. QUESTION PERIOD

(Please note: Questions are to be in relation to the items presented on this agenda Limit of one question per person and subsequent questions will be at the discretion of the Mayor/Chair)

12. CLOSED SESSION

As this matter deals with a proposed or pending acquisition or disposition of land by the municipality or local board they may be discussed in closed session under sections 239 (2)(c) of the *Ontario Municipal Act*)

And to approve the Municipal Closed Session of Council Minutes for Monday May 12, 2025

13. CONFIRMATION BY-LAW

a. By-law 19-2025

14. ADJOURNMENT

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Regular Meeting of Council

Minutes

Monday May 26,2025 at 6 p.m.

Council Chambers

3720 County Road 34

Alexandria, Ontario K0C 1A0

PRESENT: Mayor: Jamie MacDonald
Deputy Mayor: Carma Williams
Councillor: Jacques Massie
Councillor: Jeff Manley
Councillor: Brian Caddell
Councillor: Michael Madden
Councillor: Gary Martin

ALSO PRESENT: CAO/Clerk: Sarah Huskinson
Deputy Clerk: Jena Doonan
Director of Community Services: Stephanie MacRae
Director of Finance/Treasurer: Zoe Bougie
Director of Building, Planning & By-law: Jacob Rheaume

1. **CALL TO ORDER**

2. **DECLARATION OF PECUNIARY INTEREST**
   None

3. **ACCEPT THE AGENDA (Additions/Deletions)**

   Resolution No. 1
   Moved by: Jeff Manley
   Seconded by: Michael Madden

   THAT the Council of the Township of North Glengarry accepts the agenda of the Regular Meeting of Council on Monday May 26, 2025 as amended

   Deletions – Section 5. OPP delegation
   Section 12. Closed Session

   Carried

4. **ADOPTION OF PREVIOUS MINUTES**

   Resolution No. 2
   Moved by: Michael Madden

Seconded by: Gary Martin

THAT the minutes of the following meeting(s) be adopted as circulated

- Regular Meeting of Council Minutes – Monday May 12, 2025.

Carried

5. DELEGATIONS

HGMH Update – CEO Rob Alldred-Hughes

CEO Rob Alldred-Hughes updated Council on HGMH vision for capital redevelopment, which aims to serve the region's increasing healthcare needs through three primary priority areas: Meeting Evolving Community Needs. Creating a Rural Health Hub Model. Building Capacity for the Future

6. STAFF REPORTS

a. Administrative Department

i. AD 2025-03: Confirmation of North Glengarry member for the SDG Accessibility Committee;

Resolution No. 3

MOVED BY: Carma Williams

SECONDED BY: Jacques Massie

THAT the Council of the Township of North Glengarry receives Staff Report No. AD 2025-03, Confirmation of North Glengarry representatives to serve on the SDG Accessibility Advisory Committee; and

THAT Council of the Township of North Glengarry authorizes staff to advise the United Counties of Stormont, Dundas and Glengarry that Mrs. Brenda Pamler from Alexandria will serve as the Township of North Glengarry's primary representative on the SDG Accessibility Committee replacing Mrs. Melissa Dubeau, and that Robert Berrigan from Alexandria will serve as alternate replacing Mrs. Brenda Palmer.

Carried

b. Community Services Department

i. CS-2025-10, Ice Allocation Policy.

Resolution No. 4

MOVED BY: Brian Caddell

SECONDED BY: Gary Martin

THAT the Council of the Township of North Glengarry receives Staff Report No. CS-2025-10, Ice Allocation Policy; and

THAT By-Law 16-2025 be read a first, second, and third time and enacted in Open Council this 26th day of May 2025.

Carried

ii. Community Donations

Resolution No. 5

MOVED BY: Gary Martin

SECONDED BY: Jeff Manley

THAT the Council of the Township of North Glengarry receives staff report CS-2025-11, Community Donations for information purposes.

Carried

c. Treasury Department

i. TR-2025-10, HEWSF II Transfer Payment Agreement

Resolution No. 6

MOVED BY: Jeff Manley

SECONDED BY: Michael Madden

THAT the Council of the Township of North Glengarry receives Staff Report No. TR-2025-10, HEWSF II Transfer Payment Agreement; and

THAT Council approve and authorize a Transfer Payment Agreement, between His Majesty the King in right of the Province of Ontario, represented by the Minister of the Solicitor General for the Province of Ontario (the "Ministry") and the Township of North Glengarry (the "Municipality") related to funding provided under the HEWSF II Transfer Payment Agreement.

Carried

d. Building, Planning & By-law Department

i. BP 2025-14: ZONING BY-LAW AMENDMENT No. Z-03-2025

Resolution No. 7

MOVED BY: Micheal Madden

SECONDED BY: Gary Martin

THAT the Council of the Township of North Glengarry adopt Zoning By-Law No. Z-03-2025; and

THAT By-law No. Z-03-2025 be read a first second and third time and enacted in open Council this 26th day of May 2025.

Carried

7. **UNFINISHED BUSINESS**

None

8. **CONSENT AGENDA**

Resolution No. 8
Moved by: Gary Martin
Seconded by: Carma Williams

THAT the Council of the Township of North Glengarry receives the item(s) from the consent agenda for information purposes only.

Carried

9. **NEW BUSINESS**

None

10. **NOTICE OF MOTION**

Resolution No. 9

Moved by: Carma Williams
Seconded by: Jeff Manley

THAT the Council of the Township of North Glengarry requests staff to prepare a report providing options to consider that would enhance the Public Notification Process on projects that are deemed sensitive in nature.

Carried

Next Regular Meeting of Council

Monday June 9, 2025, at 6 pm. in the Council Chambers, 3720 County Road 34, Alexandria, Ontario

Note: Meeting are subject to change and cancellation

11. **QUESTION PERIOD**

(Please note: Questions are to be in relation to the items presented on this agenda. Limit of one question per person and subsequent questions will be at the discretion of the Mayor/Chair)

12. **CLOSED SESSION**

None

13. CONFIRMATION BY-LAW

Resolution No. 10
Moved by: Jeff Manley
Seconded by: Michael Madden

THAT the Council of the Township of North Glengarry adopts by-law 17-2025, being a by-law to adopt, confirm, and ratify the matters dealt with by Resolution; and

THAT by-law 17-2025 be read a first, second and third time and enacted in Open Council this 26th of May 2025.

Carried

14. ADJOURMENT

Resolution No. 11
Moved by: Jacques Massie
Seconded by: Michael Madden

THERE being no further business to discuss, the meeting was adjourned at 6:58 p.m.

Carried

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CAO/Clerk/Deputy Clerk Mayor/Deputy Mayor

STAFF REPORT TO COUNCIL **Report No: AD-2025-04**

June 23, 2025

From: Sarah Huskinson, Chief Administrative Officer

RE: Municipal Housing Infrastructure Program – Health and Safety Water Stream

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Recommended Motion:

THAT Council receives Staff report AD-2024-04 Municipal Housing Infrastructure Program – Health and Safety Water Stream,

And THAT Council authorizes the CAO/Clerk to apply for the MHIP-Health and Safety Water Stream Grant for the Garry River Integrated Water Infrastructure Rehabilitation and Resilience Project.

Background / Analysis:

The Grant

In early 2025, the Province announced a secondary intake for the Municipal Housing Infrastructure Program, a Health and Safety Water Stream. The Province will fund a maximum of 73% (up to $30 million) per project.

The objectives of this intake are to:

- Support aging water infrastructure to improve critical health and safety issues in Ontario;
- Preserve the province's current housing stock to increase options for Ontario residents looking for a home; and
- Promote resiliency and adaptation across communities in Ontario.

The project eligibility are that:

- A project must include a capital component and may also include pre-construction planning and design work.

- A project must protect/maintain housing units that are otherwise compromised by health and safety risk(s).
- A project should demonstrate that it will create climate resiliency and adaptation.
- A project can be any of the following project types: new construction; rehabilitation/repair; or expansion.
- Projects must have a clear start and end point.
- Projects can be stand-alone or a component of a larger project.
- Projects must be in the process of or completed the design and planning phase.
- Projects must meet all relevant and applicable provincial regulatory requirements.
- The application must include a clearly defined scope of work to enable a comprehensive assessment of the project (financial, technical, risk, etc.). For example, an application must clearly define how it will address existing health and safety issues and/or risks and the construction activities that will be undertaken to address the issue(s).

Eligible asset types are:
- Drinking water assets
- Wastewater assets
- Stormwater assets
- Water management

The project must start no later than June 30, 2026, and be completed by March 31, 2029.

<u>Proposed Project</u>

The Township has been working with the Raisin River Conservation Authority over the past number of years on the operation and maintenance of the Garry River System. This includes the three dams located at Mill Pond, Middle Lake and Loch Garry, as well as the Channel system which runs east through the Town of Alexandria. As Council is aware, the Garry River System is the sole source of water for the residents of the Town of Alexandria and the Village of Maxville.

A few months ago, the Township met with RRCA to discuss the dam and channel system, as an overview of the operations. The conservation authority had applied for grants in the past for studies for the dam and channel system but were unsuccessful. The announcement of the new MHIP fund focused on health and safety was discussed with RRCA as an option for this project. Staff are proposing applying for this new fund, with the assistance of RRCA, for the “Garry River Integrated Water Infrastructure Rehabilitation and Resilience Project”.

The proposed project would include a comprehensive infrastructure rehabilitation and assessment of the Garry River system to ensure long-term safety, functionality and climate resiliency. The Middle Lake and Loch Garry Dams both influence the water levels and flow into Mill Pond. The Mill Pond Dam is an important component of the system, which regulates both the water reservoir for the water drinking system for the Town and Village and also the level of the water in the channel which runs through Alexandria. This channel has experienced flooding in the past and is showing signs of erosion and structural instability. The project would include

dam safety reviews for all three dams, structural and hydraulic assessments of the channel, and design and implementation of required rehabilitation works.

This project is eligible under the asset type of water management, which includes dams, flood conveyance improvements) and erosion infrastructure (e.g., riverine non-structural and structural erosion management, including vegetated mesh and grids, natural channel design, live fascines, vegetated crib walls, rip-rap), including shoreline protection works (vegetation and bioengineering, flexible revetments and seawalls, rigid revetments and seawalls, beach nourishment, groynes, artificial headlands, detached breakwaters, nature based solutions). To support the application, the project must, under the water management section, address critical priorities to prevent significant public safety, financial and environmental issues. For the existing dam infrastructure this includes ensuring that the dam continues to meet provincial standards. The works proposed both on the three dams and channel systems meet these critical priorities and address risks to flood protection, public safety and municipal infrastructure.

The focus of this funding is on maintaining current assets to support the current housing stock, rather than focus on increased growth. This project fits perfectly into the criteria, as it improves critical health and safety issues in the Township.

The proposed start date for the project would be November 2025, upon approval of the grant and signed TPA. The project is forecasted to be complete, including all capital works, March 2029.

The estimated costs of the project are as follows:

Component	Eligible Costs
Dam Safety Assessments	$ 225,000
Geotechnical/Structural Assessments	200,000
Channel Design	100,000
Dam upgrades	300,000
Channelization	1,000,000
Naturalization/Erosion Protection	200,000
Total Project Costs	$2,025,000

Alternatives:

Option 1: Approve the grant application.

Option 2 (not recommended): Do not approve the grant application.

Financial Implications:

The total amount of the project is $2M. The grant application is for 73% of the costs, with the remainder to be funded by the Township over a multi-year commitment through the Public Works Capital Budget.

Attachments & Relevant Legislation:

Others Consulted:
Alison McDonald, CAO, Raisin Region Conservation Authority
Timothy Wright – Director of Public Works

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Reviewed and Approved by:
Sarah Huskinson, CAO/Clerk

STAFF REPORT TO COUNCIL **Report No: CS-2025-12**

June 23, 2025

From: Ainsley Hunt – Economic Development Officer

RE: North Glengarry Evening of Excellence

Recommended Motion:

THAT the Council of the Township of North Glengarry receives staff report CS-2025-12: North Glengarry Evening of Excellence for information purposes.

Background / Analysis:

Following discussions with the Community Development Committee earlier this month, staff have developed a plan to rebrand and modernize the former Business & Community Awards Gala.

Staff are rebranding the event as “North Glengarry’s Evening of Excellence.” While the event will still include an awards component to celebrate the great work of local individuals, groups and businesses, the Economic Development Department is pleased to introduce a new portion of the event, that will be dedicated to showcasing the growth and development of North Glengarry over the last year. The event will now include a presentation that highlights the recent year’s progress, including new North Glengarry businesses that have opened, new developments to the area, upgrades at major venues, funding success stories, paired with other relevant economic development updates and news.

The newly rebranded event, with its associated logo pictured below, has been coined with the tagline, “Celebrating Success, Showcasing Growth,” to attract new attendees to the event to hear about the successes within North Glengarry and learn how it continues to evolve. The intention is to not only celebrate the incredible award recipients, but to also celebrate the greater community and the businesses and organizations who are contributing to the continued growth and development of North Glengarry.

Staff have also modernized the nomination process for the 2025 event. The nomination process, which will open on June 25, 2025 and run until July 28, 2025, will now enable members of the public to submit their nominations directly on the Township of North Glengarry website. While hard copy forms will still be made available, the electronic method to submit a nomination will help streamline the process with a goal to increase the number of nominations received.

Similar to the 2024 event, the Evening of Excellence will continue to feature eight award categories. Six of the categories will be returning from 2024, while two new award categories have been developed for the 2025 event:

NORTH GLENGARRY LEADER UNDER 40 AWARD: This award celebrates the outstanding achievements of young leaders who are making a meaningful impact in North Glengarry. This award recognizes individuals under the age of 40 who demonstrate exceptional leadership, innovation, and dedication to public service, community development, or cultural preservation.

CHAMPION OF CULTURE AND HERITAGE AWARD: An award for an individual or group that has demonstrated a focus on preserving and celebrating heritage, fostering community pride, encouraging conservation, and highlighting the richness of local history and culture.

By implementing new awards, staff are hoping to target a different segment of the population in order to recognize the varying contributions towards the growth and development of North Glengarry, as well as the link to preserving North Glengarry's unique culture.

The event has been scheduled to occur on Thursday, September 25th, 2025 at the Michel Depratto Hall in the Glengarry Sports Palace.

Staff look forward to continuing to plan and promote this newly rebranded event as a means to celebrate important economic development progress taking place across North Glengarry.

Alternatives:

Option 1 – Recommended – That Council approves this resolution

Or

Option 2 – Not recommended – That Council does not approve this resolution

Financial Implications:
Costs associated to the annual event have been built into the Council-approved 2025 Budget. No additional expenditures are expected from any of the mentioned changes in this report.

Attachments & Relevant Legislation:

N/A

Others Consulted:

- Stephanie MacRae – Director of Community Services

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Reviewed and Approved by:
Sarah Huskinson, CAO/Clerk

STAFF REPORT TO COUNCIL **Report No: TR-2025-11**

June 23, 2025

From: Zoe Bougie – Director of Finance/Treasurer

RE: Community Services Transfers from Reserves

Recommended Motion:

THAT the Council of the Township of North Glengarry receives Staff Report No. TR-2025-11, Community Services Transfers from Reserves; and

THAT Council approves the transfer of $13,500 from the CEMC Contingency Fund for the installation of a generator at the Glengarry Sports Palace;

AND THAT Council approves the transfer of $43,000 from the Facilities Reserve for the installation of two tankless water heaters for the Glengarry Sports Palace.

Background / Analysis:

The Community Services Department has encountered two unplanned funding needs that require attention and as such are requesting two transfers from reserves to offset the expenditures.

The first request is for funds to complete the connection for the natural gas generator that was installed in 2024. The Township of North Glengarry was successful in receiving the Ontario Community Emergency Preparedness Grant in the amount of $50,000.00 to help offset costs associated with the purchase and installation of a new generator at the Glengarry Sports Palace.

The installation of the natural gas generator at the Glengarry Sports Place enhances the level of emergency preparedness by offering a fully accessible space for individuals who may be impacted by an emergency. The generator can sustain the kitchen, a universal bathroom and additional bathrooms, change rooms and showering facilities, as well as the community hall. Users can recharge electronic devices, eat a meal, shower and change, and depending on the weather, stay in a climate-controlled space.

While all of the major costs associated to this project were incurred in 2024, the final step of the installation was not completed. This requires connecting the natural gas hookup to the generator. The cost to complete this work is $13,500.00. Staff are requesting that funds be taken from the CEMC Contingency Fund to cover the costs associated with the gas hookup to finalize the installation of the generator.

The second request is to transfer $43,000.00 from the Facilities Reserve to support the installation of a new tankless hot water system. The Glengarry Sports Palace currently has three hot water tanks. Of the three, one has reached its end of life, with the second tank expected to reach its end of life in the near to immediate future. The cost to replace one single tank is estimated at approximately $19,000.00.

After exploring possible options, staff recommend removing all three hot water tanks and replacing them with new natural gas tankless hot water heaters. By moving to this system, the tankless hot water heaters will feature a 96% efficiency rating, as well as a better warranty than those offered on individual tanks. The tankless system is also likely to be eligible for additional rebates as a result of upgrading to a high efficient water heating system. The life expectancy of a new natural gas tankless hot water heater is approximately 15 years. As such, the move to this system would ensure greater longevity as opposed to replacing the individual tanks on a typical 8-10-year cycle.

Alternatives:

Financial Implications:
There is currently $44,200 available in the CEMC Contingency Fund and $418,048 available in the Facilities Reserve.

Attachments & Relevant Legislation:

N/a

Others Consulted:
Stephanie MacRae, Director of Community Services
Sarah Huskinson, CAO/Clerk

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Reviewed and Approved by:
Sarah Huskinson, CAO/Clerk

STAFF REPORT TO COUNCIL **Report No: DR-2025-02**

June 23, 2025

From: Zoe Bougie – Director of Finance/Treasurer

RE: Award of RFP DR-2025-01 Abandonment of the MacGillivray-MacLeod Drian, McRae Branch

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Recommended Motion:
THAT the Council of the Township of North Glengarry receives report DR-2025-02 Award of RFP DR-2025-01 Abandonment of the MacGillivray-MacLeod Drian, McRae Branch; and

THAT Council authorizes the Mayor and CAO to enter into an agreement with Robinson Consultants in the amount of $5,228+HST.

Background / Analysis:
The Township of North Glengarry started the process to abandon the McRae Branch of the MacGillivray-MacLeod municipal drain in 2023 under Section 84. Under Section 84(3) of the Drainage Act, an engineer's report may be required if requested by an owner. As an owner sent notice to the Township Clerk within the 10-day period in accordance with subsection 84(1), the Township of North Glengarry prepared and posted a request for proposals for engineering services.

Only one submission was received for the RFP from Robinson Consultants in the total amount of $5,228.00+HST. The submission received met the scope of work required and staff recommend the award to Robinson Consultants.

The Township of North Glengarry's proposed schedule for this project is as follows:

Item	Date
Award of RFP	Week of June 23rd, 2025
Final Report	August 1, 2025
Presentation to Council	August 11, 2025

Robinson Consultants have confirmed that they will meet or exceed the proposed schedule and will present the report to Council on August 11, 2025.

Alternatives:
N/A

Financial Implications:
The allocation of costs will be determined by the Engineering Firm.

Attachments & Relevant Legislation:
Drainage Act, R.S.O. 1990, c. D.17

Others Consulted:

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Reviewed and approved by:
Sarah Huskinson, CAO/Clerk

STAFF REPORT TO COUNCIL

Report No: BP-2025-15

June 23, 2025

TO: Mayor and Council Members

FROM: Jacob Rheaume, Director of Building, By-law & Planning

RE: **Stop up, Close and Sell a portion of the Road Allowance between Kenyon Concession 14 Indian Lands and Kenyon Concession 15 Indian Lands lying East of 14R300, in North Glengarry also known as PIN 67111-0080 to be merged with adjacent parcel of lands known as 18408 Kenyon Concession Road 15 IL, Maxville (owned by BOURDON & VALLANCE AG INC).**

Location:


Kenyon Concession Rd 4
Kenyon Concession Rd 15 IL
Vallance Rd


18408

Recommended Motion:

THAT the Council of the Township of North Glengarry receives Staff Report No. BP-2025-15;

AND THAT the Council of the Township of North Glengarry accepts the proposal and passes By-law No. 18-2025 for Stopping up, Closing and Selling a portion of the Road Allowance between Kenyon Concession 14 Indian Lands and Kenyon Concession 15 Indian Lands, Lots 2, 3 & 4, lying East of 14R300, in North Glengarry also known as PIN 67111-0080 to be merged with adjacent parcel of lands known as 18408 Kenyon Concession Road 15 IL, Maxville (owned by BOURDON & VALLANCE AG INC).

Background / Analysis:

The Township of North Glengarry has received a request to acquire a portion of the Road Allowance between Kenyon Concession 14 Indian Lands and Kenyon Concession 15 Indian Lands lying East of 14R300, in North Glengarry also known as PIN 67111-0080.

The request was made by the owners of the property, BOURDON & VALLANCE AG INC., who also own adjacent parcels of land known as 18408 Kenyon Concession Road 15 IL, Maxville located on both the North and South of the subject lands. They wish to acquire the land to construct an agricultural machine shop/storage building where the road allowance currently sits. The portion of the road allowance is not accessible from the East as it abuts onto another portion of land owned by the same owners, under a different name.

The section of road allowance on going East from that lot was previously “given” to VALDON AG INC. for similar reasons, and for the road allowance to be kept as a private entrance to the farm as the Township had no intentions on developing the lands.

The subject portion lies within Lots 2, 3 & 4 between Kenyon Concession 14 Indian Lands and Kenyon Concession 15 Indian Lands and would be merged with the portion of land on the North, no new lots would be created. The section of the same road allowance, West of the subject lands down to County Road 20, is heavily treed and would remain an unmaintained and unopened unless otherwise specified by Council.

The exact location for the agricultural machine shop/storage building is to be determined later but would be within the road allowance because of the existing topography of the lands. The owner would only require its Nutrient Management Plan to be updated if a new poultry barn was proposed, not for an agricultural machine shop/storage building. Plans would be designed, along with the detailed site plan for either. There are no concerns from a planning, geological, environmental, nuisance, or building code standpoint. They will also use the same driveway and civic number.

The new agricultural machine shop/storage building will comply with our current Zoning By-law and will have to comply with the Ontario Building Code requiring a building permit. A Site Plan Control Development Agreement will not be required for the development. Only a building permit will have to be obtained. The building permit will also deal with drainage, grading, actual building size and location, setbacks, servicing, lighting, etc.

The Municipal Act provides that a Council of a Municipality may pass by-laws for stopping up all or part of a highway and for selling the same. A highway includes any road under the municipality's jurisdiction.

The Township would consider requests to stop-up, close and sell Township owned road allowances provided:

- *The unopened road allowance is deemed to be not required for current or future municipal use;*
- *All costs (survey costs, legal fees, etc.) are borne by the applicant and/or to those persons whom the lands are to be sold;*
    - *There shall be no expense to the municipality*
- *Section 34(7) of the Municipal Act, 2001 c.25, provides that a By-law which has the effect of permanently closing or altering a highway is not valid if the result is a person having no motor vehicle access to and from the person's land over any highway, unless the person agrees to such by-law;*
    - *The Township should not create a "landlock" property by selling the land.*
- *Generally, the Township should only consider applications for road allowance closings from abutting landowners.*
- *Section 11 of the Municipal Act, 2001, S.O. 2001, c.25, as amended, provides that a lower-tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public.*
- *Council will consider applications to stop up, close, and convey road allowances and shore road allowances on a case-by-case basis.*

As per Municipal Act, and as per standard normal procedures used by the Township in the past, the usual process for closing and selling parts or sections of a municipally owned road is the following:

- *We are currently at the final stage in the process (No. 6 & 7)*

1. **<u>WRITTEN REQUEST – SUBMISSION REQUIREMENTS</u>**
    a. For Council to review the request, the applicant shall submit the following information:
        i. A letter of Request to stop-up and close a road allowance which shall include an accurate description of the portion of the road allowance requesting to be closed, and a legal description of the applicant's lands.
        ii. The Letter shall also contain reasons requesting the closure of the road allowance.
        iii. A map of the proposed road allowance to be stopped up and closed, including the identification of adjacent lands, including the location of buildings.

2. **<u>COUNCIL ACCEPTANCE OR REJECTION OF APPLICATION</u>**
    a. If Council wishes to proceed with the closing and sale of the municipal road allowance;
        i. A resolution shall be prepared declaring the land surplus and available for sale;
        ii. The Township will also circulate to all departments for comments.
    b. If the recommendation is to reject the application, the applicant(s) will be notified of the decision and the process stops.

3. CIRCULATION TO ADJACENT LANDOWNERS

***** Adjacent neighbors notified, not interest (same farm all around)***

a. The Township staff will conduct a detailed search to ascertain the proper names and addresses of all owners of lands abutting the portion of the unopened road allowance proposed to be closed and sold.
b. If more than one owner/property abuts the subject portion of the road allowance, notice shall be circulated to all owners of lands abutting the portion of the unopened road allowance proposed to be closed and sold, to all required agencies, the property owner and/or owner's agent(s), and any parties who have expressed written interest in receiving notice if any.
c. Adjacent landowners will be given a minimum of three (3) weeks to respond to the letter, if applicable.
d. Should there be no interest shown in the purchase of the portion of the unopened road allowance, the applicant(s) will be given the opportunity to purchase/acquire the portions of such land.

4. NOTICE TO PUBLIC

a. Prior to selling any municipal road allowance the Township shall give notice to the public of the proposed closing and sale of the Township road allowance and hold a minimum of one public meeting.
b. An advertisement should be placed in at least one newspaper having general circulation within the local area for a one-week period advising the date, time and location of the public meeting.

***** Dates for newspaper did not work with timeline.***

c. Copies will also be posted in the immediate vicinity of the portion of the unopened road allowance proposed to be closed and sold.
d. The Notice shall include a brief description of the road allowance and a sketch as well as the date, time and location of the public meeting.
e. After public consultation, should there be interest by more than one landowner, a report will be submitted to Council at the next regular meeting for further consideration with respect to final decision to close road and at this time a Council resolution is required to proceed with the next steps.

5. ROAD ALLOWANCE APPRAISAL

***** Deemed not required in this case***

a. The Township is allowed, but does not have to, obtain an appraisal of the fair market value of the unopened road allowance from a person/company certified by the Appraisal Institute of Canada.
b. Should the applicant(s) decide not to proceed with the acquisition, the applicant(s) would be responsible for costs associated with advertising and appraisal.
c. Council has the right to adjust any appraisal if extenuating circumstances become apparent and also has the right to give portions of land to be merged with adjacent neighbors.

6. **REFERENCE PLAN (SURVEY) OF ROAD ALLOWANCE**
    a. The applicant(s) shall obtain a reference plan (survey), prepared by an Ontario Land Surveyor, if necessary, of the area proposed for closing and sale and submit such to the municipality prior to the commencing of any legal work concerning the road closing.

7. **CLOSING AND SALE OF MUNICPAL ROAD ALLOWANCE BY-LAW**
    a. Once a reference plan has been submitted to the Township, the applicant(s) solicitor shall proceed with the preparation of the legal work concerning the road closing.
    b. The Closing and Sale of Municipal Road Allowance By-law will be brought to Council for formal approval.
    c. The transfer of the land will only be completed once the legal work is completed and after receiving payment, if applicable.

Alternatives:

1. The Council of the Township of North Glengarry wishes to pass By-law No. 18-2025 to Stop up, Close and Sell of a portion of the Road Allowance between Kenyon Concession 14 Indian Lands and Kenyon Concession 15 Indian Lands, Lots 2, 3 & 4, lying East of 14R300, in North Glengarry also known as PIN 67111-0080 to be merged with adjacent parcel of lands known as 18408 Kenyon Concession Road 15 IL, Maxville (owned by BOURDON & VALLANCE AG INC).

2. The Council of the Township of North Glengarry does not support the Stop up, Closing and Selling, and rejects the proposal.

Financial Implications:

No financial implications: all costs (survey costs, legal fees, etc.) are borne by the applicant and/or to those persons whom the lands are to be given.

Attachments & Relevant Legislation:

- By-law No. 18-2025

Others consulted:

Sarah Huskinson, CAO/Clerk

_____
Reviewed by
Sarah Huskinson – CAO/Clerk

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

BY-LAW NO. 18-2025

BEING a by-law to Stop up, Close and Sell a portion of the Road Allowance between Kenyon Concession 14 Indian Lands and Kenyon Concession 15 Indian Lands, Lots 2, 3 & 4, lying East of 14R300, in North Glengarry also known as PIN 67111-0080 to be merged with adjacent parcel of lands known as 18408 Kenyon Concession Road 15 IL, Maxville (owned by BOURDON & VALLANCE AG INC).

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

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

AND WHEREAS, under Section 10 (1) of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS, the provisions of Section 34 (1) of the Municipal Act, 2001, S.O., c. 25, setting out procedures for the closing of highways are deemed complied with;

AND WHEREAS, The Municipality wishes to Stop up, Close and Sell the portion of the Road Allowance between Kenyon Concession 14 Indian Lands and Kenyon Concession 15 Indian Lands, Lots 2, 3 & 4, lying East of 14R300, in North Glengarry also known as PIN 67111-0080 to be merged with adjacent parcel of lands known as 18408 Kenyon Concession Road 15 IL, Maxville (owned by BOURDON & VALLANCE AG INC).

NOW THEREFORE, The Corporation of the Township of North Glengarry hereby enacts as follows:

1. That the portion of the Road Allowance between Kenyon Concession 14 Indian Lands and Kenyon Concession 15 Indian Lands, Lots 2, 3 & 4, lying East of 14R300, in North Glengarry also known as PIN 67111-0080 is hereby stopped up and closed.

2. That the said lands, described as a portion of the Road Allowance between Kenyon Concession 14 Indian Lands and Kenyon Concession 15 Indian Lands, Lots 2, 3 & 4, lying East of 14R300, in North Glengarry also known as PIN 67111-0080, are declared to be surplus to the requirements of the Corporation of the Township of North Glengarry.

3. That this Council does hereby authorize the sale of the said lands described as a portion of the Road Allowance between Kenyon Concession 14 Indian Lands and Kenyon Concession 15 Indian Lands, Lots 2, 3 & 4, lying East of 14R300, in North Glengarry also known as PIN 67111-0080 to be merged with adjacent parcel of lands known as 18408 Kenyon Concession Road 15 IL, Maxville (owned by BOURDON & VALLANCE AG INC).

4. That a copy of this By-law be registered at the Land Registry Office in accordance with Section 34 of (1) of the Municipal Act 2001, S.O., c. 25.

5. That the Mayor and the Clerk Administrator for the Township are hereby authorized to execute all documents and take whatever steps Council may advise and may be required to give effect to this transaction.

6. That the Mayor and the Clerk Administrator for the Township are hereby authorized to make any minor modifications or corrections of an administrative, numerical, grammatical, semantically, or descriptive nature or kind to the By-law and schedule as may be deemed necessary after the passage of this By-law, where such modifications or corrections do not alter the intent of the By-law.

Read a first, second, third time and enacted, in Open Council, this 23rd day of June 2025.

_____	_____
Clerk Adm. / Deputy Clerk	**Mayor**

I hereby certify that the foregoing is a true copy of By-law No. 18-2025, duly passed by the Council of the Corporation of the Township of North Glengarry, on the 23rd day of June 2025.

_____	_____
Date Certified	**Clerk Adm. / Deputy Clerk**

STAFF REPORT TO COUNCIL **Report No: PW-2025-15**

June 23, 2025

From: Timothy Wright, Director of Public Works

RE: Award of Contract – Rolland Massie Crossing Approach Modifications

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Recommended Motion:

THAT Council receives report PW-2025-15: Award of Contract – Rolland Massie Crossing Approach Modifications; and

THAT Council authorizes the mayor and CAO to enter into an agreement with Cornwall Gravel to supply the labour and materials to construct the Rolland Massie Crossing Approach Modifications for $53,189.10 + HST

Background / Analysis:

This project is funded through the federal Rail Safety Improvement Program and represents critical infrastructure improvements to enhance public safety at this railway grade crossing.

The Township has entered into a contribution agreement with Transport Canada, under the Rail Safety Improvement Program, for grade crossing improvements at the Rolland Massie Road crossing. The project involves mitigating potential derailment caused by ice build-up through rehabilitation of the crossing panel, installation of subdrains, excavation, and geotextile work.

The original agreement provided federal funding of up to $152,264.19 (80% of eligible expenditure), with the Township responsible for the remaining 20%. An amending agreement extended the project completion date to March 1, 2026, and reallocated funding between fiscal years.

Procurement Process:

Public tenders were issued for Contract PW-2025-04 with a closing date of June 17, 2025. An addendum was issued on June 10, 2025, clarifying several technical specifications including the acceptance of Granular A as a substitute for Granular S, and confirming that rail flagging costs would be paid directly by the client.

Tender Results:

Four qualified contractors submitted bids for this project:

Contractor	Base Price	HST	Total Price
Cornwall Gravel	$53,189.10	$6,914.58	$60,103.68
W.H. Macsweyn Inc	$70,600.00	$9,178.00	$79,778.00
Clarence McDonald Excavation Ltd	$89,873.00	$11,683.49	$101,556.49
GIP Paving Inc	$121,318.00	$15,771.34	$137,089.34

Financial Implications:

The project budget shows total funding of $107,103.00, comprised of $69,103.00 in federal funds and $38,000.00 in Township funds. Cornwall Gravel's bid of $53,189.10 + HST is well within the available budget and represents the lowest compliant bid. Engineering costs at roughly $10,000 and flagging costs at roughly $6,000 represent the remainder of the expenditures with a 25% contingency.

Attachments & Relevant Legislation:

N/A

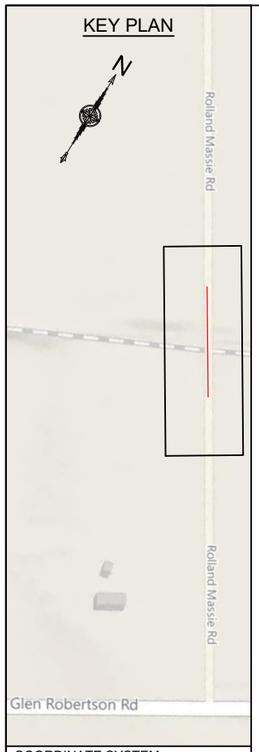
Other Consulted:

N/A

_____

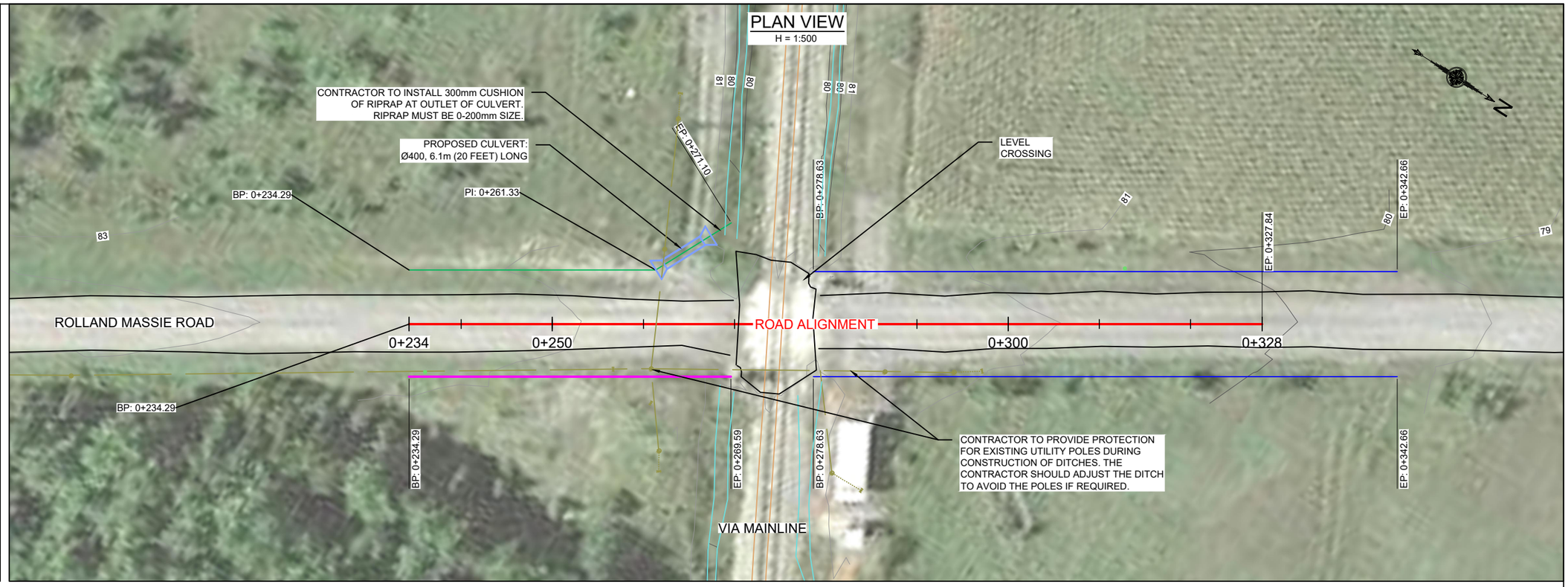
Reviewed and Approved by:
Sarah Huskinson, CAO/Clerk

KEY PLAN



COORDINATE SYSTEM
CSRS.UTM-18N

PLAN VIEW
H = 1:500

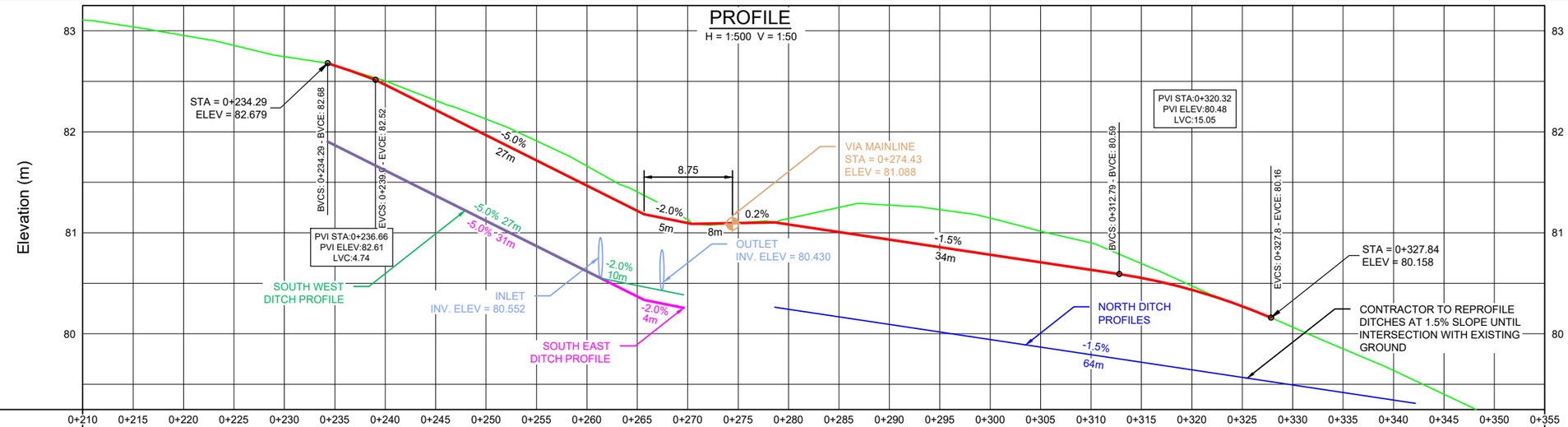


LEGEND

- ROAD CENTRE - PLAN / TOP OF ROAD - PROFILE
- SW DITCH CENTRE - PLAN / BOTTOM OF DITCH - PROFILE
- SE DITCH CENTRE - PLAN / BOTTOM OF DITCH - PROFILE
- NORTH DITCH CENTRE - PLAN / BOTTOM OF DITCH - PROFILE
- EXISTING RAILWAY LINE
- EXISTING GROUND (PROFILE)
- ROAD
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING RAILWAY DITCHES
- CULVERT

ABBREV.	DESCRIPTION
BP	ALIGNMENT BEGINNING POINT
PI	POINT OF HORIZONTAL INFLECTION
PC	POINT OF TRANSITION TANGENT / CURVE
PT	POINT OF TRANSITION CURVE / TANGENT
BVCS	BEGINNING OF VERTICAL CURVE STATION
BVCE	BEGINNING OF VERTICAL CURVE ELEVATION
EVCS	END OF VERTICAL CURVE STATION
EVCE	END OF VERTICAL CURVE ELEVATION
PVI STA	POINT OF VERTICAL INFLECTION STATION
PVI ELEV	POINT OF VERTICAL INFLECTION ELEVATION
LVC	LENGTH OF VERTICAL CURVE
EP	ALIGNMENT END POINT

PROFILE
H = 1:500 V = 1:50



CHAINAGE	0+210	0+215	0+220	0+225	0+230	0+235	0+240	0+245	0+250	0+255	0+260	0+265	0+270	0+275	0+280	0+285	0+290	0+295	0+300	0+305	0+310	0+315	0+320	0+325	0+330	0+335	0+340	0+345	0+350	0+355
TOP OF ROAD DESIGN LEVELS						82.66	82.47	82.22	81.97	81.72	81.47	81.22	81.10	81.10	81.08	81.01	80.93	80.86	80.78	80.71	80.63	80.55	80.43	80.27						
BOTTOM OF DITCH DESIGN LEVELS						81.87	81.62	81.37	81.12	80.87	80.62	80.48																		
BOTTOM OF DITCH DESIGN LEVELS						81.87	81.62	81.37	81.12	80.87	80.62	80.37																		
BOTTOM OF DITCH DESIGN LEVELS															80.24	80.17	80.09	80.02	79.94	79.87	79.79	79.72	79.64	79.57	79.49	79.42	79.34			
EXISTING SURFACE LEVELS	83.11	83.04	82.95	82.85	82.74	82.66	82.51	82.31	82.13	81.91	81.66	81.40	81.13	81.10	81.14	81.25	81.27	81.23	81.15	81.01	80.90	80.69	80.47	80.27	80.06	79.85	79.64	79.40	79.16	78.89

REV.	DATE	DESCRIPTION	PREPARED BY	VERIFIED BY
C	22-09-2022	ISSUED FOR CONSTRUCTION	NICOLAS YEDYNAK (Eng.) OIQ #5091337	DAVID CHOU (P.Eng.) PEO #100517690
B	12-08-2022	DRAFT FOR COMMENTS	NICOLAS YEDYNAK (Eng.) OIQ #5091337	DAVID CHOU (P.Eng.) PEO #100517690
A	29-07-2022	DRAFT FOR COMMENTS	NICOLAS YEDYNAK (Eng.) OIQ #5091337	DAVID CHOU (P.Eng.) PEO #100517690

REVISION

NORTH GLENGARRY NORD
Ontario's Celtic Heartland / Le centre celtique de l'Ontario

SYSTRA CANADA

PREPARED BY: NICOLAS YEDYNAK (Eng.) OIQ #5091337	DATE: 14-07-2022	PROJECT: DETAILED ENGINEERING FOR ROLLAND MASSIE ROAD MODIFICATIONS	
DRAWN BY: HANA SULAIMAN	DATE: 18-07-2022		
VERIFIED BY: DAVID CHOU (P.Eng.) PEO #100517690	DATE: 29-07-2022	ROAD ALIGNMENT PLAN AND PROFILE KP 0+234 TO KP 0+328	
APPROVED BY: MARIA-PIA LONGO (P.Eng.) PEO #100544824	DATE: 29-07-2022	FORMAT: A3	DWG N°: 22012-IADP-0001 REV.: C

HORIZONTAL GEOMETRY _ ROAD ALIGNMENT

No.	Entity Type	Length (m)	Start Station	End Station	Start Easting	Start Northing	End Easting	End Northing	Radius (m)
1	Line	93.553	0+234.29	0+327.84	535336.836	5021138.858	535286.516	5021217.724	

VERTICAL GEOMETRY _ ROAD ALIGNMENT

No.	Entity Type	Curve Type	Length (m)	Start Station	Start Elevation	End Station	End Elevation	Curve Radius	Grade In	Grade Out	A (Grade Change)	PVI Station	PVI Elevation
1	Symmetric Parabola	Crest	4.743	0+234.29	82.679	0+239.03	82.515	550.031	-3.01 %	-3.88 %	-0.86 %	0+236.66	82.607
2	Tangent		26.641	0+239.03	82.515	0+265.68	81.183		-5.00 %	-5.00 %			
3	Tangent		4.744	0+265.68	81.183	0+270.42	81.088		-2.00 %	-2.00 %			
4	Tangent		8.210	0+270.42	81.088	0+278.63	81.103		0.18 %	0.18 %			
5	Tangent		34.162	0+278.63	81.103	0+312.79	80.590		-1.50 %	-1.50 %			
6	Symmetric Parabola	Crest	15.052	0+312.79	80.590	0+327.84	80.158	550.031	-1.50 %	-4.24 %	-2.74 %	0+320.32	80.477

HORIZONTAL GEOMETRY _ SOUTH WEST DITCH ALIGNMENT

No.	Entity Type	Length (m)	Start Station	End Station	Start Easting	Start Northing	End Easting	End Northing	Radius (m)
1	Line	27.041	0+234.29	0+261.33	535331.845	5021135.674	535317.300	5021158.470	
2	Line	9.767	0+261.33	0+271.10	535317.300	5021158.470	535308.490	5021162.686	

VERTICAL GEOMETRY _ SOUTH WEST DITCH ALIGNMENT

No.	Entity Type	Length (m)	Start Station	Start Elevation	End Station	End Elevation	Grade In	Grade Out
1	Tangent	27.042	0+234.29	81.904	0+261.33	80.552	-5.00 %	-5.00 %
2	Tangent	9.767	0+261.33	80.552	0+271.10	80.356	-2.00 %	-2.00 %

REV.	DATE	DESCRIPTION	PREPARED BY	VERIFIED BY
C	22-09-2022	ISSUED FOR CONSTRUCTION	NICOLAS YEDYNAK (Eng.) OIQ #5091337	DAVID CHOU (P.Eng.) PEO #100517690
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REVISION

NORTH GLENGARRY NORD
Ontario's Celtic Heartland / Le centre celtique de l'Ontario

SYSTRA CANADA

PREPARED BY: NICOLAS YEDYNAK (Eng.) OIQ #5091337 — DATE: 14-07-2022
DRAWN BY: HANA SULAIMAN — DATE: 18-07-2022
VERIFIED BY: DAVID CHOU (P.Eng.) PEO #100517690 — DATE: 29-07-2022
APPROVED BY: MARIA-PIA LONGO (P.Eng.) PEO #100544824 — DATE: 29-07-2022

PROJECT:
DETAILED ENGINEERING FOR
ROLLAND MASSIE ROAD MODIFICATIONS

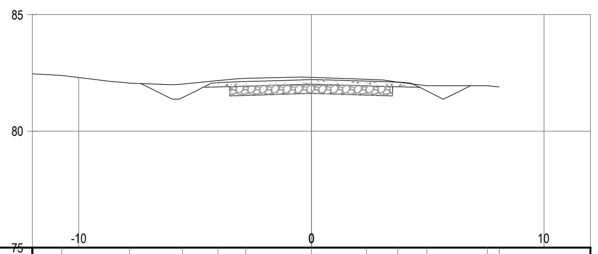
GEOMETRY TABLES
HORIZONTAL AND VERTICAL

FORMAT: A3 | DWG N°: 22012-IADI-0001 | REV.: C

LEGEND

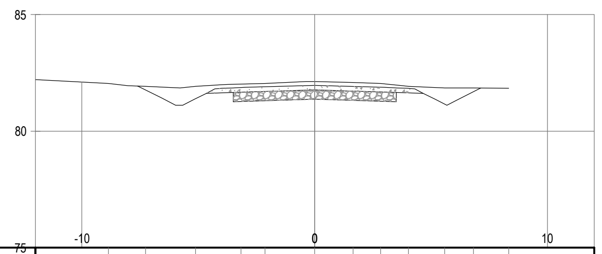
- EXISTING GROUND
- GRANULAR S
- GRANULAR B

0+245



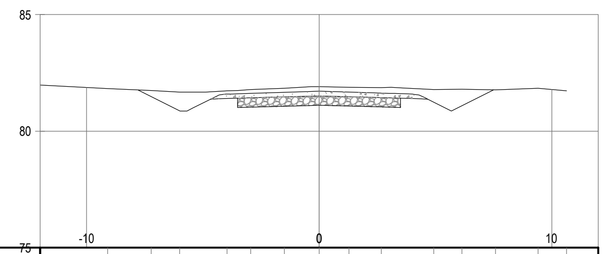
Existing Ground Elevation	82.388, 82.055, 82.026, 82.177, 82.261, 82.310, 82.223, 82.107, 81.953, 81.947, 81.899
Top of Granular S Elevation	82.055, 81.368, 81.368, 82.057, 82.087, 82.117, 82.127, 82.217, 82.127, 82.097, 82.087, 82.057, 81.877, 81.368, 81.970
Bottom of Granular S Elevation	81.877, 81.895, 81.912, 81.964, 82.017, 81.964, 81.912, 81.895, 81.877
Bottom of Granular B Elevation	81.512, 81.617, 81.512
Offset Interval	0.91, 2.25, 2.25
Distance from CL	-7.35, -6.89, -5.98, -5.68, -4.66, -4.30, -4.00, -3.00, -2.25, 0.00, 0.75, 3.00, 3.75, 4.23, 4.66, 5.42, 6.27, 6.88

0+250



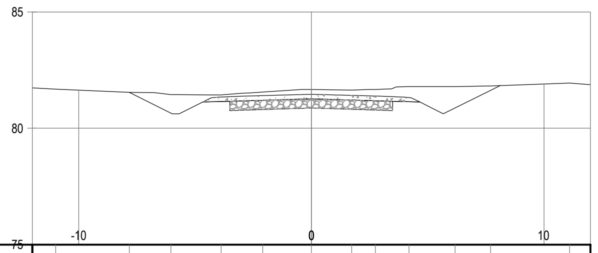
Existing Ground Elevation	82.049, 81.923, 81.918, 82.023, 82.052, 82.126, 82.095, 82.052, 81.926, 81.857, 81.854, 81.835
Top of Granular S Elevation	81.884, 81.118, 81.118, 81.627, 81.807, 81.837, 81.877, 81.967, 81.877, 81.837, 81.807, 81.627, 81.118, 81.926
Bottom of Granular S Elevation	81.627, 81.662, 81.767, 81.662, 81.627
Bottom of Granular B Elevation	81.262, 81.367, 81.262
Offset Interval	0.93, 1.50, 1.50, 1.50, 1.50, 1.22
Distance from CL	-7.51, -6.58, -5.98, -5.68, -5.17, -4.66, -4.30, -4.00, -3.50, -3.00, -1.50, 0.00, 1.50, 3.00, 3.50, 4.00, 4.30, 4.66, 5.17, 5.68, 6.07, 7.29

0+255



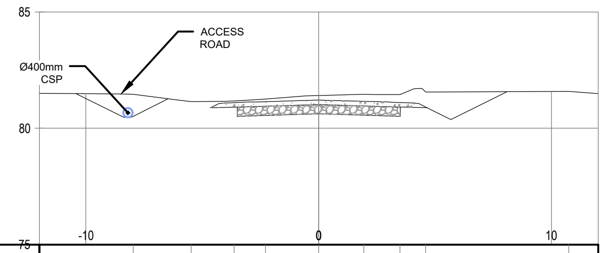
Existing Ground Elevation	81.822, 81.739, 81.681, 81.731, 81.780, 81.845, 81.909, 81.885, 81.871, 81.791, 81.793, 81.775, 81.843, 81.737
Top of Granular S Elevation	81.714, 80.868, 80.868, 81.377, 81.557, 81.587, 81.627, 81.717, 81.627, 81.587, 81.557, 81.422, 80.868, 81.881
Bottom of Granular S Elevation	81.377, 81.395, 81.412, 81.464, 81.517, 81.464, 81.412, 81.395, 81.377
Bottom of Granular B Elevation	81.012, 81.117, 81.012
Offset Interval	1.39, 2.25, 2.25, 1.83
Distance from CL	-7.67, -6.28, -5.90, -5.42, -4.66, -4.23, -3.75, -3.00, -0.75, 0.00, 2.25, 3.00, 4.00, 4.30, 4.66, 5.68, 7.70

0+260



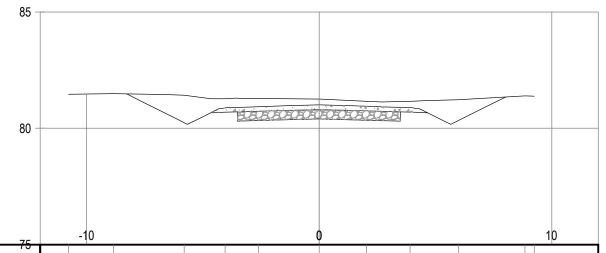
Existing Ground Elevation	81.684, 81.543, 81.445, 81.439, 81.562, 81.661, 81.646, 81.669, 81.792, 81.787, 81.822, 81.948
Top of Granular S Elevation	81.543, 80.618, 80.618, 81.127, 81.307, 81.337, 81.377, 81.467, 81.377, 81.337, 81.307, 81.127, 80.618, 81.837
Bottom of Granular S Elevation	81.127, 81.162, 81.267, 81.162, 81.127
Bottom of Granular B Elevation	80.762, 80.867, 80.762
Offset Interval	1.85, 1.02, 1.00, 3.00, 3.00, 1.00, 1.02, 2.44
Distance from CL	-7.83, -5.98, -5.68, -4.66, -4.30, -4.00, -3.00, 0.00, 3.00, 4.00, 4.30, 4.66, 5.68, 8.11

0+265



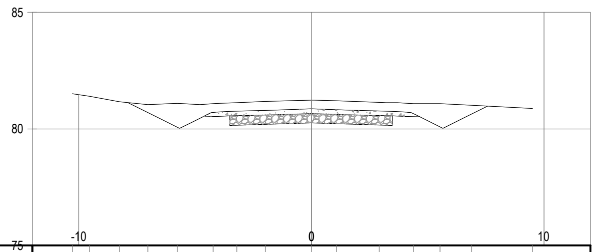
Existing Ground Elevation	81.466, 81.142, 81.177, 81.252, 81.404, 81.459, 81.449, 81.559, 81.585
Top of Granular S Elevation	81.495, 80.465, 80.465, 81.265, 80.877, 81.061, 81.127, 81.217, 81.127, 81.087, 81.057, 80.899, 80.368, 81.268, 81.413
Bottom of Granular S Elevation	80.877, 80.881, 80.912, 81.004, 81.017, 80.924, 80.912, 80.877
Bottom of Granular B Elevation	80.512, 80.617, 80.512
Offset Interval	1.92, 0.90, 2.64, 2.64, 0.90, 1.80
Distance from CL	-8.12, -5.94, -5.56, -4.66, -4.26, -3.88, -3.00, -2.64, 0.00, 0.36, 3.00, 4.00, 4.30, 4.62, 5.68, 7.48, 7.77

0+285



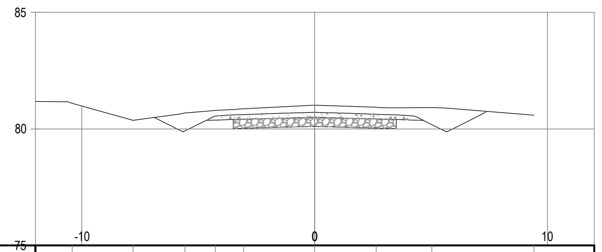
Existing Ground Elevation	81.460, 81.483, 81.423, 81.267, 81.279, 81.251, 81.154, 81.165, 81.232, 81.391, 81.374
Top of Granular S Elevation	81.474, 80.167, 80.667, 80.847, 80.877, 80.917, 81.007, 80.917, 80.877, 80.847, 80.667, 80.167, 81.344
Bottom of Granular S Elevation	80.667, 80.685, 80.702, 80.807, 80.702, 80.685, 80.667
Bottom of Granular B Elevation	80.302, 80.407, 80.302
Offset Interval	1.47, 1.50, 1.50, 1.50, 1.50, 1.03
Distance from CL	-7.60, -7.59, -6.12, -5.66, -5.16, -4.66, -4.30, -4.00, -3.50, -3.00, -1.50, 0.00, 1.50, 3.00, 3.50, 4.00, 4.30, 4.66, 5.16, 5.66, 6.09, 7.12

0+295



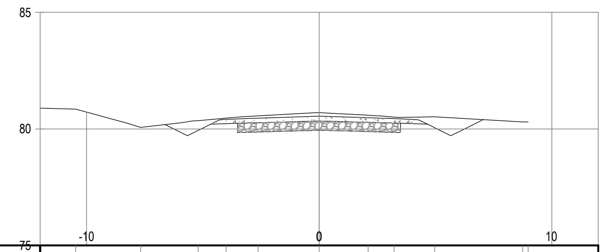
Existing Ground Elevation	81.505, 81.402, 81.163, 81.035, 81.089, 81.086, 81.127, 81.179, 81.229, 81.199, 81.137, 81.087, 81.075, 81.014, 80.871
Top of Granular S Elevation	81.112, 80.017, 80.517, 80.697, 80.727, 80.767, 80.857, 80.767, 80.747, 80.727, 80.697, 80.517, 80.267, 80.017, 80.972
Bottom of Granular S Elevation	80.517, 80.535, 80.552, 80.657, 80.552, 80.535, 80.517
Bottom of Granular B Elevation	80.152, 80.257, 80.152
Offset Interval	1.47, 1.50, 1.50, 1.50, 1.50, 1.03
Distance from CL	-7.85, -6.38, -5.66, -5.16, -4.66, -4.30, -4.00, -3.50, -3.00, -1.50, 0.00, 1.50, 3.00, 3.50, 4.00, 4.30, 4.66, 5.16, 5.66, 6.54, 7.57

0+305



Existing Ground Elevation	81.101, 80.361, 80.677, 80.795, 80.862, 81.014, 80.927, 80.911, 80.592
Top of Granular S Elevation	80.487, 79.867, 80.367, 80.547, 80.577, 80.617, 80.707, 80.617, 80.577, 80.547, 80.367, 79.867, 80.718
Bottom of Granular S Elevation	80.367, 80.385, 80.402, 80.507, 80.402, 80.385, 80.367
Bottom of Granular B Elevation	80.002, 80.107, 80.002
Offset Interval	1.50, 1.50, 1.50, 1.50
Distance from CL	-6.90, -6.18, -5.66, -5.16, -4.66, -4.30, -4.00, -3.50, -3.00, -1.50, 0.00, 1.50, 3.00, 3.50, 4.00, 4.30, 4.66, 5.16, 5.66, 6.48, 7.36

0+315



Existing Ground Elevation	80.849, 80.070, 80.352, 80.458, 80.563, 80.694, 80.584, 80.503, 80.522, 80.298, 80.292
Top of Granular S Elevation	80.179, 79.703, 80.203, 80.383, 80.413, 80.453, 80.543, 80.453, 80.413, 80.383, 80.203, 79.703, 80.380
Bottom of Granular S Elevation	80.203, 80.238, 80.343, 80.238, 80.213, 80.203
Bottom of Granular B Elevation	79.838, 79.943, 79.838
Offset Interval	2.08, 2.08, 0.99
Distance from CL	-6.61, -5.66, -4.97, -4.66, -4.30, -4.00, -3.31, -3.00, -2.08, 0.00, 0.92, 3.00, 3.69, 4.00, 4.30, 4.66, 5.35, 5.66, 6.02, 7.01

REV.	DATE	DESCRIPTION	PREPARED BY	VERIFIED BY
C	22-09-2022	ISSUED FOR CONSTRUCTION	NICOLAS YEDYNAK (Eng.) OIQ #5091337	DAVID CHOU (P.Eng.) PEO #100517690
B	12-08-2022	DRAFT FOR COMMENTS	NICOLAS YEDYNAK (Eng.) OIQ #5091337	DAVID CHOU (P.Eng.) PEO #100517690
A	29-07-2022	DRAFT FOR COMMENTS	NICOLAS YEDYNAK (Eng.) OIQ #5091337	DAVID CHOU (P.Eng.) PEO #100517690

REVISION

North Glengarry Nord — Ontario's Celtic Heartland / Le centre celtique de l'Ontario

SYSTRA CANADA

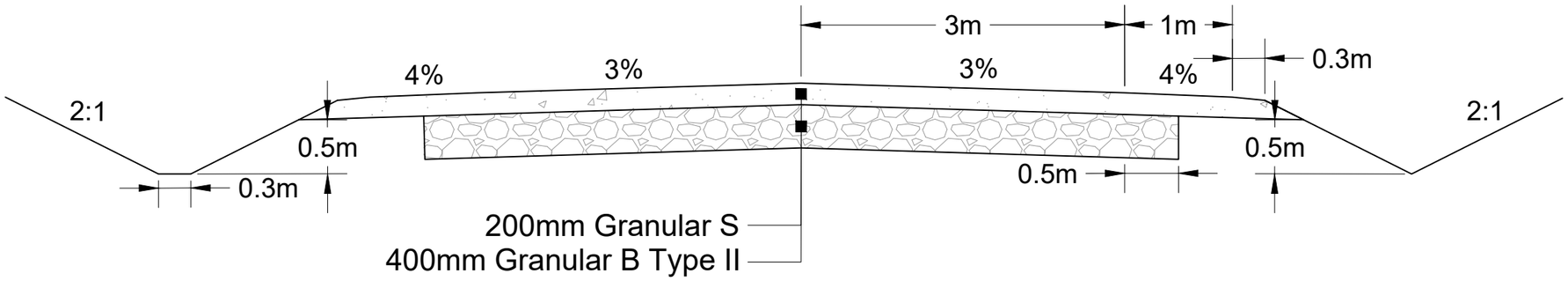
PREPARED BY: NICOLAS YEDYNAK (Eng.) OIQ #5091337	DATE: 14-07-2022
DRAWN BY: HANA SULAIMAN	DATE: 18-07-2022
VERIFIED BY: DAVID CHOU (P.Eng.) PEO #100517690	DATE: 29-07-2022
APPROVED BY: MARIA-PIA LONGO (P.Eng.) PEO #100544824	DATE: 29-07-2022

PROJECT:

DETAILED ENGINEERING FOR ROLLAND MASSIE ROAD MODIFICATIONS

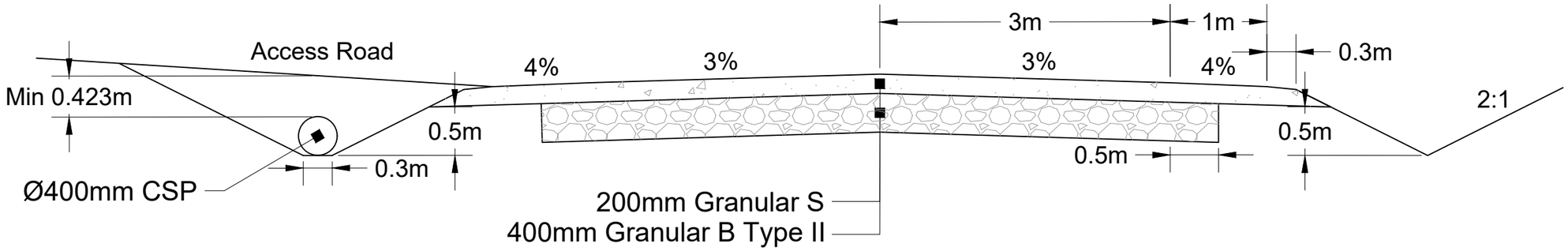
ROAD ALIGNMENT
CROSS SECTIONS
KP 0+245 TO KP 0+265, KP 0+285 TO KP 0+315

FORMAT	DWG Nº	REV.
A3	22012-IADC-0001	C



TYPICAL CROSS SECTION - KP 0+234.29 - KP 0+261.33

SCALE 1:50



TYPICAL CROSS SECTION - KP 0+261.33 - KP 0+269.58

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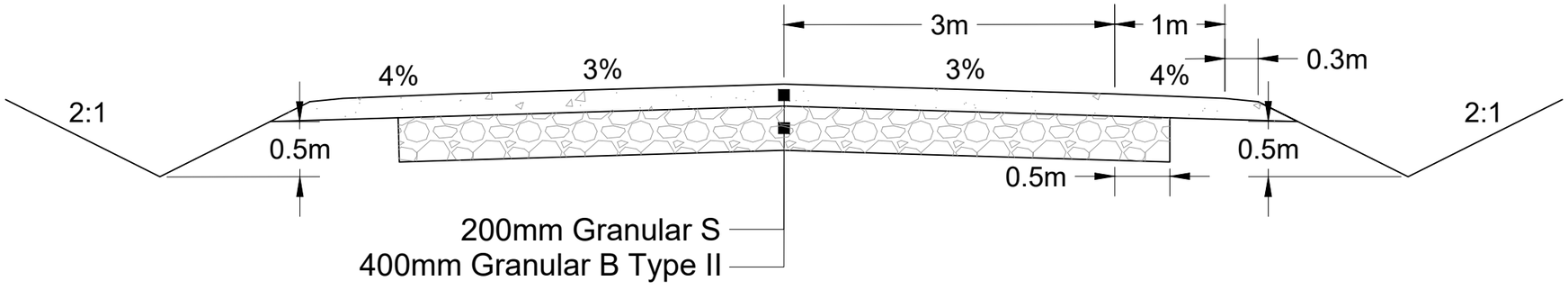

TYPICAL CROSS SECTION - KP 0+278.63 - KP 0+327.84

SCALE 1:50

LEGEND

GRANULAR S

GRANULAR B

REV.	DATE	DESCRIPTION	PREPARED BY	VERIFIED BY
C	22-09-2022	ISSUED FOR CONSTRUCTION	NICOLAS YEDYNAK (Eng.) OIQ #5091337	DAVID CHOU (P.Eng.) PEO #100517690
B	12-08-2022	DRAFT FOR COMMENTS	NICOLAS YEDYNAK (Eng.) OIQ #5091337	DAVID CHOU (P.Eng.) PEO #100517690
A	29-07-2022	DRAFT FOR COMMENTS	NICOLAS YEDYNAK (Eng.) OIQ #5091337	DAVID CHOU (P.Eng.) PEO #100517690

REVISION

NORTH GLENGARRY NORD — Ontario's Celtic Heartland / Le centre celtique de l'Ontario

SYSTRA CANADA

PREPARED BY: NICOLAS YEDYNAK (Eng.) OIQ #5091337	DATE: 14-07-2022	PROJECT: DETAILED ENGINEERING FOR ROLLAND MASSIE ROAD MODIFICATIONS
DRAWN BY: HANA SULAIMAN	DATE: 18-07-2022	
VERIFIED BY: DAVID CHOU (P.Eng.) PEO #100517690	DATE: 29-07-2022	ROAD ALIGNMENT TYPICAL CROSS SECTIONS
APPROVED BY: MARIA-PIA LONGO (P.Eng.) PEO #100544824	DATE: 29-07-2022	FORMAT: A3 / DWG N°: 22012-IEDC-0001 / REV.: C

STAFF REPORT TO COUNCIL **Report No: PW-2025-16**

June 23, 2025

From: Timothy Wright, Director of Public Works

RE: Award of Contract – Sewer Lining 2025

Recommended Motion:

THAT Council receives report PW-2025-16 Award of Contract – Sewer Lining 2025;

AND THAT Council authorizes the Mayor and CAO/Clerk to enter into an agreement with Clearwater Municipal Services Inc. to supply the labour and materials for the Installation of cured-in-place pipe (CIPP) at designated locations for $138,500.71 + HST

Background / Analysis:

Infiltration represents one of the most significant challenges facing municipal sanitary sewer systems across North America. Infiltration occurs when groundwater enters sanitary sewers through defective pipe joints, broken pipes, cracks, or other structural defects in the system. This process is particularly problematic when local groundwater elevation is higher than the sewer pipe, as gravel bedding materials in sewer pipe trenches act as a French drain, allowing groundwater to flow parallel to the sewer until it reaches damaged areas.

CIPP Technology Solution:

Cured-in-Place Pipe (CIPP) technology creates a structural liner inside existing pipes that eliminates infiltration by sealing cracks and joints. This trenchless method requires minimal excavation, reduces costs and community disruption, and can extend pipe life by more than 50 years.

North Glengarry's Progress:

Since 2008, North Glengarry has undertaken comprehensive efforts to eliminate infiltration through spot repairs, pipe lining, replacements, and manhole sealing. The Township's Alexandria sewer system includes 22.9 kilometers of mains with 1,585 service connections. Despite ongoing improvements, infiltration remains a challenge, particularly during spring thaw periods.

Project Details:

The tender scope includes:

- CIPP installation at Manhole 50-40 and provisional work at Manhole 40-30
- Pre- and post-CCTV inspection using CTSpec software
- Bypass pumping and all necessary mobilization, traffic control, and inspections
- Completion by October 1, 2025

Tender Results:

Two qualified contractors submitted bids for this project:

Contractor	**Sub Total**	**HST**	**Total**
Clearwater Municipal Services Inc	$ 138,500.71	$ 18,005.09	$ 156,505.80
GFL Utility Services Inc	$ 260,804.00	$ 33,904.52	$ 294,708.52

Financial Implications:

Council approved a budget of $200,000.00 for this project.

Attachments & Relevant Legislation:

Ontario Water Resources Act
Environmental Protection Act
Ontario Regulation 435/93 - Water Works and Sewage Works

Other Consulted:

Dean McDonald – Environmental Services Manager

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_____

Reviewed and Approved by:

Sarah Huskinson, CAO/Clerk

NORTH GLENGARRY

CCTV inspection report

Alexandria

North Glengarry

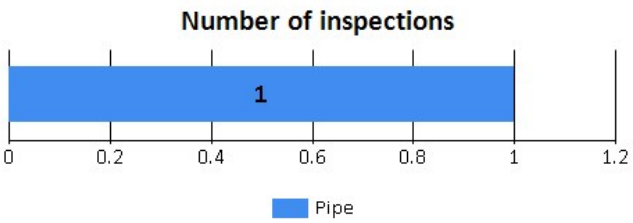
Garry River Easement

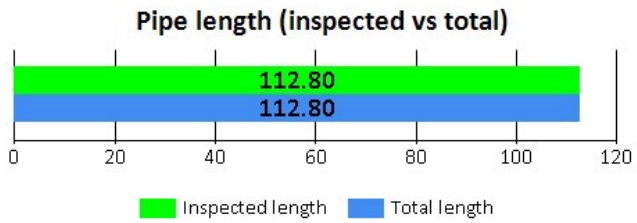
13 december 2024

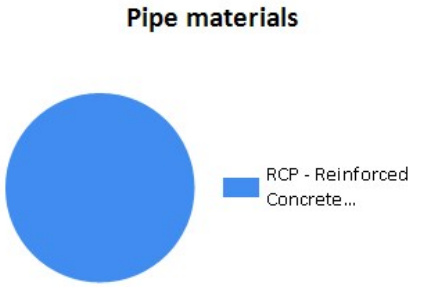
Table of contents

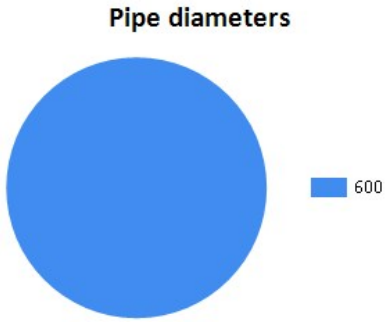
NORTH GLENGARRY

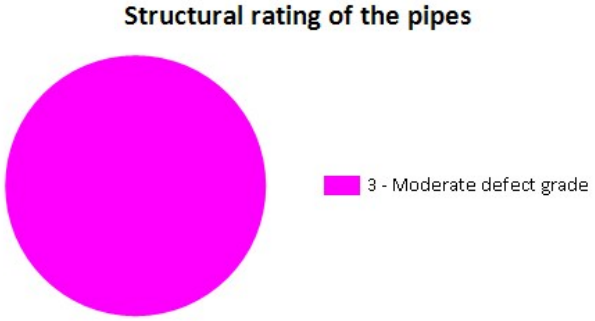
1. Graphical summary of the report

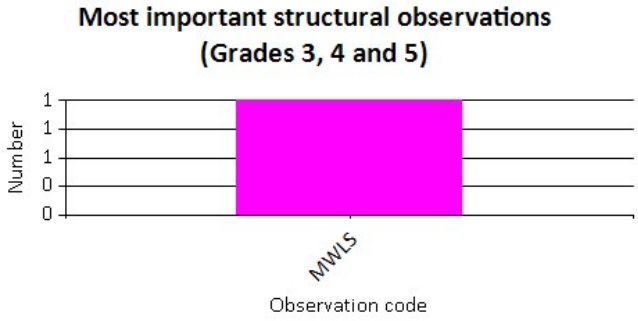


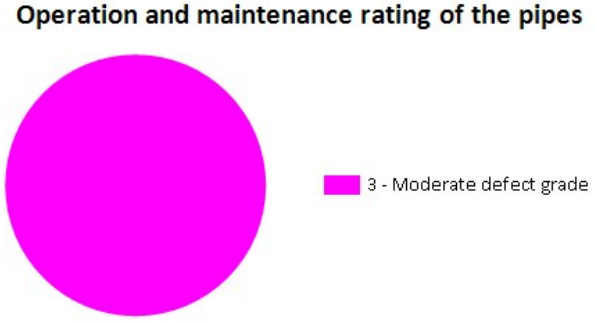


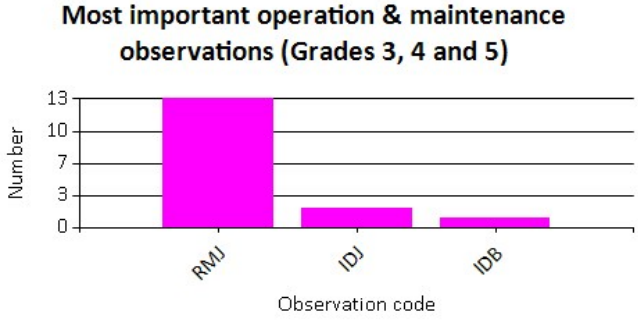






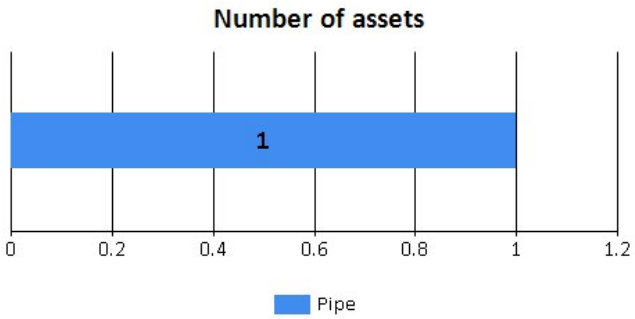


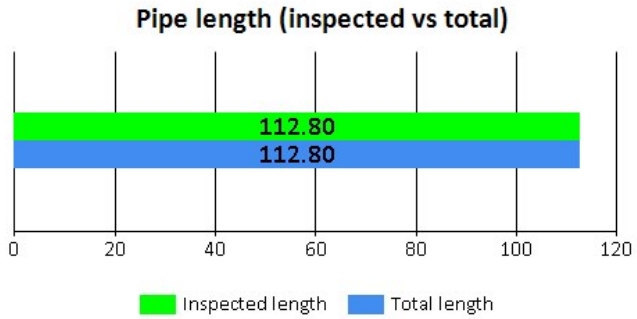




2. Map of inspected pipes

3. Index of pipes



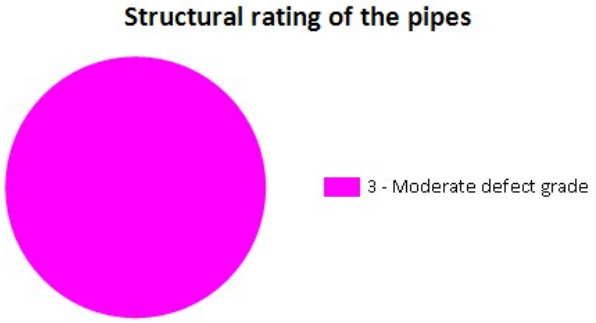


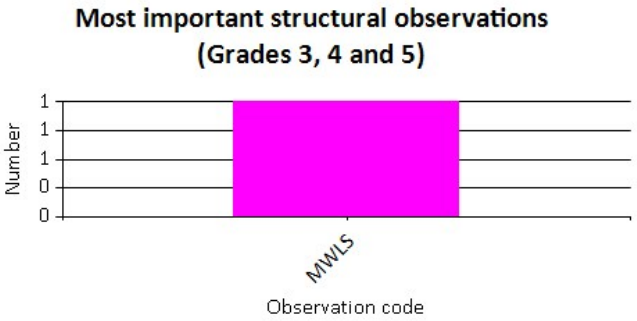
1 item

Pipe	Upstream	Downstream	Street	Date	Inspected	Total	Completed	Inspection Status	Page
50-40	50	40	Garry River Easement	13 december 2024, 2:39 PM	112.8	112.8	100 %	Complete Inspection	10

4. Structural rating map

5. Structural rating





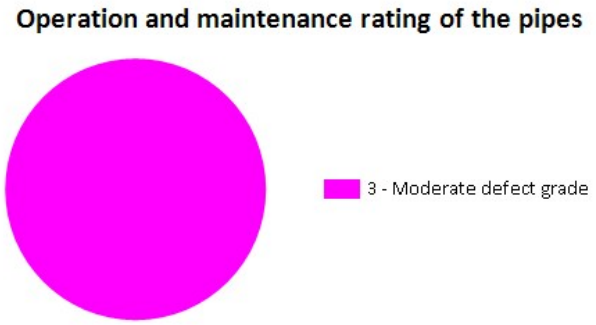
1 item

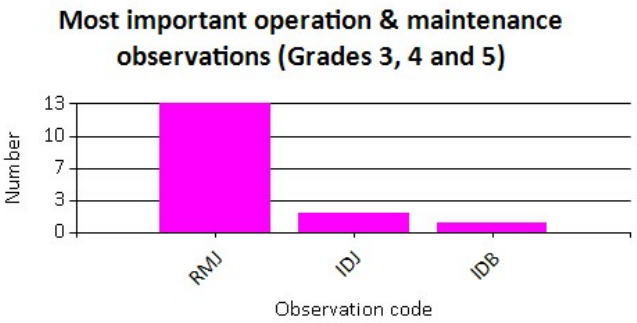
3 - Moderate defect grade (1 of 1 items)

Score	Quick	Index	Pipe	Upstream	Downstream	Street	Page
5	3121	2.5	50-40	50	40	Garry River Easement	10

6. O&M rating map

7. O&M rating





1 item

3 - Moderate defect grade (1 of 1 items)

Score	Quick	Index	Structural	Pipe	Upstream	Downstream	Street	Page
132	3B23	1.4	3	50-40	50	40	Garry River Easement	10

8. Pipe summary and condition details

NORTH GLENGARRY

Pipe identification

Pipe:	50-40
Direction of flow:	50 --> 40

Pipe location

		UPSTREAM	DOWNSTREAM
Road:	Garry River Easement		
Crossroad:		**Easting (X):**	**Easting (X):**
Drainage Area:		**Northing (Y):**	**Northing (Y):**
City:	Alexandria	**Elevation (Z):**	**Elevation (Z):**
Location:			
Location details:		**GPS Accuracy:**	
Owner:		**Coordinate System:**	
Road segment:		**Vertical Datum:**	

Pipe characteristics

Pipe Use:	Sanitary Sewage Pipe	**Surveyed Length:**	112.8
Height:	600	**Total length:**	112.8
Width:		**Joint length:**	
Shape:	Circular	**Rim/Inv.:**	
Material:	Reinforced Concrete Pipe	**Grade/Inv.:**	
Lining:		**Rim/Grade:**	
Coating Method:		**Rim/Inv.:**	
Year Constructed:		**Grade/Inv.:**	
Year renewed:		**Rim/Grade:**	

Additional details

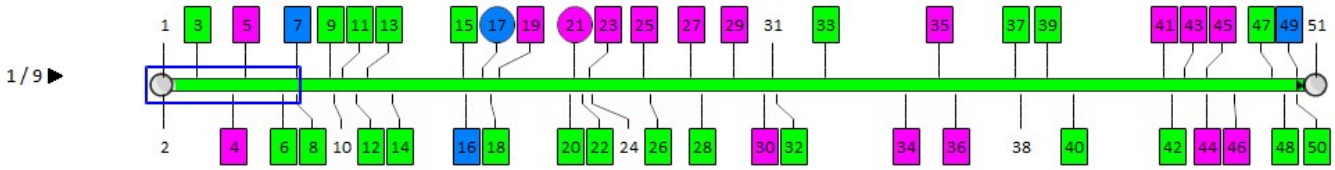
Inspection standard:	PACP 7.0	**Surveyed by:**	AUGUSTIN Y.DEGBE
Inspection Status:	Complete Inspection	**Certificate Number:**	U-1024-C1869
Date:	13 december 2024, 2:39 PM	**Reviewed By:**	
Project:		**Reviewer Certificate:**	
Customer:	HYD-24039	**Pre-Cleaning:**	Heavy Cleaning
PO number:		**Date cleaned:**	
Work Order:		**Media Label:**	
Purpose:		**Unit of measurement:**	Metric
Weather:	Dry	**Sheet Number:**	
Flow control:	Not Controlled	**Additional information:**	
Used Technology:			

Structural rating		O&M rating		Overall rating		Failure	
Peak:	3	**Peak:**	3	**Peak:**	3	**Consequence:**	
Quick rating:	3121	**Quick rating:**	3B23	**Quick rating:**	3B24	**Likelihood:**	4
Score:	5	**Score:**	132	**Score:**	137	**Risk:**	
Index:	2.5	**Index:**	1.4	**Index:**	1.4		

Other information

Information 1:	**Information 6:**
Information 2:	**Information 7:**
Information 3:	**Information 8:**
Information 4:	**Information 9:**
Information 5:	**Information 10:**

8. Pipe summary and condition details



Upstream
50

Invert
NA

1 **0.00 m**

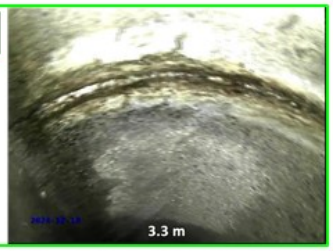
AMH - Manhole, 50

2 **0.00 m**

MWL - Miscellaneous Water Level, 15%

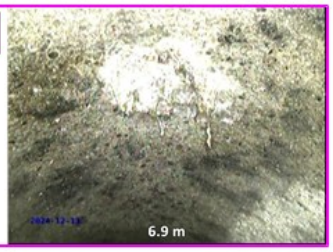
3 **3.30 m** **1**

ISJ - Infiltration Stain Joint, at joint, from 7 o'clock to 11 o'clock



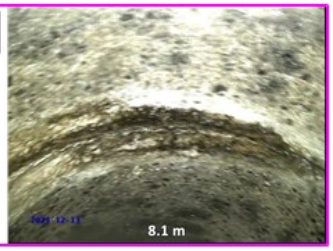
4 **6.90 m** **3**

IDB - Infiltration Dripper Barrel, at 12 o'clock



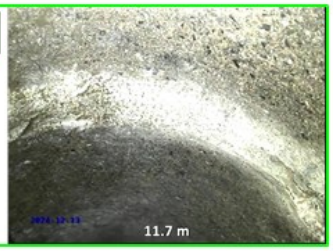
5 **8.10 m** **3**

IDJ - Infiltration Dripper Joint, at joint, from 7 o'clock to 11 o'clock



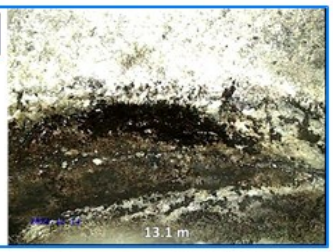
6 **11.70 m** **1**

ISJ - Infiltration Stain Joint, at joint, from 7 o'clock to 12 o'clock



7 **13.10 m** **2**

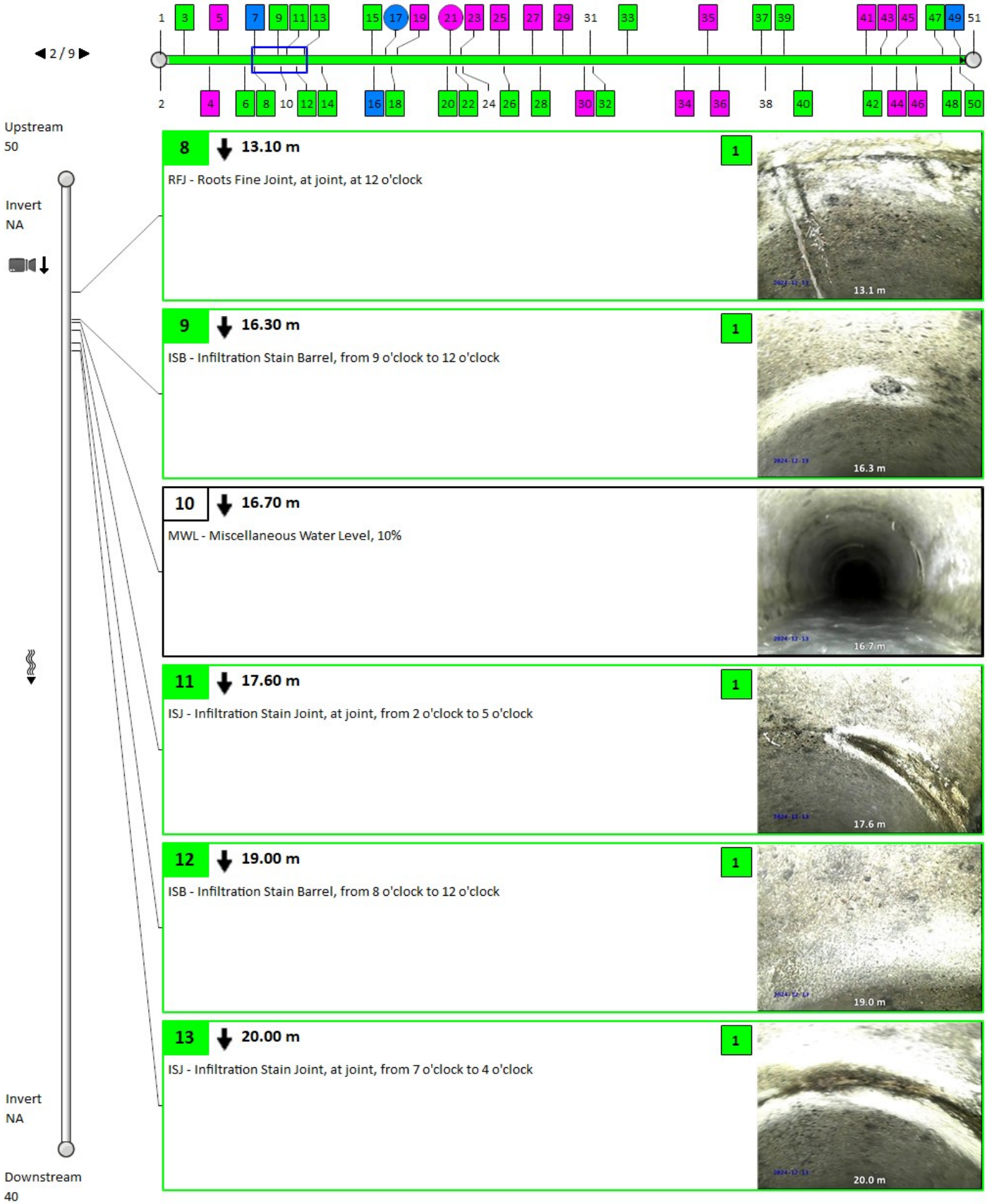
IWJ - Infiltration Weeper Joint, at joint, from 8 o'clock to 4 o'clock



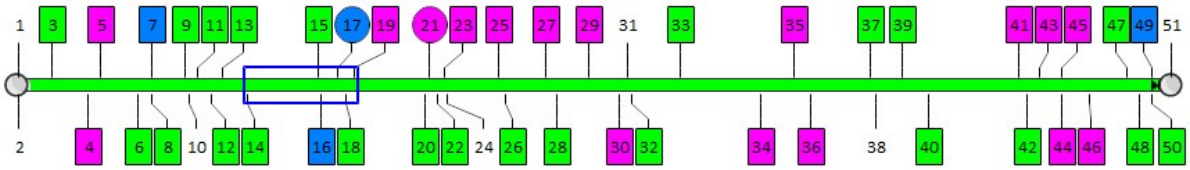
Invert
NA

Downstream
40

8. Pipe summary and condition details



8. Pipe summary and condition details



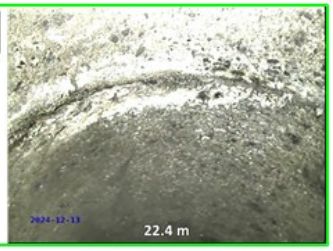
◀ 3 / 9 ▶

Upstream
50

Invert
NA

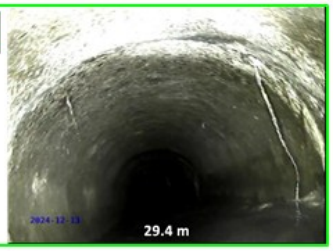
14 ↓ **22.40 m** — 1

(S01) ISJ - Infiltration Stain Joint, at joint, from 8 o'clock to 4 o'clock



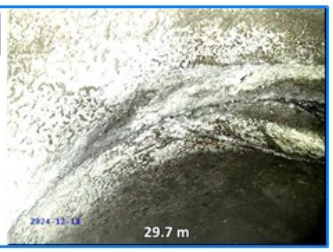
15 ↓ **29.40 m** — 1

RFJ - Roots Fine Joint, at joint, at 1 o'clock



16 ↓ **29.70 m** — 2

IWJ - Infiltration Weeper Joint, at joint, from 3 o'clock to 5 o'clock

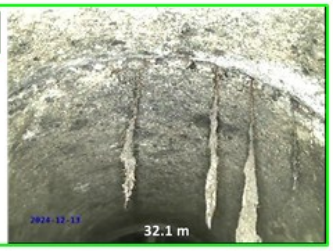


17 ↓ **31.30 m** — 2

MWLS - Miscellaneous Water Level Sag, 10%

18 ↓ **32.10 m** — 1

RFJ - Roots Fine Joint, at joint, from 12 o'clock to 3 o'clock



19 ↓ **32.90 m** — 3

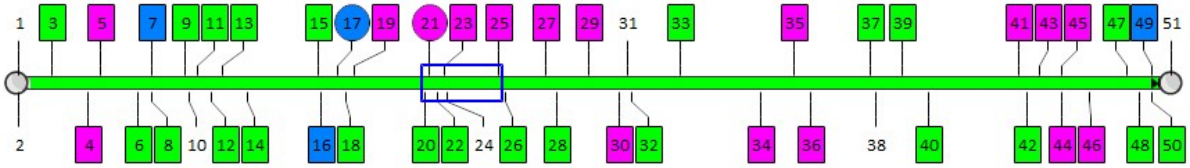
RMJ - Roots Medium Joint, at joint, from 12 o'clock to 6 o'clock, 15%

Invert
NA

Downstream
40

8. Pipe summary and condition details

NORTH GLENGARRY



◀ 4 / 9 ▶

Upstream
50

Invert
NA

20 **39.90 m** — 1

RFJ - Roots Fine Joint, at joint, from 8 o'clock to 5 o'clock

21 **40.30 m** — 3

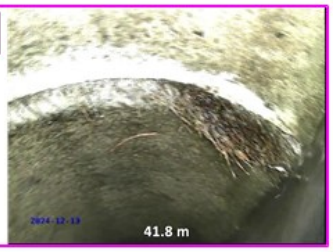
MWLS - Miscellaneous Water Level Sag, 35%

22 **41.00 m** — 1

RFJ - Roots Fine Joint, at joint, from 8 o'clock to 5 o'clock

23 **41.80 m** — 3

IDJ - Infiltration Dripper Joint, at joint, from 8 o'clock to 4 o'clock



24 **42.00 m**

MWL - Miscellaneous Water Level, 15%

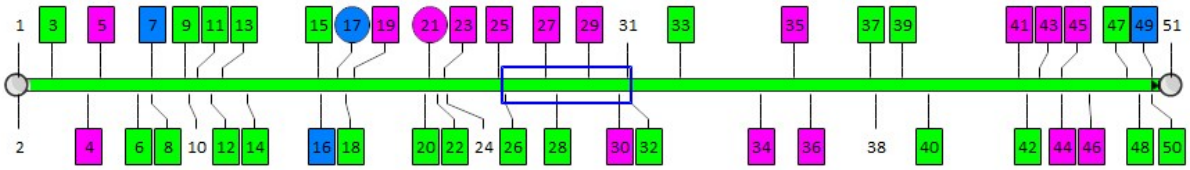
25 **47.00 m** — 3

RMJ - Roots Medium Joint, at joint, from 8 o'clock to 4 o'clock, 15%

Invert
NA

Downstream
40

8. Pipe summary and condition details



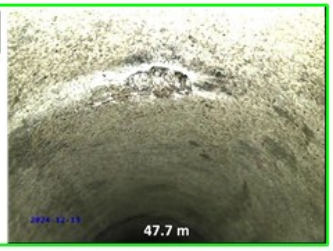
◀ 5 / 9 ▶

Upstream
50

Invert
NA

26 ↓ **47.70 m** — 1

ISB - Infiltration Stain Barrel, from 10 o'clock to 12 o'clock

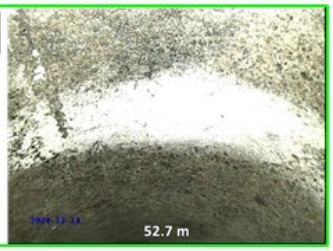


27 ↓ **51.70 m** — 3

RMJ - Roots Medium Joint, at joint, from 8 o'clock to 5 o'clock, 35%

28 ↓ **52.70 m** — 1

ISB - Infiltration Stain Barrel, from 9 o'clock to 12 o'clock



29 ↓ **55.80 m** — 3

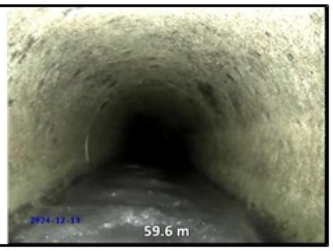
RMJ - Roots Medium Joint, at joint, from 8 o'clock to 5 o'clock, 25%

30 ↓ **58.80 m** — 3

RMJ - Roots Medium Joint, at joint, from 8 o'clock to 5 o'clock, 35%

31 ↓ **59.60 m**

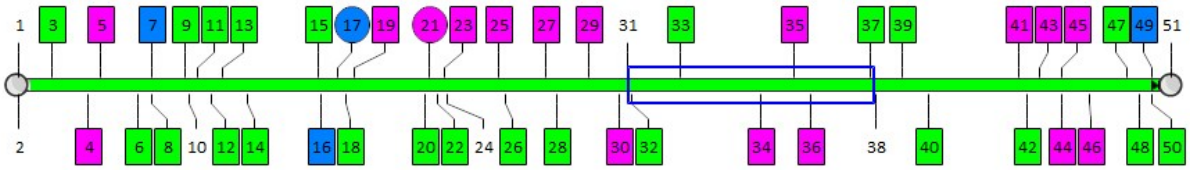
MWL - Miscellaneous Water Level, 15%



Invert
NA

Downstream
40

8. Pipe summary and condition details



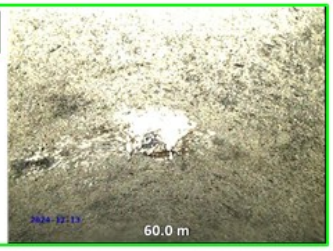
◀ 6 / 9 ▶

Upstream
50

Invert
NA

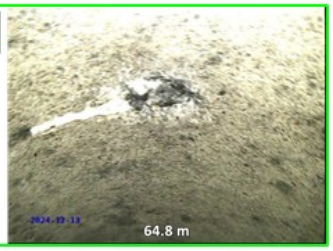
32 ↓ **60.00 m** — 1

ISB - Infiltration Stain Barrel, at 12 o'clock



33 ↓ **64.80 m** — 1

ISB - Infiltration Stain Barrel, at 12 o'clock



34 ↓ **72.70 m** — 3

RMJ - Roots Medium Joint, at joint, from 8 o'clock to 5 o'clock, 15%

35 ↓ **76.00 m** — 3

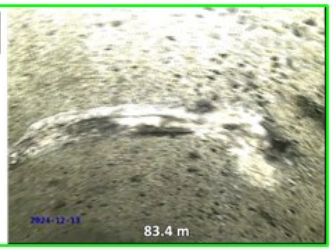
RMJ - Roots Medium Joint, at joint, from 3 o'clock to 5 o'clock, 10%

36 ↓ **77.60 m** — 3

RMJ - Roots Medium Joint, at joint, from 8 o'clock to 4 o'clock, 10%

37 ↓ **83.40 m** — 1

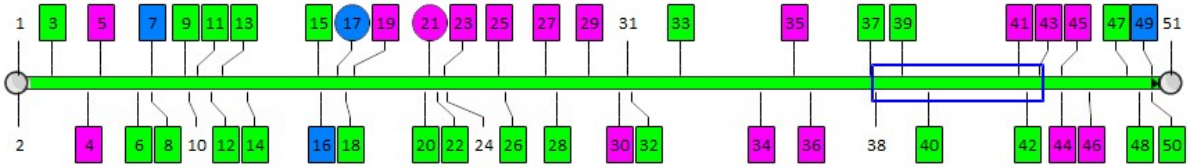
ISB - Infiltration Stain Barrel, from 9 o'clock to 12 o'clock



Invert
NA

Downstream
40

8. Pipe summary and condition details



◀ 7 / 9 ▶

Upstream
50

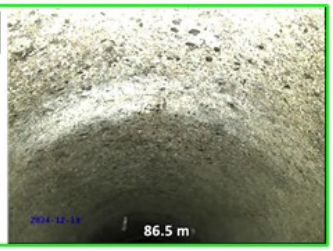
Invert
NA

38 ↓ **84.00 m**

MWL - Miscellaneous Water Level, 50%

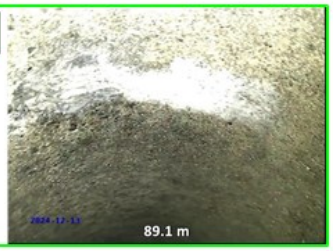
39 ↓ **86.50 m** **1**

ISB - Infiltration Stain Barrel, from 9 o'clock to 12 o'clock



40 ↓ **89.10 m** **1**

ISB - Infiltration Stain Barrel, from 10 o'clock to 2 o'clock

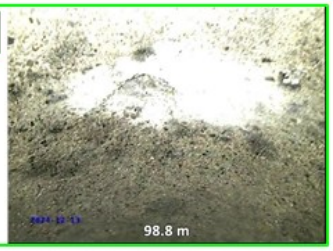


41 ↓ **97.90 m** **3**

RMJ - Roots Medium Joint, at joint, from 8 o'clock to 4 o'clock, 15%

42 ↓ **98.80 m** **1**

ISB - Infiltration Stain Barrel, from 10 o'clock to 12 o'clock



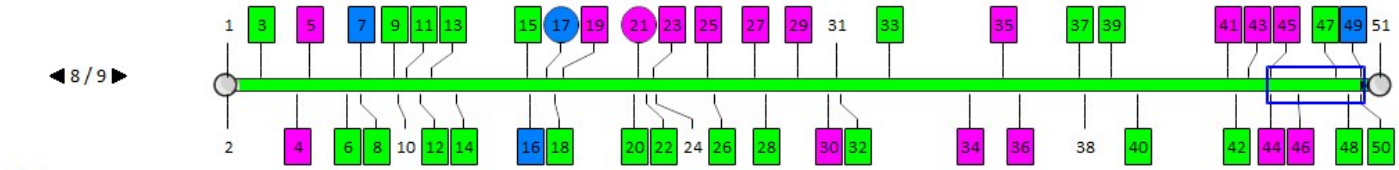
43 ↓ **100.00 m** **3**

RMJ - Roots Medium Joint, at joint, from 7 o'clock to 8 o'clock, 10%

Invert
NA

Downstream
40

8. Pipe summary and condition details



Upstream
50

Invert
NA

44 ↓ **102.10 m** — **3**

RMJ - Roots Medium Joint, at joint, from 3 o'clock to 5 o'clock, 15%

45 ↓ **102.10 m** — **3**

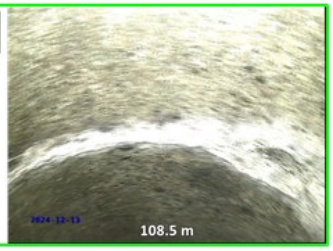
RMJ - Roots Medium Joint, at joint, from 7 o'clock to 9 o'clock, 10%

46 ↓ **104.90 m** — **3**

RMJ - Roots Medium Joint, at joint, from 7 o'clock to 8 o'clock, 10%

47 ↓ **108.50 m** — **1**

(F01) ISJ - Infiltration Stain Joint, at joint, from 8 o'clock to 4 o'clock

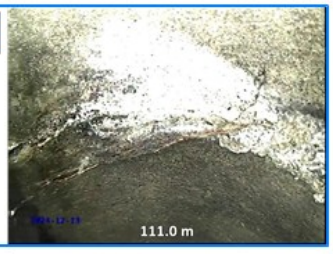


48 ↓ **109.70 m** — **1**

RFJ - Roots Fine Joint, at joint, from 7 o'clock to 12 o'clock

49 ↓ **111.00 m** — **2**

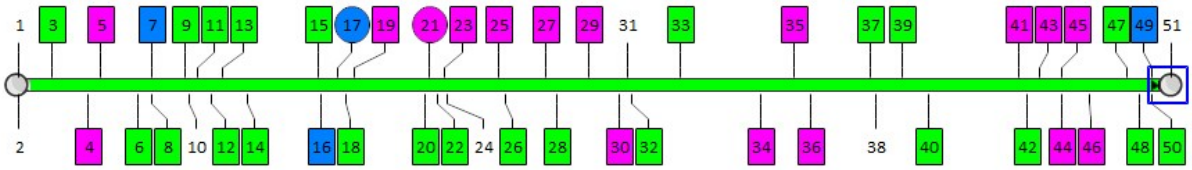
DAE - Deposits Attached Encrustation, from 8 o'clock to 4 o'clock, 5%



Invert
NA

Downstream
40

8. Pipe summary and condition details



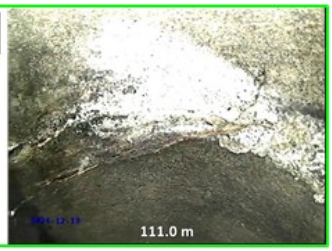
◀ 9 / 9

Upstream
50

Invert
NA

50 **111.00 m** **1**

RFJ - Roots Fine Joint, at joint, at 10 o'clock



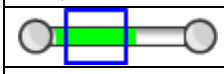
Invert
NA

51 **112.80 m**

AMH - Manhole, 40

Downstream
40

Vision Report© Legend

	The numbers sequentially identify each observation. They allow you to find complete descriptions and related photos throughout the pages. Note that when the pipe contains too many observations, the Vision© report hides the least important observations to optimize the display*.
60	A number with neither a square nor circle indicates a general observation.
	A circled number indicates a structural anomaly. The color of the circle indicates the severity of the anomaly on a scale of 1 to 5, 5 being the most severe: green=1, blue=2, magenta=3, orange=4 and red=5.
	A number in a square indicates an operation and maintenance anomaly. The color of the square indicates the severity of the anomaly on a scale of 1 to 5, 5 being the most severe: green=1, blue=2, magenta=3, orange=4 and red=5.
◀ 3 / 31 ▶	Indicates the current page number of the inspection report.
	The blue square indicates a section of the pipe; this section is covered in detail on the current page of the report.
	The green line indicates the inspected part of the pipe. The remaining white line indicates the uninspected part of the pipe.
	Indicates the hold points on the camera during an inspection.
	Indicates the hold points on the camera during the reverse inspection.
	Indicates that a reverse inspection was carried out, however the camera did not reach the initial inspection hold point. (the hold point of the initial inspection)
	Indicates that a reverse inspection was carried out and that it has joined (has arrived at) the initial inspection hold point.
401-059B	Identifies the start manhole number. Note that this manhole is not necessarily the upstream manhole of the pipe.
401-631	Identifies the end manhole number. Note that this manhole is not necessarily the downstream manhole of the pipe.
ou	A downward arrow indicates that the inspection was carried out in the direction of the current, whereas an upward arrow indicates an inspection against the current. Note that the manhole located on the upper left of the page is always the start manhole, but not necessarily the upstream manhole of the pipe.
	This camera followed by a downward arrow is located on the upper left of the vertical pipe; it indicates that an inspection was done from this manhole.
	When the second camera appears on the bottom left page it means that a reverse inspection was carried out. Information about the reverse inspection is included in the report, thereby combining both inspections.
Invert 3.40	The measurement shown under the word <Invert> indicates the measurements between the frame and the pipe captured during the inspection. This measurement is available at the top left for the start manhole and the bottom left for the end manhole. If the invert was not measured during the inspection, an <NA> mark will be displayed.
	The downward bold arrow to the right of the observation number indicates that this observation was captured during the initial inspection.
	The blank arrow pointing upwards and located to the right of the observation number indicates that this observation was taken during the reverse inspection period, thereby confirming that this report combined both inspections.
18.40 m	Located to the right of the observation number is a number identifying the observation distance in relation to the start of the pipe.
SRV - Armature visible	A full description of the observation code according to the protocol used.

*Any hidden observations are readily accessible from the database as well as in other CTSpec report templates.

** CTSpec inc. reserves the right to modify, eliminate or add to the product features described in this pamphlet without notice.

STAFF REPORT TO COUNCIL **Report No: PW-2025-17**

June 23, 2025

From: Timothy Wright, Director of Public Works

RE: Full Lagoon Cleanout Ahead of Main Construction Contract

Recommended Motion:

THAT Council receives report PW-2025-17 Full Lagoon Cleanout Ahead of Main Construction contract;

AND THAT the Council of the Township of North Glengarry authorizes the Mayor and CAO/Clerk to enter into an agreement with Bishop Water Inc. to complete a full cleanout of the Alexandria Lagoons, Cells A, B, and C for $1,030,937.00, in accordance with Section 21.1 of the Township's Procurement Policy By-law 35-2018

Background / Analysis:

The Alexandria Lagoon system requires immediate and comprehensive sludge removal. Not only is this required to prepare for planned Lagoon upgrades, but it is also to ensure continued compliance with environmental regulations in relation to several adverse test results taken at the Lagoon over the winter. Based on recent sonar surveys and preliminary work completed, staff recommends awarding the work to Bishop Water Inc. for a full cleanout of all three lagoon cells (A, B, and C) of 32,850 m^3 dredgeable sludge.

Our previous cleanouts, under contract PW-2023-20, have removed roughly 1800m3 per year, for a cost of around $80,000, averaging a rate of about $45 per m3. Considering the expanded scope of 32,850 m^3 in one year, and our good working relationship, Bishop has found efficiencies to have the rate be around $30 per m^3.

This expanded scope represents a cost-effective solution that addresses critical infrastructure needs while leveraging existing contractor relationships and expertise. As Bishop water has an existing contract with the Township, they have been working with us to develop a plan to get this work done on schedule for next year and are the only contractor who is positioned with the unique methods and equipment to perform the work within our tight time frame. The proposed contract expansion complies with the Township's Procurement Policy By-law 35-2018 under Section 21.1(b) regarding contract extensions that prove more cost-efficient or beneficial.

The consequences of not performing the Lagoon Cleanout

If the Lagoon cleanout was not performed this year to at least a 75% dredgeable clean out, the Township would face two serious issues:

- Uncertainty and potential change orders to the Lagoon construction in 2025, if too much sludge is present in the Lagoons when the construction starts, the contractor will not be able to perform the work and the Township would be responsible for the delays and costs – the cleanout work could be integrated into the contract however, it would add significant time to the construction schedule and the project would likely not be completed by the end of 2027.
- The Geotubes that get filled with sludge will need to occupy land at the Lagoon that is reserved as laydown for the contractor. If we do not have the space available, due to it being occupied by Geotubes that are dewatering, we will need to find alternate laydown which would likely involve renting adjacent land that could lead to significant and unnecessary project cost.
- More adverse test results for acute lethality, linked to the sludge build up this winter would likely result in fines from Federal Environmental agencies.

Historical Context

The Alexandria Lagoon system has experienced ongoing challenges with sludge accumulation that have required systematic attention since 2017. The timeline of events includes:

- **2017:** Sludge buildup caused ammonia issues, resulted in Ministry visits and identification of the need for Lagoon cleanout as part of the design requirements
- **2021:** Initial desludging tenders were issued, with Bishop Water awarded the contract
- **2022:** Annual desludging contract established with Bishop Water for approximately $150,000 annually

- **2024:** Recognition that annual contract progress was insufficient, removing only 5% of the total problem per year

- **2025:** Grant funding secured for lagoon upgrades, with desludging costs eligible for funding

Preliminary Work Completed

Comprehensive Sonar Survey Results

Complete Waters conducted detailed sonar imaging of all three lagoon cells in April 2025, providing critical data for project planning which surveyed a total sludge volume of 49,884 m^3 across all three cells. The sonar survey utilized advanced dual-frequency technology to differentiate between water-depth and sediment layers, providing accurate measurements for project planning. Manual verification using CORETAKER sludge judges confirmed the sonar readings, ensuring data reliability for cost estimation and project scoping.

Please note *that not all the sludge will or should be removed, the Lagoons have a clay liner so any dredging operations will leave 4 to 6 inches of material on the bottom of the lagoon. This will not interfere with construction. That is why the total amount of sludge to be removed by the contract is less than the total sludge in the lagoon.*

Proposed Contract Scope:

Bishop Water has submitted a comprehensive proposal for the full cleanout of all three Lagoon cells, representing a significant expansion from the current annual maintenance contract. The revised scope includes removal of 32,850 m^3 of dredgeable sludge from Cells A, B, and C, deployment of fifteen (15) new Geotube units, and utilization of existing partially filled Geotube units for additional capacity.

Cost Analysis

The total project cost has been significantly reduced from initial estimates through contractor negotiations:

- **Previous Estimate:** Approximately $1.5 million based on sonar survey results and historical data

- **Revised Proposal:** $1,030,937 total project cost

- **Cost Reduction:** Approximately $500,000 in savings through expanded scope efficiencies

Cost Breakdown:

- **Dewatering Cell/Geosynthetics**: $297,088
- **Mobilization/Demobilization**: $76,133

Financial Implications:

These construction costs are eligible for provincial funding for the Lagoon project through the approved Housing Enabling Water Fund Grant. The first payment under the Transfer Payment Agreement will be received in the next few months.

Attachments & Relevant Legislation:

https://www.northglengarry.ca/media/orhon2z3/35-18-procurement-policy.pdf
Wastewater Systems Effluent Regulations (SOR/2012-139)
Ontario Water Resources Act
Environmental Protection Act
Ontario Regulation 435/93 - Water Works and Sewage Works
Bishop Water Proposal
Complete Waters Sonar Surveys

Other Consulted:

Dean McDonald – Environmental Services Manager

_____

Reviewed and Approved by:

Sarah Huskinson, CAO/Clerk

BISHOPWATER
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www.bishopwater.ca info@bishopwater.ca
Phone: 343-361-0463
Fax: 1(844) 272-6102
INTELLIGENT SOLUTIONS FOR WATER

Sludge Removal & Sludge Dewatering of Alexandria Lagoons - Cells A, B, and C

Ref. Contract # PW2023-20

PROPOSAL

2025-05-29

Presented to:

Dean McDonald
Environmental Services Manager
Township of North Glengarry
3720 County Rd 34, Alexandria, ON K0C 1A0
T: 613-525-1110 ext 233
Email: enviro@northglengarry.ca

Prepared by:

Bishop Water Inc.
203 - 16 Edward St. S
Arnprior, Ontario, Canada
K7S 3W4

Table of Contents

1.0 Introduction

Bishop Water Inc. (Bishop Water) is a full-service sludge management company providing turnkey project solutions for sludge management issues.

Our ethos is to provide quality service to our clients by offering affordable solutions to sludge management using the Geotube® dewatering technology. Our primary priority is to create a safe environment for our staff, clients, and the public at large. We follow all applicable regulations.

We hold a valid Environmental Compliance Approval (ECA) with the Ministry of Environment Conservation and Parks (MECP) in Ontario to perform dewatering work using the Geotube® dewatering technology and have not had an MECP compliance violation on any of our projects.

All our staff have taken regular courses covering health and safety hazards relevant to our proposed work (e.g., WHMIS) and have been provided with WSIB coverage. Our WSIB documentation is maintained current and can be provided upon request.

All chemicals that we use are approved for use in Canada. We distinguish ourselves by striving to adapt new technologies to serve our clients while protecting the environment. We know of no other company in Canada using a polymer application system like ours. With our system, we can provide real-time data of production including polymer usage and solids removal.

2.0 Project Understanding

Bishop Water Inc. (Bishop Water) has prepared this document for budgetary and narrative purposes for the Town of North Glengarry (the Town). Bishop Water has conducted numerous desludge events for the Town.

This proposal expands on the existing contract number PW2023-20 between Bishop Water and the Town, which specified desludging of the lagoon cell on an annual basis.

This change order revises the scope for this project and encompasses a cleanout of dredgeable sludge from Cells A, B, and C of the Alexandria Lagoons, and containment and dewatering of the material using the Bishop Water Solids Management Solution.

Bishop Water understands that the Town requires this cleanout to be completed in 2025 to prepare the lagoon system for a process upgrade, and is ready to accommodate the increased scope and extended project duration. As such, we have presented our revised methodology and pricing, accordingly to continue our contracted desludging work.

3.0 Project Parameters

Project parameters are based on the information that has been provided to Bishop Water. All parameters are assumptions, no claims are made as to their accuracy.

- Assumed percent solids of sludge (in-situ): 5.0%
- Anticipated percent solids pumped: 2.5%
- Total dredgeable volume of sludge to be removed from cells A, B, and C: 32,850 m^3
- Anticipated minimum attained solids (dewatered): 12.0%
- Total bone dry metric tons (BDMT): 1,645
- Anticipated maximum dewatered volume: 13,642 m^3
- Anticipated maximum dewatered weight: 13,714 metric tons

Bishop Water has reviewed the recent sludge survey report. The survey shows that Cell A has 19,260 m3, Cell B has 17,563 m^3 ***, and Cell C has 13,061*** m^3 ***, for a total of 49,884*** m^3 ***. Due to the sludge distribution, sludge thickness, and the limitations of the sludge removal equipment, we anticipate that 32,850*** m^3 ***of sludge will be removed during the dredging process (i.e., we anticipate that only 32,850*** m^3 ***of sludge is "dredgeable".***

4.0 Calculation of BDMT

Continuous flow monitoring of biosolids will be used to determine the volume (cubic meters, m^3) pumped into the Geotube® units. The solids content (%solids) of the biosolids will be monitored simultaneously with flow monitoring. Bishop Water technicians will also draw samples from the sludge line periodically and conduct bench testing to verify the instrument measurements.

Biosolids mass will be calculated based on the total volume (L) of solids in the Geotube® units multiplied by the average solids content (%solids) in the Geotube® units. Bishop Water technicians will record daily production measurements and report the biosolids mass as bone dry metric tonnes (BDMT). Aquatic vegetation presence within the lagoon causes a reduction in dredge efficiency as well as reductions in sludge dewatering performance. Depending on the vegetation in the area, if it impacts the efficiency of the dredge work, it may be necessary to remove vegetation prior to dredging.

5.0 Project Methodology

5.1 General Methodology

Bishop Water proposes to use Geotube® units to dewater the sludge. Bishop Water understands that a new dewatering cell (laydown area) construction is underway onsite to accommodate four (4) x 75 ' Circumference x 157' Length Geotube units adjacent to the existing dewatering cell. The Town will be responsible for the earthworks and the installation of the provided impermeable liner for the laydown area (dewatering cell).

Additional laydown area is required to accommodate the remaining eleven (11) Geotube units (75' circumference x 157' length), of the total fifteen (15) Geotube units needed to have sufficient capacity for the estimated sludge volume within the project scope.

The new Geotube® units will be placed in the designated laydown area, as previously detailed. This area needs to be constructed with an impermeable geomembrane liner to prevent erosion and ensure that no filtrate is released into the environment (refer to sections 5.4). A hydraulic dredge will be used to transfer sludge to the Geotube® units (refer to section 5.6).

5.2 Required Geotube® Units

5.2.1 Required Geotube® Units

Bishop Water recommends a total of fifteen (15) 75' circumference x 157' length Geotube® units to accommodate the dredgeable sludge volume from cells A, B, and C, Sludge will also be added to the existing partially filled 65' circumference x 86' length Geotube units. Please refer to Figure 2 (located below) to review the Geotube® Estimator used to calculate project estimates for the dredgeable volume of Lagoon Cells A, B, and C.

TENCATE Geotube

Geotube® Estimator

Metric Units Input - Known Volume

Version 20.1

Kevin Bossy 9-26-22

Project Name:	**7937 - Alexandria [May 2025] Dredgeable Volume**
Location:	**Alexandria, ON**
Contact:	**Dean McDonald**
Date:	**5/20/2025**
Type of Material:	**Municipal Biosolids - Cell A,B,C**

Input		Units
Volume	32,850	Cubic Meters
Specific Gravity	1.05	
% Solids in Place	5%	
% Solids During Pumping	2.5%	
Target dewatered % Solids	12.0%	
% Coarse grain & sand*	0.0%	

* % Coarse grain & sand is removed from the calculation for volume reduction
due to dewatering and added back in at th due to dewatering and added back in at the end in required Geotube® volum

Output		Units
Total Volume Pumped	65,786,798	Liters
Slurry Volume per day	672,000	Liters
Total Volume Pumped	65,787	m3
Slurry Volume Pumped Per Day	672	m3
Wet Volume per day	671.9	m3
Total Bone Dry Tons	1,645.7	Tons (metric)
Estimated Pumping Days	97.9	Days
Estimated Dewatered Volume	13,641.8	m3
Estimated Dewatered Weight	13,714.0	Tons (metric)
Density of Dewatered Slurry	2.00	Relative Density

Production:

Pumping Rate (LPM)	1,600
Hours per Day	10.0
% Efficiency	70%

Material type:

Silts and/or Organics

Percent of Maximum Filled Capacity

85%

Estimated Geotube® Quantity:

Circumference x Pumping Height	Meters	
22.87m X 2.44m	724	Selectable

For MDS Applications:

Legal Hauling Capacity	20	Tons (metric)

Estimated MDS Geotube® Units:

MDS Dimensions	*Each*
6.86m X 6.7m	755.9

Disclaimer: No warranty or guarantee expressed or implied is made regarding the performance of any product since the manner of handling and use is beyond our control. This document should not be construed as engineering advice, and the final design should be the responsibility of the project engineer and/or the project manager.

Figure 1. *Geotube® Estimator used to estimate project duration, Geotube® sizing, etc.*

Geotube® unit capacity estimates are based on attaining 12.0% dewatered solids.

5.3 Geotube® Specifications

Table 1. *Geotube® Specifications.*

Geotube® Size (ft)	Maximum Pump Height (ft)		Estimated Filled Width (ft)		Estimated Dewatered Volume (m^3/linear ft)	
Circ. x Length	Silt and Organics	Sands and Minerals	Silt and Organics	Sands and Minerals	Silt and Organics	Sands and Minerals
75' x 157'	8.0	6.5	33.69	34.46	6.06	5.14

A. Geotube® Unit Material: The Geotube® unit material shall be fabricated from GT500, a "Specially Engineered Dewatering Textile" manufactured from high tensile polypropylene multifilament and monofilament yarns, which are woven into a stable network such that the yarns retain their relative position. The Geotube® unit material shall be inert to biological degradation and resistant to naturally encountered chemicals, alkalis and acids.

B. The Geotube® unit shall be fabricated by sewing together mill widths of the GT500 woven engineered textile to form a tubular shape. The sewn seams shall be two parallel rows of 401 "lockstitch" with 3/8" to 1/2" spacing between rows. The sewing thread shall be multi-ply polyester.

C. Geotube® units 45 ft**.** or greater in circumference must be fabricated with the mill roll length of the GT500 woven engineered textile and the adjacent seams being in the circumferential direction with the closure of the Geotube® unit having a longitudinal seam on the bottom of the unit. Each Geotube® unit shall be fabricated with one or more PVC filling ports located along the top centerline of the Geotube® unit. The filling port is comprised of approx. 1.5" thick (inside and outside) flange rings that sandwich the Geotube® GT500 woven engineered textile between 1/8" thick rubber gaskets and secured with 3/4" bolts. The resulting connection strength exceeds that of a traditional sewn-in, textile filling port. In addition to the flanges, the fill port shall include a fabric sleeve that may be secured around the feed line to prevent leakage.

D. PVC Fill Ports are for the attachment of the dredge or pump discharge line to the Geotube® unit and shall be located at intervals of no more than 100 feet, or as recommended by the manufacturer. Fill ports shall be rigid PVC with an inner port body and outer port body each comprising one or more cellular surfaces capable of distributing a force caused by the clamping of the inner port body and outer port body together with steel bolts and nuts. Fill ports shall be either 4" (GP4) or 8" (GP8) in diameter with a 30-inch long, flexible non-woven 8 oz. geotextile sleeve.

E. "Specially Engineered Dewatering Textile" material and factory-sewn seams utilized in the construction of the Geotube® unit shall meet or exceed the values shown in Table 2.

Table 2. *GT500 Polypropylene - "Specially Engineered Dewatering Textile".*

Mechanical Properties	Test Method	Unit	Minimum Average Roll Value	
			MD	CD
Wide Width Tensile Strength (at ultimate)	ASTM D4595	kN/m (lbs/in)	78.8 (450)	109.4 (625)
Wide Width Tensile Elongation	ASTM D4595	%	6 (max.)	8 (max.)
Factory Seam Strength	ASTM D4884	kN/m (lbs/in)	70 (400)	
CBR Puncture Strength	ASTM D6241	N (lbs)	8900 (2000)	
Apparent Opening Size (AOS)	ASTM D4751	mm (U.S. Sieve)	0.425 (40)	
Water Flow Rate	ASTM D4491	l/min/m^2 (gpm/ft^2)	815 (20)	
UV Resistance (% strength retained after 500 hrs)	ASTM D4355	%	80	

Filtration Properties	Test Method	Unit	Typical Value
Pore Size Distribution (O_{50})	ASTM D6767	Micron	
Pore Size Distribution (O_{95})	ASTM D6767	Micron	

Physical Properties	Test Method	Unit	Typical Value
Mass/Unit Area	ASTM D5261	g/m^2 (oz/yd^2)	556 (16.4)
Thickness	ASTM D5199	mm (mils)	1.8 (70)

5.4 Dewatering Cell Construction

Bishop Water will work with the Township to identify suitable locations for the dewatering cells for the required Geotube units.

One (1) dewatering cell is under construction (by the Town) to accommodate the size of four (4) 75' C x 157' L new Geotube® units. The total laydown area of the dewatering cell will measure 187' length x 165' width next to the existing dewatering cell (Figure 2 below). This **does** include the area required for perimeter containment berms and a filtrate management system. Construction of the new dewatering cell will be the responsibility of the Town. Bishop Water will provide geosynthetic materials.

An additional dewatering cell will be required for the other 11 Geotube units, which is estimated to be approximately 64,762.5 sq ft in size. This can be built out during the start of the dredging work. If the dewatering cell is not directly adjacent to the existing dewatering cell, there may be a need to reposition our polymer conditioning equipment during the project.

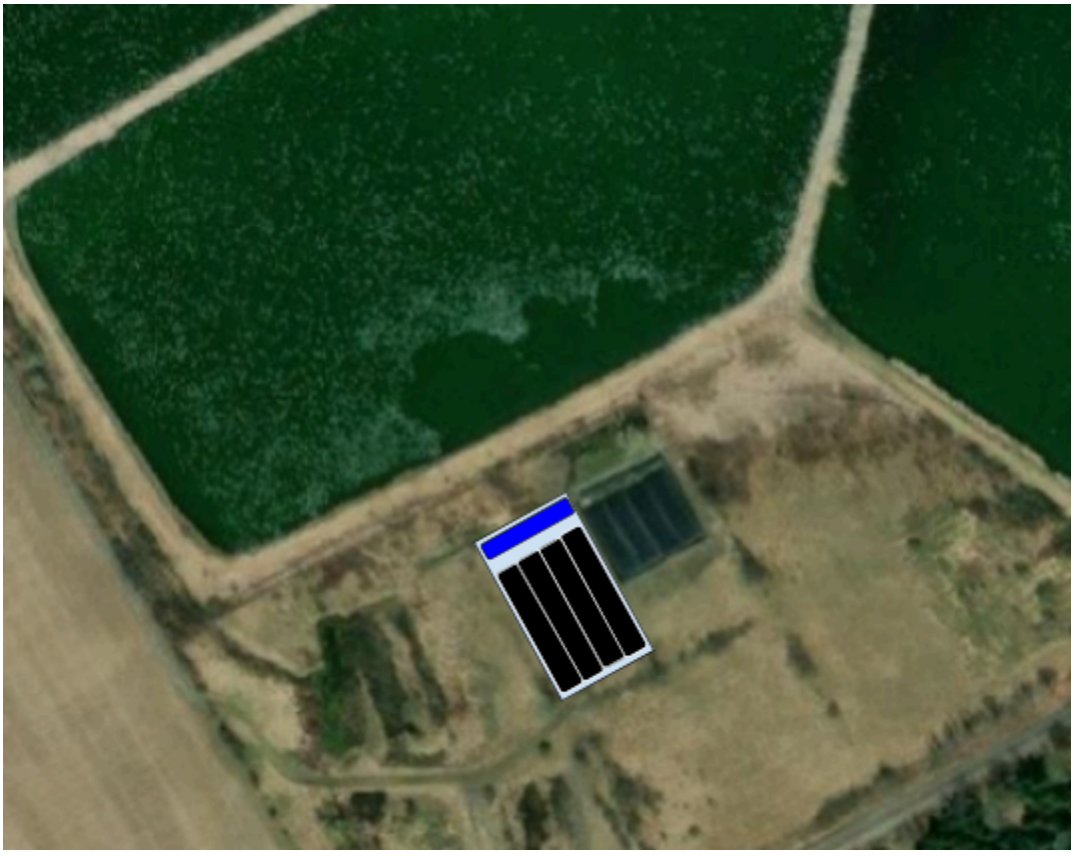


Figure 2. *New dewatering cell is to be constructed next to the existing laydown area - approximate area shown.*

After the dewatering cell is leveled, the site must be cleared of all obstructions that could damage the Geotube® units. The sub-grade of the dewatering cell should be constructed of sand and compacted to ensure stability.

The dewatering cell will be sloped at a **maximum of 0.5%** toward the filtrate collection trench that will be constructed along the end of the dewatering cell which will utilize a sump. The filtrate collection trench must be constructed **inside the perimeter** of the cell to control the flow of filtrate from the Geotube® units and prevent filtrate from discharging to the environment. The trench should measure 4' deep x 4' wide.

A containment berm must be constructed around the perimeter of the dewatering cell. This will measure three feet, which is a minimum of 1/3 the maximum pump height of the Geotube® units (Refer to Table 1, above).

After the base of the cell is constructed to the recommended specifications, an impermeable membrane must be installed over the entire floor, containment berms, and the trench of the cell. This will prevent erosion and ensure filtrate is not discharged to the environment. After the impermeable membrane has been installed, a non-woven geotextile will be installed over the floor of the cell to protect the membrane against heavy machine traffic. Geotube® Filtration Fabric (GFF) will then be laid over the non-woven geotextile in order to promote dewatering from the bottom of the Geotube® unit. Refer to Figure 3 (below) for an example of a completed dewatering cell using the above specifications.

Figure 3. *Geotube® dewatering cell constructed using impermeable liner, non-woven geotextile and GFF (GFF is under Geotube units, not visible).*

All above specifications are subject to change based on site-specific conditions.

5.6 Sludge Removal and Sludge Conditioning Methodology

A remotely operated, hydraulic dredge will be deployed into the lagoon cell and used to transfer sludge through the VEPAS polymer system and then to the Geotube® units. The dredge travels on a cable winch system between two (2) anchor points. Anchor points may be any suitable equipment (such as pick-up truck, skid steer, telehandler, etc).

The dredge auger/pump inlet travels on a 14' long arm and the minimum clearance of the dredge auger to the base of the lagoon is about 4" By using a floating dredge to pump the sludge from the lagoon, there will be no need to shut down or drain the lagoon during sludge removal. A crane will be used to unload the dredge from the truck and place it into the lagoon cells, and load dredge upon completion of work. If a crane cannot access the dewatering cell then the Town may need to provide equipment and/or labour for placement and deployment of new Geotube® units in the laydown area.

A **minimum of 0.6 m of water must be maintained above the sludge layer** to allow the dredge to move freely in the lagoon. The water level should be monitored and confirmed by the Site Owner prior to Bishop Water's arrival at the Site.

The dredge performance will be monitored by measurements of dredge auger depth and measurement of material passed through the chemical injection system and retained within the Geotube® units. Bishop Water's field technicians can provide opportunities for the Site Owner to observe the work. Refer to Figure 4 (located below) for an image of the floating dredge deployed in a lagoon cell.

Figure 4. *Dredge in a lagoon cell.*

Details related to the dredge are provided in Appendix A.

As the sludge is transferred to the Geotube® units it will be injected inline with a predetermined made-down polymer solution. Bishop Water owns and operates mobile, automated polymer injection treatment systems which will ensure the flocculation is correct during the project, regardless of changes to the characteristics of the sludge.Refer to Figure 5 (below) for an example of Bishop Water's treatment systems.

Additional costs for weed removal may apply if substantial vegetation is encountered during the dredging work and dredge performance is reduced as a result of the presence of vegetation. Any costs incurred by Bishop Water would be invoiced to the Town at cost +10%.

Figure 5. *Mobile/automated polymer injection system.*

5.7 Pumping of Sludge

Bishop Water has based our pricing on a sludge pumping rate of 1,600 liters per minute (lpm) at 2.5% solids.

5.8 Water for Polymer Make-Down and Dilution

Bishop Water will require a water source in order to make down the emulsion polymer. Potable water is preferred but if no potable water is available onsite, once dewatering starts, we can utilize the collected filtrate coming from the Geotube® units in the filtrate collection trench.

5.9 Power Requirements - Generator Supply

Bishop Water will make arrangements for adequate generators and fueling (an electrician is required to make the connection to the dredge).

- The floating hydraulic dredge requires a 460V (480V) / 60Hz / 3 phase / 82 FLA;
- The polymer treatment system requires 240V / 60hz / 50 FLA.

5.10 Filtrate Management

The filtrate from the dewatering Geotube units will be collected in the trench and pumped back into the lagoon. The dewatering cell should be properly graded to 0.5% maximum slope to facilitate this intention. Bishop Water will manage and pump the filtrate while on site, the Town will be responsible for managing the filtrate collected in the trench when Bishop Water is not on Site.

6.0 Project Timeline

Bishop Water crews work a typical twelve (12) hour day. Based on a standard 2.5% solids content of the dredged material, we will be processing approximately 16.81 BDMT of solids each day. We estimate 98 days of onsite pumping will be required to complete the removal of 32,850 m^3 of sludge to fill fifteen (15) x 75' C x 157 L Geotube units.

Considering our current schedule, we can start dredging in early August and complete the removal of 32,850 m^3 by mid-November, 2025. If necessary, the work may be split into two events (summer/fall 2025 and spring 2026).

We will require two (2) days for mobilization and two (2) days for demobilization for each desludging event onsite.

Bishop Water will work with the site owner to determine a suitable work schedule that will be based on site preparation, site access, and the availability of necessary equipment / resources.

7.0 Work Day

Bishop Water proposes to have two (2) field technicians on site to complete this scope of work, assuming that we will work twelve (12) hours per day, seven days a week.

One (1) field technician ensures safe working practices at all times within our work area. They will also be responsible for operating the polymer treatment system. The second field technician will be the dredge operator and be ensuring the sludge is being pumped out of the lagoon and that the Geotube® units are dewatering effectively.

8.0 Permits

The client will be responsible for seeking any amendments to Bishop Water's current ECA for the proposed Geotube® facility, if required. The Town will be responsible for the final disposal of the dewatered material in the existing Geotube® units as well as the material contained in the new proposed Geotube® units. Any additional environmental or work-related permits will be the responsibility of the client.

9.0 Pricing

A summary of anticipated costs to complete the scope of work is provided below. These costs are based on the information available to Bishop Water at the time of the preparation of this proposal.

Table 3. *Dewatering Cell / Geosynthetics Pricing Breakdown.*

DEWATERING CELL / GEO-SYNTHETICS					
Item	**Description/Comments**	**Unit**	**Total QTY**	**Unit Price**	**Total Price**
Geotube® Units	Fifteen (15) 75' circumference x 157' length Geotube® units.	Each	15	$11,605.00	$174,075.00
Geo-Synthetics	Includes impermeable liner, non-woven geotextile, and Geotube® Filtration Fabric (GFF) for above referenced Geotube Units. Cost for site preparation and the installation of the geosynthetic materials are not included.	Lump Sum	1	$123,013.00	$123,013.00
				SUB-TOTAL	**$297,088.00**

Table 4. *Mobilization /Demobilization Pricing Breakdown.*

MOBILIZATION / DEMOBILIZATION					
Item	**Description/Comments**	**Unit**	**Total QTY**	**Unit Price**	**Total Price**
Mobilization / Demobilization	Includes materials, equipment, and personnel to/from site and crane for placement of dredge. Cost for on-site mobilization and demobilization. Lump Sum.	Lump Sum	1	$76,133.00	$76,133.00
				SUB-TOTAL	**$76,133.00**

Table 5*. Operational Costs per BDMT*

Operational Cost					
Item	**Description/Comments**	**Unit**	**Total QTY**	**Unit Price**	**Total Price**
Removal, Dewatering, and Containment of Sludge	Includes Operator, sludge removal, sludge transfer to Geotube® units, labor, QA/QC. Estimated Quantity of 1,643 BDMT (33 BDMT using three existing 65'C x 86'L Geotube Units AND 1,610 BDMT using fifteen new 75'c x 157'L Geotube Units).	BDMT	1,643	$400.31	$657,716.00
				SUB-TOTAL	**$657,716.00**

TOTAL (Tables 3,4, and 5)	**$1,030,937.00**

****Above pricing does not include applicable sales taxes, or stand by fees should Bishop Water be unable to dewater sludge. Stand by fee for Bishop Water is $2,200 per day (exc.standby fee for any subcontractors).***
*****Due to current supply system challenges all pricing is subject to change depending on conditions at time of contracting***

Project Costing is valid for 30 days from date of issuance.

Bishop Water's Standard Terms and Conditions are available via the link below.

Bishop Water Inc. Standard Terms and Conditions apply.

Payment terms TBD.

10.0 Notes & Clarifications

10.1 Goods and Services OFFERED

- Mobilization and demobilization of our team and equipment;
- Manpower during operations;
- All geosynthetics (GFF, non-woven, impermeable liner) for full protection of laydown area ;
- Management of laydown area during operations;
    - The Town is responsible for filtrate / site management during weekends or when Geo-Dredging technicians are off site.
- Chemical conditioning of sludge, including polymer and equipment;
- Crane to place dredge in lagoon;
- Generator to power dredge and polymer system;
- Machinery and labour to remove materials including polymer, liner, Geotube® units, etc. from truck and position at the Site and load back on trucks at the end of the job. Bishop Water staff will be on site for this project and will oversee and aid with positioning;
- Hygiene facilities;
- Dewatering quality control; and
- Supply of pumps, valves and hoses.

10.2 Goods and Services NOT Offered

- Obtaining required environmental or work permits or approvals;
- Engineering or professional designs;
- Site security during our work;
- Preparation work necessary for site access, lagoon access (e.g., vegetation removal, clearing vehicle/equipment access, etc.)
- Earthworks, equipment, labour, import materials, for construction of the laydown area;
- Responsibility for marking or removing any utilities or structures such as aeration equipment
- Responsibility for damage caused as a result of contact with utilities or structures that are not removed, marked or otherwise identified to Bishop Water by the Owner or the Owner's representative;
- Management of filtrate while Bishop Water is not on site
- Any third-party analytical testing;
- Removal and disposal of solids from the Geotube® units;
    - Bishop Water would recommend Geotube® units remain on site to continue dewatering for possible refilling or disposal at a later date. Disposal is recommended to be completed after at least one freeze-thaw cycle.
- Regulatory reporting; and
- Landfill tipping fees

10.3 Equipment Provided

- Floating dredge;
- Polymer Treatment System;
- Genrators and fuiling;
- Crane; and
- Pumps, valves and hose to connect from dredge to Geotube® units.

11.0 Closure

We hope that you find this proposal to be adequate for your procurement needs. Bishop Water would appreciate an opportunity to discuss any questions or concerns that you may have so that we may bring the proposal completely in line with your expectations. Any questions or comments can be directed to Tony Kobilnyk or Ehsan Rastin.

Tony Kobilnyk: tony@bishopwater.ca
Ehsan Rastin : ehsan@bishopwater.ca

Office: 343-361-0463

Sincerely,

Ehsan Rastin, EIT, PMP
Project Manager
Bishop Water Inc.

Appendix A: LWT Pit Hog PHE-40 Dredge

LWT Pit Hog PHE-40

DIMENSIONS:
Max. Working Depth: 15' (4.6m)
Operational Draft: 16" (41 cm)
Flotation: Cylindrical Pontoons
Constructed from 10 gauge steel
Overall Dredge Dimensions:
23'-1" (L) x 7'-6" (W) x 6'-10" (H)
(7m x 2.3 m x 2 m)
Weight: 5,900 lbs

PROPULSION
Hydraulic Power Treble Sheave Endless Winch
3/8" Diameter Wire Rope (9.5 mm)
Traverse Speed Variable from 0 to 30 FPM

HOIST
Hydraulic Power Winch
3/8" Stainless Steel Wire Rope (9.5mm)

POWER
460 V, 3 Phase, 60 Hz Electric Power (400 V 50Hz)
Submersible Pump - 40 hp (30 Kw)
Hydraulic System Motor: 10 hp, TEFC (7.5Kw)

HYDRAULICS
Three Circuits -Electrical over Hydraulic
Auger-Cutter ,Travel Winch and Hoist
Speed Control on Travel Winch Speed

SYSTEM CONTROLS
Wireless Remote Control
Slurry Pump On/Off
Auger On/Off
Travel Forward/Off/Reverse
Travel Speed
Hoist Up/Off/Down

AUGER HEAD
Welded Steel Construction with Dual Drive Hydraulic Motors
Helix: 10" Dia.x9"Pitchx3/8" Thick flighting
(25cm x 23cm x 9.5mm)
Speed: 60 RPM
Torque: 3400 LBS

Slurry Pumps
Centrifugal Solids Handling
Cast Design for Better Performance and Higher Efficiency
Discharge up to 6"
Sphere Size Up to 6"
Typical Capacity from
600 GPM @ 60 ft head (water) (115 m3/h@18m head)
900 GPM @ 50 ft head (water) (341 m3/h@12m head)
Other Flows and Head Optional
Other Pump Construction Optional

Liquid Waste Technology specializes in the design and manufacturing of solutions for the dredging industry. LWT manufactures a high quality portable dredge uniquely named the Pit Hog®. Our Pit Hog® dredge is built with reliable components for dependable long-term use and can produce unparalleled economic and efficient transmission of waste products. Our Pit Hog® dredges have been successfully launched in various applications such as:

- Wastewater lagoon dredging
- Mud, silt, and sand applications
- Fly ash and mine tailings applications
- Lake and pond dredging
- Canal dredging
- Marina maintenance
- Wastewater treatment plant maintenance

The Pit Hog® is an electrically powered, radio remote controlled dredge equipped with the best submersible pumps on the market ranging from 10 hp up to 40 hp. It can be also equipped with a PLC (programmable logic controller) to provide control over the dredge's functions, resulting in a state-of-the-art automated dredging system for cost effective low maintenance operation. Our automated functions can include options such as:

- Auto Sense® - Automatically stops the dredge from forward travel
- Lateral Sense® - Automates side to side movement with rail system
- Solid Sense® - Automatically maintains delivery of constant solid density
- Bottom Sense® - Automatically follows the bottom contours

completewaters

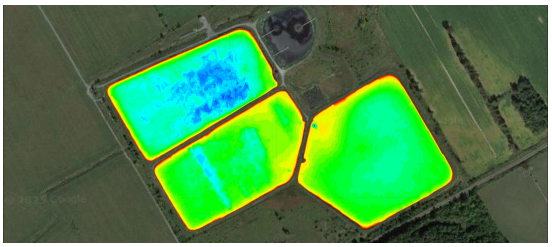
Alexandria Lagoons
Cell B

Attn: Dean McDonald
Company: Township of North Glengarry
Service: USV Sonar Imaging

Imaging Date: April 23/24, 2025
Site: Alexandria, Ontario

Dean,

It was a pleasure to carry out the sonar imaging works for you at the Alexandria Lagoons. The following document is a summary of the work carried out with supporting sonar imagery, automated volumes and field data collected for your records.



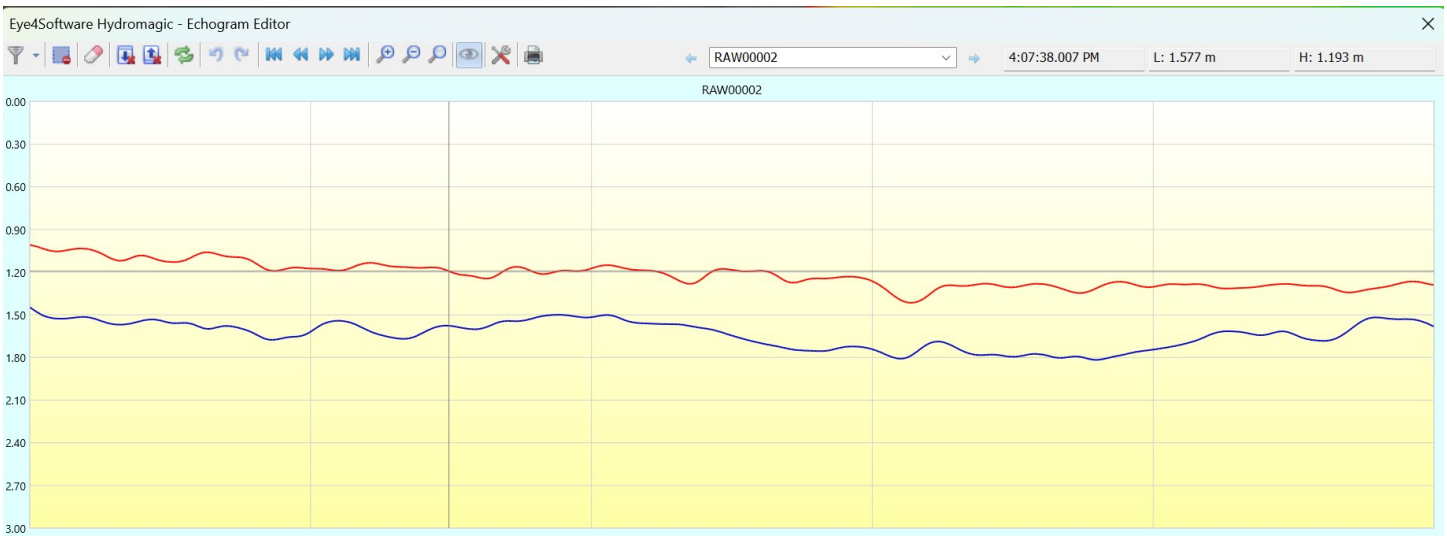
To sonar image the cell, a USV (Unmanned Surface Vessel) was used to run East-West and North-South transects across the cell. Equipped with an onboard PC running HydroMajic software and a dual frequency sonar for the recording of high and low sonar depths, a systematic and detailed set of sonar imagery is acquired and generated of the cell.

The following equipment was used:

Unit	
Boat	NX 100 PRO USV (Unmanned Surface Vessel)
Echosounder	Unabara Z Axis 2F Standard
Echosounder High Frequency	200khz
Echosounder Low Frequency	24khz
Controller	Herelink with QGroundControl and Cube Pilot
GPS	Emlid Reach RS
Hydrographic Software (recording and post processing)	HydroMajic

The Unabara Z Axis 2F dual frequency sonar allows for simultaneous high and low channel sonar recordings mounted to the USV. The high frequency (HF) channel is recording the depth of water column from sonar to top of soft sediments. The low frequency (LF) channel is recording the depth of the water from sonar to the hard bottom below the soft sediment layer.

The below image shows the echogram tracking of both the high and low frequency channels together. The red line represents the high frequency channel and the blue line represents the low frequency channel.



Manual Verification

The sonars low frequency channel is user selected in the field to best represent the readings taken from manual verification, in this instance a CORETAKER sludge judge supplied and operated by completewaters. The following results were noted on the day at the approximate location shown on the following map:

Cell B Manual Verification	Sediment Reading (meters)
CORETAKER Sludge Judge	0.3m
Echosounder at 200khz & 24khz	HF 1.3m LF 1.65m

Some variances may exist when carrying out manual verifications next to the USV. These include:

- Drifting/movement of the boat when readings were taken
- The angle of the sludge judge or sampler through the water column and sediment layer
- CORETAKER sampler not being in the precise location the USV sonar is reading

An inflatable boat was anchored at the approx. above location for the sonar verification.

*Google Earth Pro satellite imagery date 2024

Environmental Factors

Site access was via track as shown by township staff. Weather was a mix of sun and cloud with moderate to light winds. Time of year allowed for less growth along most of the cell edges and in the cell.

Cell conditions experienced:

- Shoreline had some reed growth around a portion of its edges, which affected the area where USV could navigate too.
- USV could image tight to the edges free of reeds due to minimal vegetation growth at this time of year.
- Higher winds on day 1 meant western end done on the 23rd and eastern end done 24th.

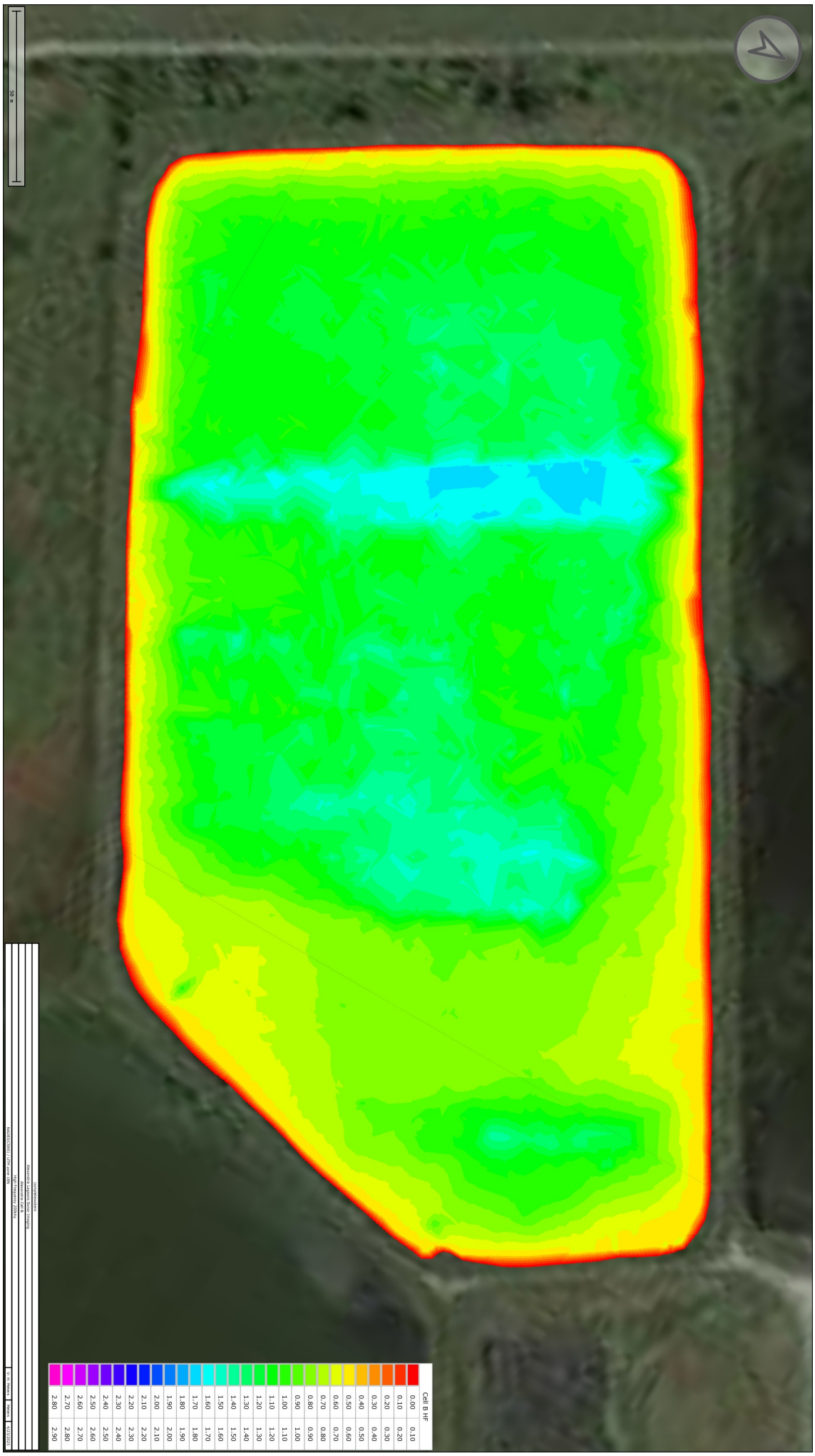
Sonar Imagery

The following sonar images are generated from the sonar logs of the cell. Hydromajic software was used to record the sonar logs on a PC tablet mounted to the USV and to also post process the soundings into imagery matrices.

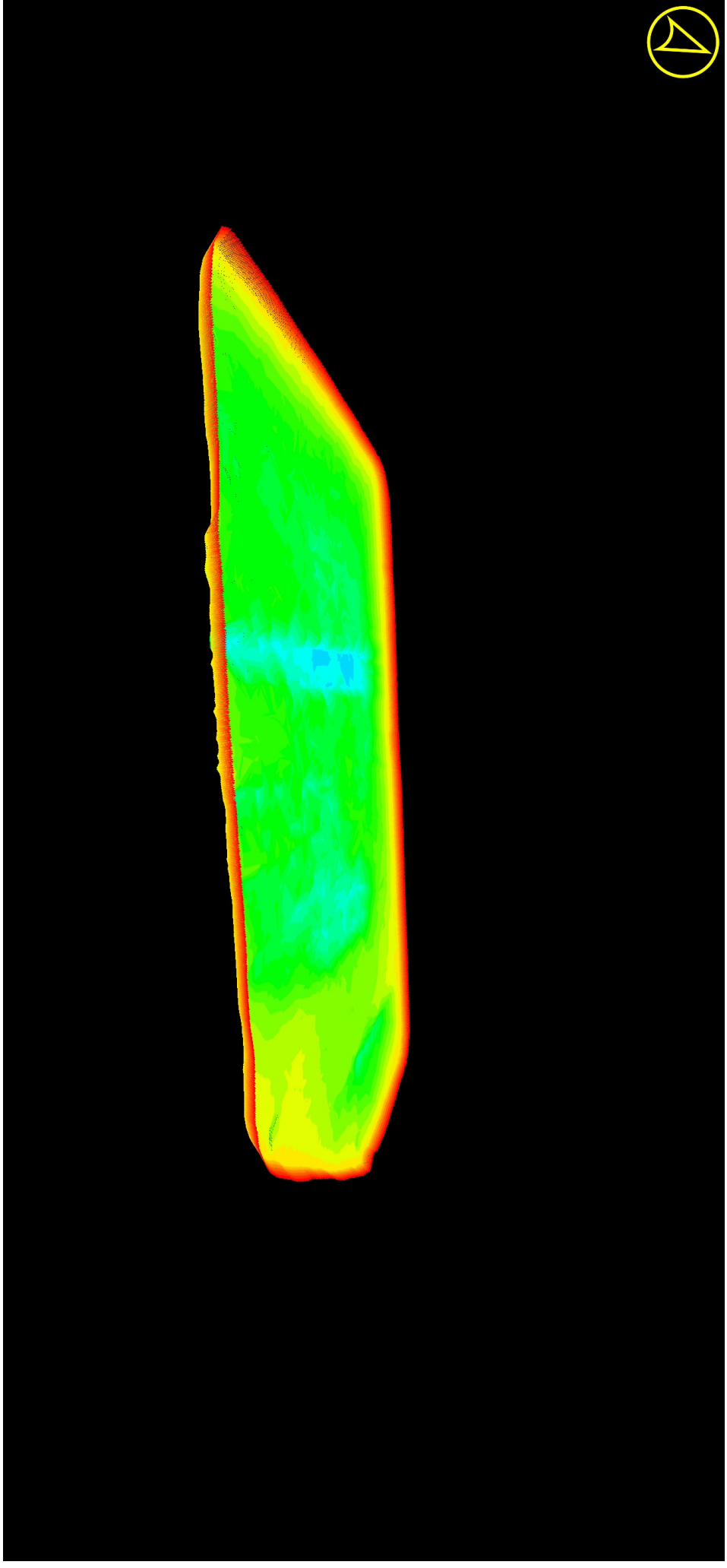
The following is a breakdown of each image on the following pages:

1. The High Frequency (HF) matrix shows the depth of the lagoon to the top of the sediment layer.
2. The 3D High Frequency (HF) image gives a visual only look at the HF contours of the lagoon. *Not to scale.
3. The Low Frequency (LF) matrix shows the depth of the lagoon to the hard bottom through the soft sediment layer.
4. The 3D Low Frequency (LF) image gives a visual only look at the HF contours of the lagoon. *Not to scale.
5. The boundaries map shows the areas in which the USV was able to navigate inside of for sonar imaging and the boundary created in post processing to create matrices maps of the HF and LF soundings.
6. The sediment calculation is an automated calculation performed by the HydroMajic software comparing the HF and LF matrixes. The sediment volume is calculated as the difference between the HF and LF matrixes. This volume is displayed as ‘Above Reference (Dredge)’.

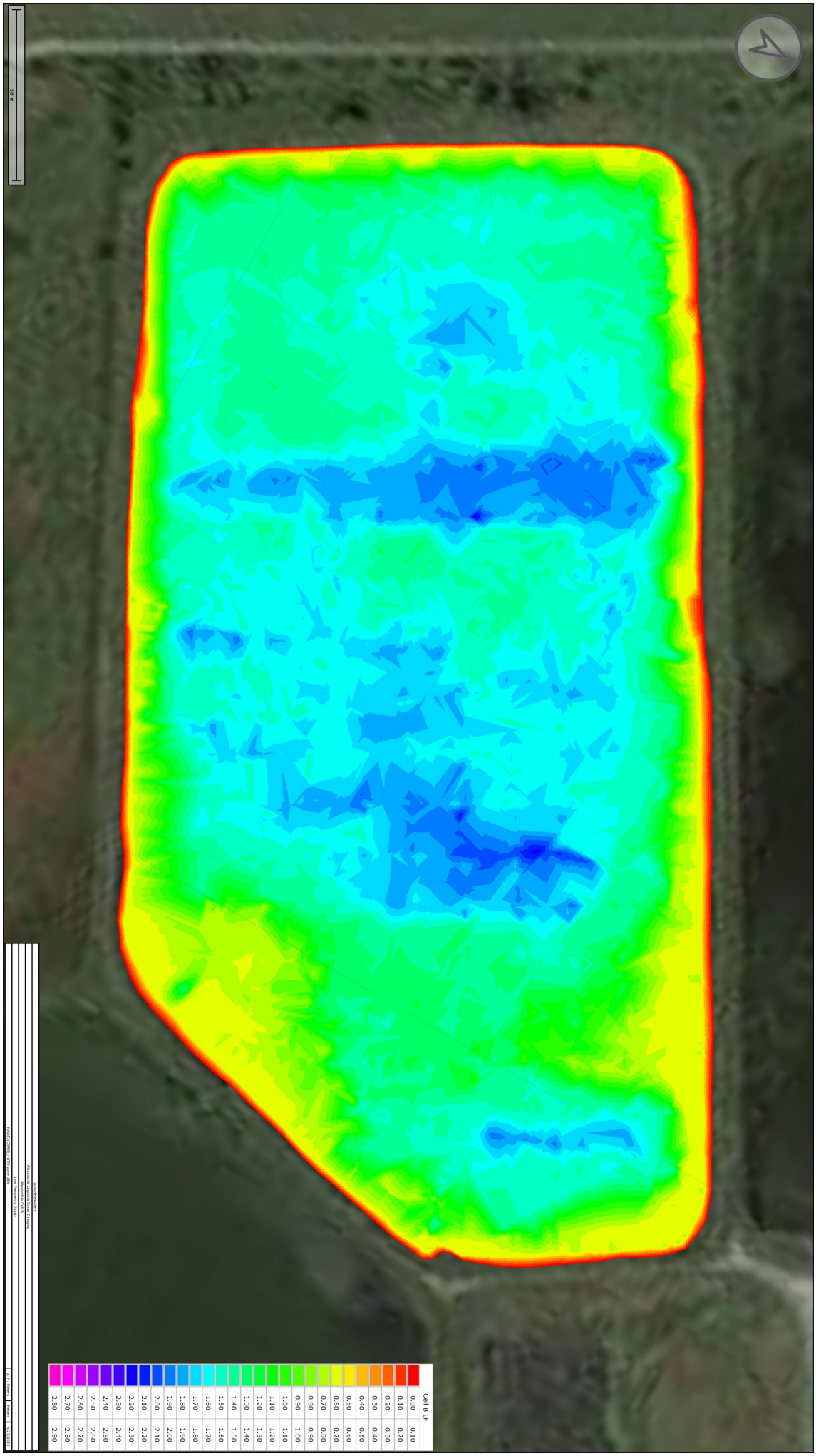
1.


Cell B HF
0.00 0.10 0.20 0.30 0.40 0.50 0.60 0.70 0.80 0.90 1.00 1.10 1.20 1.30 1.40 1.50 1.60 1.70 1.80 1.90 2.00 2.10 2.20 2.30 2.40 2.50 2.60 2.70 2.80 2.90

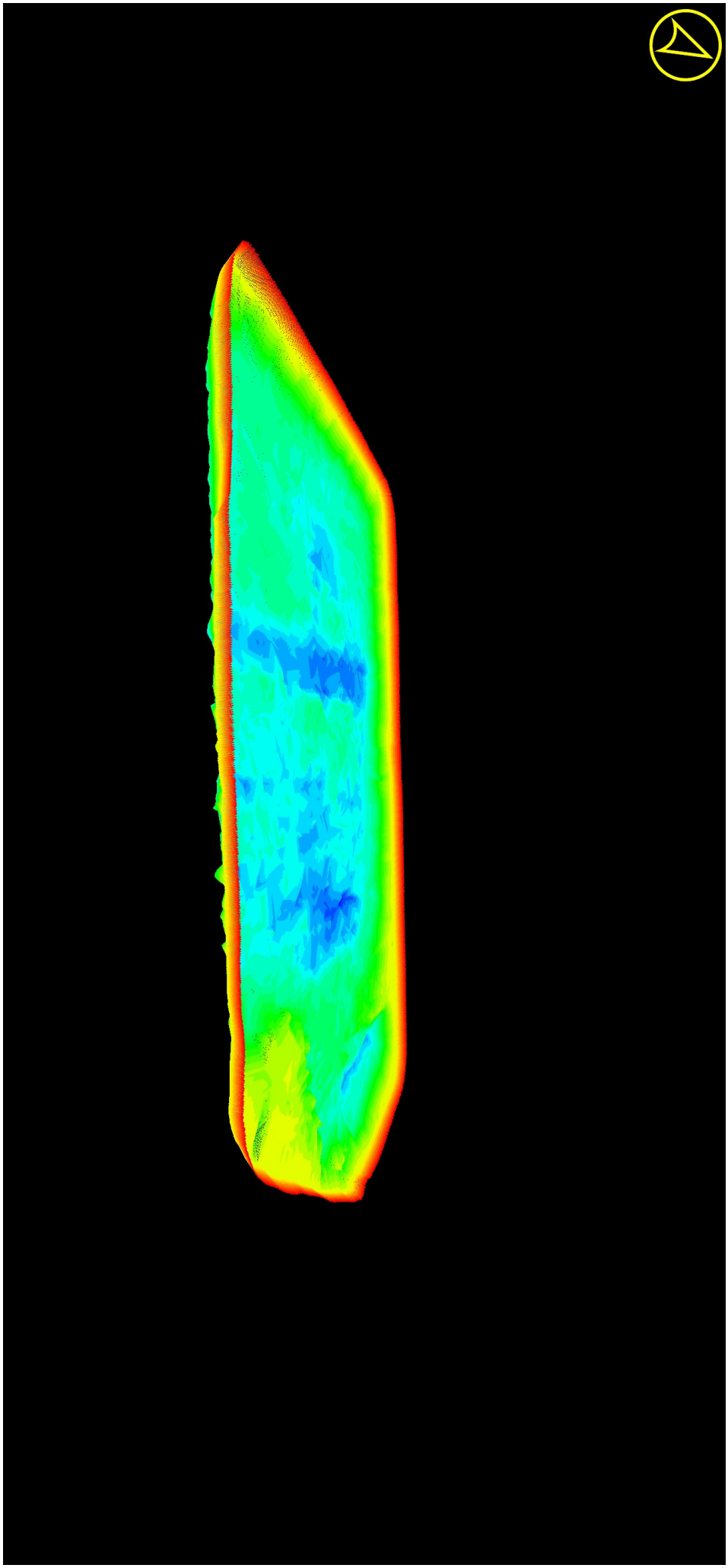
2.



3.


50 m
Cell B LF
0.00 0.10 0.20 0.30 0.40 0.50 0.60 0.70 0.80 0.90 1.00 1.10 1.20 1.30 1.40 1.50 1.60 1.70 1.80 1.90 2.00 2.10 2.20 2.30 2.40 2.50 2.60 2.70 2.80 2.90

4.



5.

Boundaries

With the presence of built up shorelines, areas of vegetation and shallow areas, the USV was unable to navigate in certain places.
The below image outlines the USV boundary (red). The USV operated inside this red boundary. The shape is due to the shoreline shape and vegetation/reeds present on the day of works.
The green boundary shows the zero depth (0m) shoreline used for post processing the High (HF) and Low (LF) matrices for this cell.

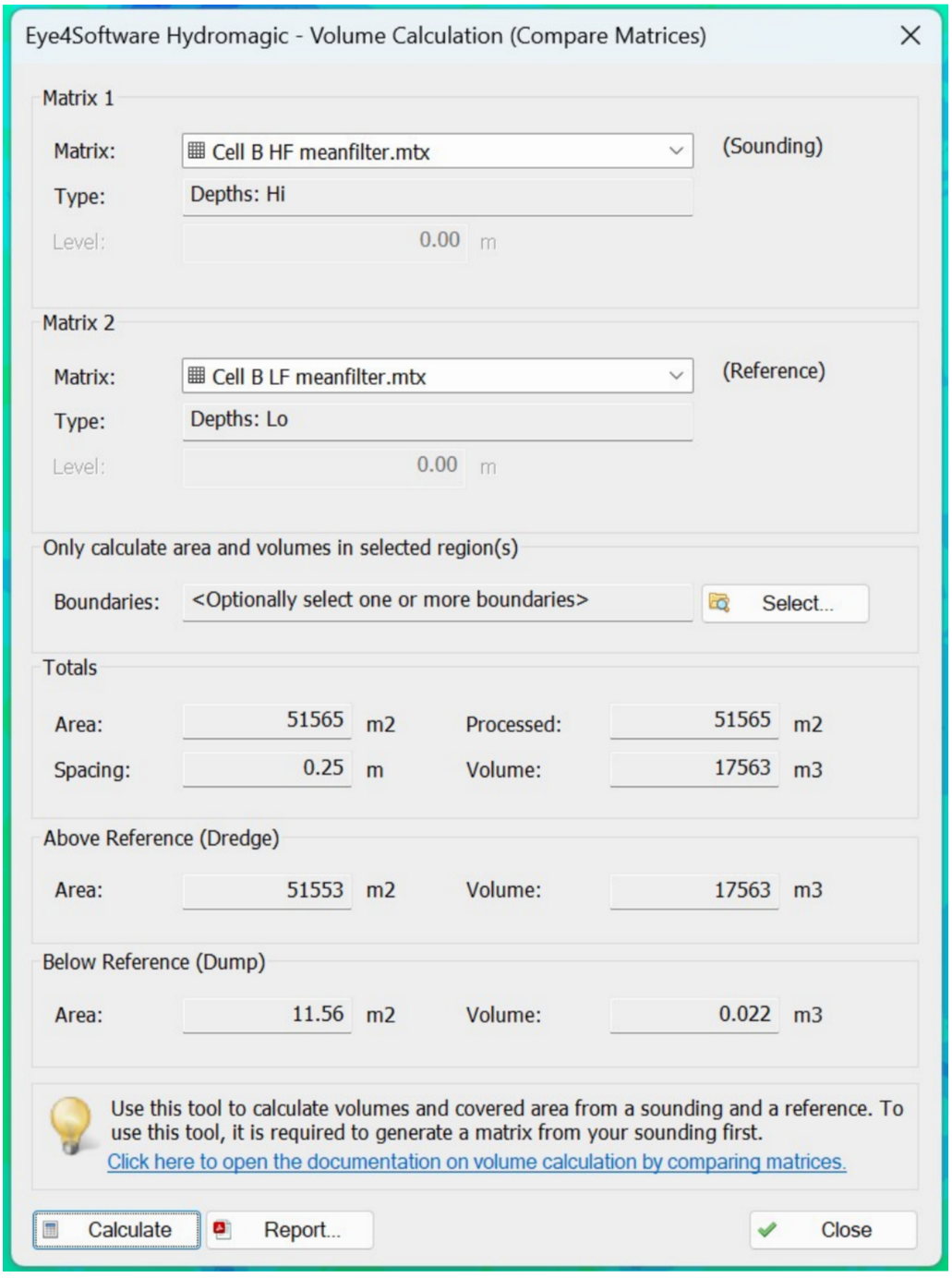
Red Boundary: The USV (Unmanned Surface Vessel) operated within this red boundary.

Green Boundary: The zero depth (0m) boundary drawn in post processing to create matrices.

6. **Volumes**

The below volume calculation tool is an automated HydroMajic Software tool. This process compares the difference between the selected high frequency matrix and low frequency matrix and calculates the difference between them. Variances in this software calculation and actual sediment layer volumes may exist and this volume should be used as a guide to help understand the current pond condition.

For your reference, refer to ‘Above Reference (Dredge) line item for area and volume of Cell B that was scanned by the USV.



Cell	Area scanned by USV	Sediment layer volume (automated)
Alexandria Cell B	51,565 m/2	17,563 m/3

Cell B images April 23/24, 2025












The images taken on the day of USV work help to show the physical characteristics of the cells shorelines and any built up areas. Some areas of the cell edges have reeds as seen above, and the USV could not navigate tighter to the shoreline. The shape of the cell imaged was affected by this vegetation.

Summary

We trust the sonar imagery provided will give you a sound overview of the cell. With vegetation growth present as experienced along the shorelines, the USV was not able to operate to the designed shape and size of the cell. Further investigation would need to be done in these built up areas to carry out sediment volume analysis coverage of the designed area of the cell.

The volume calculations generated by the HydroMajic software uses the data generated from the sonar soundings.

Individual image files have been provided via Dropbox, for your records, please let us know if you receive them.

It was a pleasure to carry out our services for you. I look forward to helping you out with more services in the near future.

Sincerely,

Blake Spittle
Owner/Operator
(905) 818 5272
info@completewaters.com
www.completewaters.com

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Committee of Adjustment Hearing

Monday, January 13, 2025 5:30 pm

Minutes

Council Chamber
3720 County Road 34
Alexandria, On. K0C 1A0

PRESENT: Mayor - Jamie MacDonald
Deputy Mayor - Carma Williams
Councillor (At Large) - Jacques Massie
Councillor (Kenyon Ward) -Jeff Manley
Councillor (Alexandria Ward) - Michael Madden
Councillor: Brian Caddell
Councillor: Gary Martin

ALSO PRESENT:
Director of Building, By-law & Planning - Jacob Rhéaume
Deputy Clerk: Jena Doonan

1. DISCLOSURE OF CONFLICT INTEREST

2. ACCEPT THE AGENDA (Additions/Deletions)

Resolution No. 1

Moved By: Carma Williams
Seconded By: Jacques Massie

THAT the Council of the Township of North Glengarry accepts the Committee of Adjustment Hearing agenda of Monday, January 13, 2025.

Carried

3. RATIFY MINUTES

Resolution No. 2

Moved By: Jacques Massie

Seconded By: Brian Caddell

THAT the Council of the Township of North Glengarry accepts the Committee of Adjustment Hearing Minutes of Monday September 30 2024.

Carried

4. MINOR VARIANCES

MV-06-2024
Owner: Nadine & Ronald Theoret
Location: 99-101-103 Bishop St Nort Alexandria
Con 2, Part Lot 37, RP14R553, Parts 1 to 4, former Town of Alexandria
Resolution No. 3
Moved By: Brian Caddell
Seconded By: Jeff Manley
Purpose of application:

To seek relief from the Comprehensive Zoning By-law 39-2000 Section 5.4 (2) for
- a reduction in the Front Yard Depth minimum setback from the minimum required 9m (Bishop Street North - West) to the proposed 4m to the covered porches & 5.5m to the building foundation and;
- a reduction in the Rear Yard Depth minimum setback from the minimum required 9m (East) to the proposed 8.75m to the building foundation and;
- a reduction in the Exterior Yard Width minimum setback from the minimum required 9m (South) to the proposed 5.5m to the building foundation and;

To seek relief from the Comprehensive Zoning By-law 39-2000 Section 3.21 for a reduction in off-street
parking lot stalls from the required 9 to the proposed 8

The clerk asked for comments from the public in attendance and from members of Council.

Councillor Massie- asked if the mature trees in front of property will be removed

Director of Building, By-law & Planning - Jacob Rheaume
Was not sure, but will mention to owner

Deputy Mayor Williams- asked a question about parking and the number of bedrooms per unit

Director of Building, By-law & Planning - Jacob Rhéaume
Informed that there are two extra parking spaces, and Mayor MacDonald commented that these builds are usually 1 bedroom

Member of Public – Asked Eletric Car parking

Director of Building, By-law & Planning - Jacob Rhéaume
Advised no, not at this time

Clerk asked two additional times for comments from Council or members of the public.

No other comments were received

It is the recommendation of the Planning Department that the Committee of Adjustment approve Minor Variance application MV-06-2024 as submitted.

Carried

5. OLD BUSINESS

6. NEW BUSINESS

7. NOTICE OF MOTION

8. ADJOURNMENT

Resolution No. 4

Moved By: Jeff Manley
Seconded By: Michael Madden

THERE being no further business to discuss the Committee of Adjustment Hearing was adjourned at 5:49pm.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Public Meeting of Planning

Monday May 12 2025
5:45 pm
Council Chamber
3720 County Road 34
Alexandria, On. K0C 1A0

PRESENT: Mayor: Jamie MacDonald
Deputy Mayor: Carma Williams
Councillor (At Large) - Jacques Massie
Councillor (Kenyon Ward) - Jeff Manley
Councillor (Alexandria Ward) - Michael Madden
Councillor: Brian Caddell
Councillor: Gary Martin

ALSO PRESENT: CAO/Clerk - Sarah Huskinson
Director of Building, By-law & Planning - Jacob Rhéaume
Deputy Clerk: Jena Doonan

1. DISCLOSURE OF CONFLICT OF INTEREST

None

2. ACCEPT THE AGENDA (Additions/Deletions)

Resolution No. 1

Moved By: Carma Williams
Seconded By: Jacques Massie

THAT the Council of the Township of North Glengarry accepts the Public Meeting of Planning Agenda of Monday May 14, 2025.

Carried

3. RATIFY MINUTES

Resolution No. 2

Moved By: Jacques Massie
Seconded By: Brian Caddell

THAT the Council of the Township of North Glengarry accepts the minutes of the Public Meeting of Planning of Monday February 24, 2025**.**

Carried

4. ZONING AMENDMENTS

Z-03-2025

Owner: Carole JOANETTE

Location: 3805 County Road 45, Alexandria, ON, K0C 1A0

Kenyon Con 2, East Part Lot 4

THE PURPOSE of the Zoning By-Law Amendment is to re-zone the "rural-portion" of property from Rural (RU) to Rural Special Exception (RU-24) to permit a secondary dwelling (semi-detached dwelling) on the subject lands.

VERBAL COMMENTS

None received

WRITTEN COMMENTS

None received

The clerk 3 times asked for comments from the public in attendance and from members of Council.

5. OLD BUSINESS

None

6. NEW BUSINESS

None

7. NOTICE OF MOTION

None

8. ADJOURNMENT

Resolution No. 3

Moved By: Brian Caddell
Seconded By: Jeff Manley

THERE being no further business to discuss, the Public Meeting of Planning was adjourned at 5:57pm.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor

SOUTH NATION CONSERVATION
DE LA NATION SUD

Memorandum

To: Mayor Jamie MacDonald, Council, CAO Sarah Huskinson
From: John Mesman, Managing Director, Property, Conservation Lands, and Community Outreach
Date: June 2, 2025
RE: **2024 Annual Report – South Nation Conservation**

South Nation Conservation (SNC) is pleased to share a copy of our 2024 Annual Report with your municipality.

The report provides a snapshot of the environmental programs, services, and projects delivered across our watershed jurisdiction in Eastern Ontario.

Key highlights from 2024 include:

- 1,000+ planning and permitting reviews to support sustainable development
- Updated natural hazard maps for Bear Brook, North Castor, and the South Branch of the South Nation River
- 275+ acres of new conservation land secured
- Completed a 3-year wetland restoration project with Ducks Unlimited Canada
- 40+ community projects supported through Clean Water and Environmental Grants
- 140,000+ trees planted through local partnerships
- Launched the Woodlot Recovery Program for storm-damaged forests
- Site improvements at Conservation Areas, including the Findlay Creek Boardwalk expansion, shoreline restoration at Oak Valley Pioneer Park, and a new accessible washroom facility at High Falls
- 250,000+ visitors recorded at SNC's 15 Conservation Areas
- Invasive species removal in priority waterways

These achievements would not be possible without the continued support of our municipalities, environmental partners, and community champions.

If your municipality is interested in a presentation from SNC staff at an upcoming Council Meeting, please contact Ronda Boutz at rboutz@nation.on.ca or 1-613-984-2948.

Sincerely,

John Mesman,
Managing Director, Property, Conservation Lands, and Community Outreach

SOUTH NATION CONSERVATION
DE LA NATION SUD

Mémorandum

Destinataires : Maire Jamie MacDonald, Conseil, DG Sarah Huskinson
De : John Mesman, directeur, Propriétés, Terres protégées et Sensibilisation communautaire
Date : 2 juin 2025
Objet : **Rapport annuel 2024 – Conservation de la Nation Sud**

La Conservation de la Nation Sud (CNS) est heureuse de présenter à votre municipalité un exemplaire de son rapport annuel 2024.

Ce rapport donne un aperçu des programmes, des services et des projets environnementaux mis en œuvre dans notre bassin versant, dans l'Est de l'Ontario.

Voici les faits saillants de l'année 2024 :

- Plus de 1 000 examens de plans et de permis pour soutenir le développement durable
- Mise à jour des cartes des risques naturels pour les ruisseaux Bear et Castor Nord, et le bras sud de la rivière Nation Sud
- Acquisition de plus de 275 acres de nouvelles terres protégées
- Achèvement d'un projet de restauration des milieux humides d'une durée de trois ans avec Canards Illimités Canada
- Soutien à plus de 40 projets communautaires grâce à des subventions pour l'assainissement de l'eau et la protection de l'environnement
- Plantation de plus de 140 000 arbres grâce à des partenariats locaux
- Lancement du Programme de rétablissement des boisés après la tempête
- Amélioration des aires de conservation, notamment la prolongation de la passerelle de Findlay Creek, la restauration des berges du parc Oak Valley Pioneer et l'installation de nouvelles toilettes accessibles au parc High Falls
- Plus de 250 000 visiteurs enregistrés dans les 15 aires de conservation de la CNS
- Élimination des espèces envahissantes dans les cours d'eau prioritaires

Ces réalisations ne seraient pas possibles sans le soutien continu de nos municipalités, de nos partenaires environnementaux et des champions communautaires.

Si votre municipalité souhaite qu'un membre du personnel de la CNS fasse une présentation lors d'une prochaine réunion du conseil, veuillez communiquer avec Ronda Boutz à rboutz@nation.on.ca ou au 1-613-984-2948.

Sincèrement,

John Mesman
Directeur, Propriétés, Terres protégées et Sensibilisation communautaire

2024

Annual *Report*

South Nation
CONSERVATION
de la Nation Sud

Message

from the Board Chair and Chief Administrative Officer

As we reflect on 2024, we take great pride in South Nation Conservation's (SNC) achievements over the past year. This year has been a testament to our shared commitment to environmental stewardship, sustainable land management, and community collaboration.

Through innovative programs and strong partnerships, SNC continues to address evolving environmental challenges, from climate change resilience to development pressures. Our work in watershed management, environmental education, and land stewardship has had a meaningful impact across the communities we serve.

Collaboration with our member municipalities remains at the heart of our efforts. In 2024, we celebrated exciting partnerships that advanced wetland restoration, helped landowners recover from storm damage through the Woodlot Recovery Program, and secured historic funding to expand protected conservation lands. These initiatives not only preserve and restore natural spaces but also ensure the long-term ecological health of our region for future generations.

None of this would be possible without the dedication and hard work of our staff, municipalities, volunteers, and funding partners who support conservation efforts. Your continued support and collaboration make a tangible difference in protecting and enhancing our natural environment.

As we look ahead, we remain steadfast in our mission to conserve and protect the natural resources that define our region. With the support of our partners and the dedication of our team, we are confident that SNC will continue making a lasting impact in the years to come.

Thank you for your commitment to conservation. Together, we are building a healthier, more sustainable future for our watershed.

Sincerely,

Steve Densham
Chair, SNC Board of Directors

Carl Bickerdike
Chief Administrative Officer

2024 Year in *Review*

Conservation Land Securement

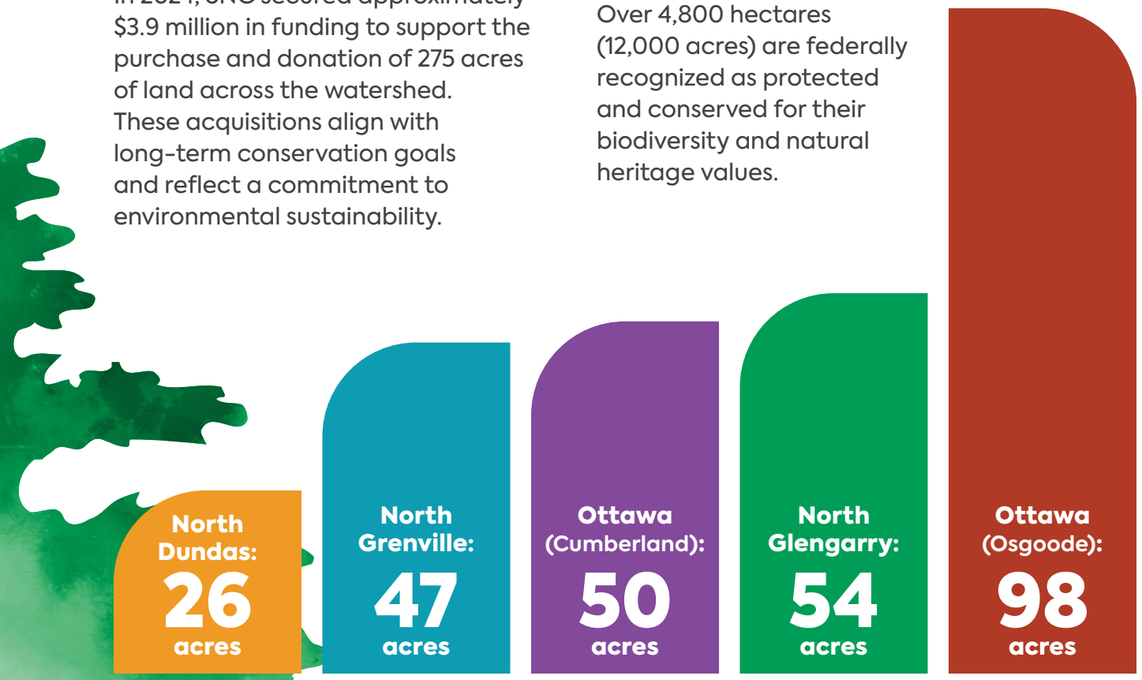
Purchasing and donating land is a meaningful way to contribute to local conservation efforts. SNC strategically acquires properties in accordance with its Land Securement Strategy, ensuring the protection of natural heritage, enhancing forest cover, safeguarding waterways, and expanding public recreational spaces.

In 2024, SNC secured approximately $3.9 million in funding to support the purchase and donation of 275 acres of land across the watershed. These acquisitions align with long-term conservation goals and reflect a commitment to environmental sustainability.

Whether for conservation, recreation, or community benefit, both land purchases and donations leave a lasting natural legacy. Donating land offers a powerful way to support conservation initiatives, contribute to charitable organizations, and ensure land protection for future generations.

SNC's lands are 40% donated in whole or in part, while the remaining 60% are acquired with financial contributions from partners.

Over 4,800 hectares (12,000 acres) are federally recognized as protected and conserved for their biodiversity and natural heritage values.



Restoring the Riverbank at the Oak Valley Pioneer Park

Severe erosion at Oak Valley Pioneer Park in North Dundas was causing tree loss, parkland degradation, and threatening both habitat and visitor access.

To address this, SNC partnered with river restoration experts to re-slope and stabilize the riverbank, ensuring long-term protection. This section of the South Nation River, owned by SNC, has historically supported river channelization efforts to improve water flow and drainage. Today, SNC continues to manage the area with a focus on conservation and habitat restoration.

The project transformed a steep, 2-meter vertical drop into a stable, gradual slope using bioengineering techniques. SNC reinforced the shoreline, seeded native grasses, and planted over 2,000 willow live stakes to strengthen the bank. Removed trees were strategically placed at the river's edge to absorb high water flows and prevent further erosion.

SNC will continue monitoring the site and adjust erosion control methods as needed. Future enhancements, including tree planting, interpretive signage, and trail upgrades, will further improve the park for both visitors and wildlife.

New Strategies for Conservation Land and Watershed Management

In 2024, SNC developed two key strategies to guide its conservation efforts: the Watershed-based Resource Management Strategy and the Conservation Lands Strategy. As required under the *Conservation Authorities Act* and Ont. Reg. 686/21, all Conservation Authorities must complete these strategies by December 2024.

The Watershed Strategy provides a comprehensive review of SNC's programs, services, and technical studies, outlining key principles, objectives, and monitoring initiatives. It also establishes a process for periodic updates, ensuring an adaptive approach to resource management.

The Conservation Lands Strategy focuses on property management, setting a framework for decision-making, conservation priorities, and future goals. It highlights land ownership, management activities, and the importance of natural heritage systems, while identifying risks and opportunities for stewardship and education programs.

Together, these strategies reinforce SNC's commitment to environmental sustainability, responsible resource management, and community engagement in protecting natural areas across the watershed.

Learn more:
nation.on.ca/resources/publications/watershed-strategies

SNC Approvals Programs

Planning and Development Reviews, Conservation Authority Regulations, and Municipal Septic Services

The way we plan and build our communities affects our natural environment. Environmental planning is an important part of protecting our land and water resources.

SNC ensures people and property are protected from natural hazards by participating in local planning and development review to support local municipalities.

With expertise in natural hazards and natural heritage, municipal drinking water source protection, and private servicing, the team also supports development projects and environmental studies.

SNC's Regulations Program enables staff to work with municipal and agency partners, developers, landowners, and contractors, to safeguard human life and property from natural hazards.

SNC's Septic Program through the Ontario Building Code (Part 8 – Sewage Systems) is delivered in 16 municipalities; working with landowners and contractors to ensure proper installation and repair of septic systems.

The following summary includes the development applications reviewed in 2024.

Planning and Development

- 331 development applications
- 49 property inquiries
- 19 applications reviewed for threats to municipal drinking water
- 0 risk management plans established to protect municipal drinking water

Technical Reviews

- 303 reviews were completed, including:
  - 52 stormwater management reports
  - 12 geotechnical, geomorphology and landslide reports

Conservation Authorities Act: Section 28 Permits

- 164 permits
- 55 occurrence reports investigated
- 69 drain maintenance notifications

Sewage Systems Review

- 432 permits
- 146 septic record searches
- 46 renovation reviews
- 20 occurrence reports investigated

2024 Highlights:

- Hosted the Annual Information Day for partner municipalities
- Worked with partner Conservation Authorities in Eastern Ontario for consistent policy, regulatory and municipal projects
- Public consultation for updates to the Raisin-South Nation Source Protection Plan
- Implementation of regulatory and legislative changes under the *Conservation Authorities Act* and *Planning Act*
- Hosted the annual septic contractor meeting
- Offered septic installer and designer training to local contractors

For all planning applications, timelines are established by municipalities depending on the type of development, applicable legislation, and municipal policies.

Conservation Authorities Act permit timelines are established by the Province of Ontario, including 21 days to determine Complete Applications, 30 days to review Minor Applications and 90 days to review Major Applications. SNC communicates with clients during the review process, and additional time is provided for resubmissions.

The following summary notes the number of permits issued within established timelines.

Permits Issued Within Provincial Timeline

22	130
Major (90 days)	Minor (30 days)

Permits Issued Outside Provincial Timeline

0	12
Major (90 days)	Minor (30 days)

Protecting People and Property

Floodplain and Erosion Mapping

SNC updates natural hazard maps on behalf of municipalities, focusing on areas facing development pressures. In 2024, SNC completed updates for three areas:

- South Branch of the South Nation River (Stormont, Dundas & Glengarry and Edwardsburgh Cardinal) – 33 km of the Main Branch, 16.8 km of the South Branch, and 3.8 km of Black Creek.
- Bear Brook Watershed (City of Ottawa and Prescott-Russell) – 200 km of watercourses.
- Castor River (City of Ottawa and Prescott-Russell) – 51.5 km, covering a 740 km^2 drainage area.

Public consultation concluded in March 2024, ensuring updated maps reflect the latest data for flood risk management and development planning.

Water Response Programs

SNC monitors water conditions year-round to help municipalities and residents prepare for floods and droughts. In 2024, SNC issued 12 flood notices under the Flood Forecasting and Warning Program but did not issue any low water advisories under the Low Water Response Program.

Upgrades to climate monitoring stations continue to improve SNC's watershed model and forecasting capabilities.

To enhance municipal preparedness, SNC expanded its training efforts in 2024. In addition to its annual municipal flood preparedness workshop, SNC began co-hosting specialized training for the City of Ottawa with the Ottawa Conservation Authority Partners.

Water Control Structures

SNC operates several water control structures including dams, weirs and berms to reduce risk to life and property from natural hazards. In 2024, investments were made at the Chesterville Dam to repair the log lifter and improve operations. New Operation Plans were also developed for all dam structures.

2024 Program *Highlights*

Endless Recreational Opportunities at SNC Conservation Areas

In 2024, SNC's network of Conservation Areas (CA) welcomed a new record of over 250,000 visitors to hike, geocache, picnic, kayak, canoe, launch their boat, bird watch, fish, and enjoy their local outdoor environment.

The most popular destinations?

Year-Round Sites:

W.E. Burton CA in Russell	**54,603 visitors**
J. Henry Tweed CA in Russell	**43,279 visitors**
Findlay Creek Boardwalk in Ottawa	**42,541 visitors**
Warwick Forest CA in North Stormont	**17,203 visitors**

Seasonal Sites:

High Falls CA in Casselman	**29,751 visitors**
Jessup's Falls CA in Alfred-Plantagenet	**20,452 visitors**
Cass Bridge CA in North Dundas	**9,382 visitors**

In 2024, SNC was able to:

- Restore the original sugar shack at the Oschmann Forest
- Replace the original section of the Findlay Creek Boardwalk
- Create a new 1 km trail at the Two Creeks Forest
- Open the first fully serviced accessible washroom at the High Falls Park
- Restore trails and control invasive species at the Robert Graham Forest
- Reopen the trail system at the Jessup's Falls Park
- Install a new play structure at the Oschmann Forest

Land Partnerships

SNC partners with area businesses and community members to sustainably harvest locally sourced products and support the local economy.

MAPLE SYRUP

In 2024, a record 9,626 gallons of sap was collected from the Oschmann Forest and sold to a local producer. 33 acres of land is also leased for sugar bush operations.

HUNTING

Nearly 9,000 acres of SNC land is used by hunters; 124 permits issued in 2024.

TRAPPING

Nearly 9,000 acres of land is used by trappers; 11 permits issued in 2024.

HONEY

SNC is gifted 10 lbs of honey annually from local beekeepers; 1 land lease in 2024.

FIRST NATIONS

Support for the "The Healing Place" and the "Miitig Healing Lodge" provide community access to public lands. Partnerships through the Eastern Ontario First Nations Working Group incorporate Traditional Knowledge and a Two-Eyed Seeing approach to conservation efforts and ensure the protection of culturally significant species.

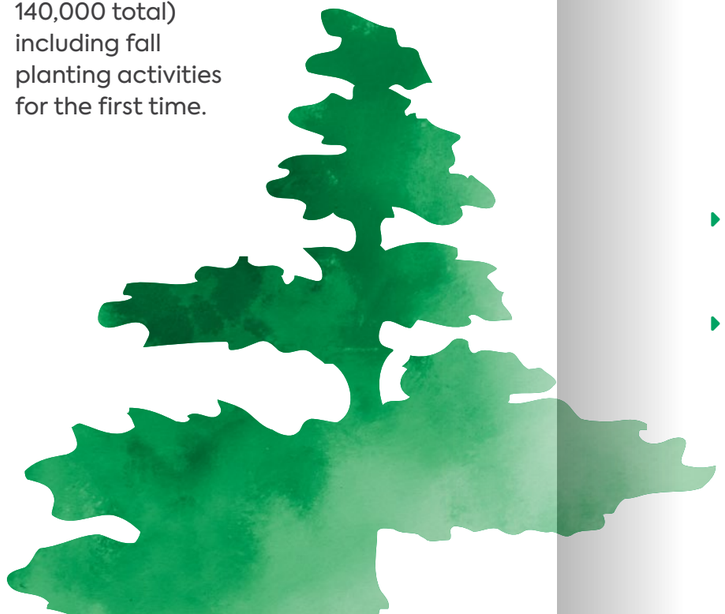
CROP PRODUCTION

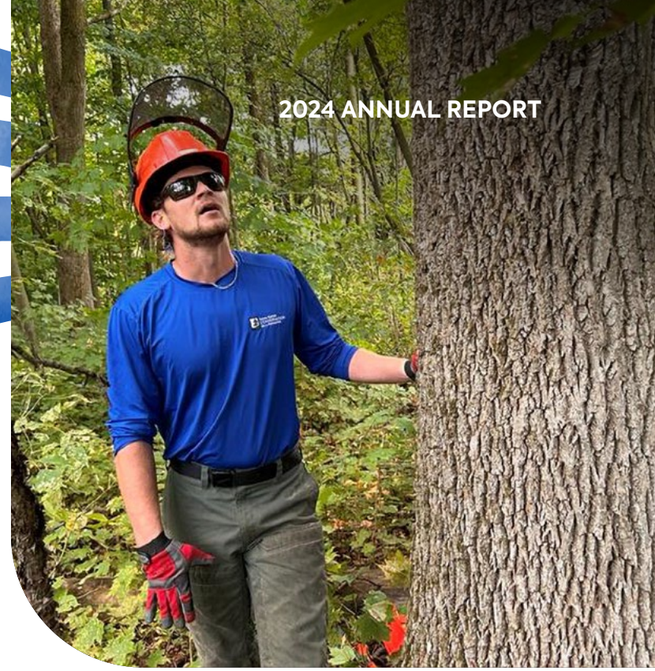
30 acres of SNC land is leased to local farmers.

Woodlot Management and Tree Planting

In 2024, SNC:

- Planted over 140,000 tree seedlings, adding to the 4 million trees planted since 1990.
- Provided $144,000 in grants from Forests Canada to help plant trees on private land.
- Provided $84,624 in grants for 49 projects in the City of Ottawa that helped recover from storm damage and the invasive Emerald Ash Borer.
- Completed free Woodlot Advisory Service site visits in Prescott-Russell (UCPR) and Stormont, Dundas, and Glengarry (SDG).
  - In UCPR, $23,180 of funding was distributed through 48 grants to support the management of 1,987 acres of privately owned forests.
  - In SDG, $12,400 of funding was distributed through 25 grants to support the management of 1,600 acres of privately owned forests.
- Delivered the new Woodlot Storm Recovery Program:
  - Supported 140 properties with restoration efforts (126 in Prescott-Russell and 21 in Ottawa) and engaged over 30 local businesses in storm recovery efforts.
  - Restored over 40 hectares (100 acres) of forest within the Township of Alfred-Plantagenet and the City of Clarence-Rockland.
  - Provided $300,000 to 32 property owners in Prescott-Russell for eligible forest restoration expenses from the May 2022 Derecho Storm.
  - Planted over 57,000 trees (included in the 140,000 total) including fall planting activities for the first time.





- Received $25,000 in land use permits, maple sap collection and the sale of wood products.
- Due to mild winter conditions, forest operations were suspended to protect the sites from damage. No timber harvest revenues were received.
- The SNC Forest is managed sustainably with forest operations certified under the Forest Stewardship Council. A second international certification is being established under the Sustainable Forestry Initiative.
- SNC established forestry service agreements with member municipalities to support forest management and tree planting projects on municipal land.
  - Over 150 large trees were planted in the City of Clarence-Rockland.
  - Over 30 large trees were planted in the Township of Edwardsburgh Cardinal.
- 18 Forest Steward volunteers helped monitor forest activity on 45 SNC properties.
- SNC partnered with municipalities to fundraise $4,000 and provide over 10,000 free tree seedlings to watershed residents.

Watershed Monitoring and Reporting

Our environmental monitoring programs focus on the quality and quantity of our land and water ecosystems including: surface and ground water; native, invasive, and at-risk species; stream assessments; and municipal drains.

SNC collects and provides scientifically accurate data for stakeholders and municipalities to make informed decisions; data also helps guide SNC stewardship projects and programs.

Clean Water Program

Water quality improvement programs and farm stewardship projects have helped provide cost-share funding ($1,000 - $8,000) to improve the environment on private property.

$130,757 in cost-share grants supported 40 projects within the City of Ottawa and were delivered on behalf of the three Conservation Authority partners (South Nation, Rideau Valley and Mississippi Valley).

$16,653 in cost-share grants supported 5 projects within the SNC jurisdiction outside of Ottawa.

Projects included wetland and grassland restoration, erosion control, cover crops, tree planting, and septic system replacements.

Habitat Restoration

SNC collaborates with funding partners to restore habitat on public and private lands, supporting both species at risk and locally significant wildlife.

Through the Grassland Stewardship Initiative, funding was available to help property owners create, enhance, or maintain grasslands, benefiting grassland bird populations such as the Bobolink and Eastern Meadowlark.

With support from the Canadian Wildlife Federation, SNC continues to restore pollinator habitat across the watershed. Wildflower meadows were established on newly acquired conservation lands in the City of Ottawa, with additional restoration efforts at SNC properties in North Dundas and Augusta Townships. These meadows provide critical habitat and food sources for pollinators, enhancing local biodiversity.

Education and Outreach

SNC delivers a range of education and outreach programs designed to foster environmental stewardship and raise awareness about local conservation efforts. These programs provide hands-on learning opportunities for people of all ages, helping communities connect with natural resources, wildlife, and sustainable practices.

Programs like Summer Fish Camp give youth the chance to explore their local waterways and wildlife. In 2024, 100 youth participated, gaining a deeper understanding of aquatic ecosystems. SNC also offers school programs, field trips, community events, and volunteer opportunities, engaging the public in conservation education and the importance of protecting the environment.

In 2024, SNC supported 20 community-led projects through the Community Environmental Grants Program. These grants helped fund local environmental initiatives, strengthening the connection between people and nature while encouraging shared responsibility for protecting the watershed.

Invasive Phragmites Control Fund

Invasive species continue to threaten Ontario's ecosystems. In 2024, SNC secured funding through the Invasive Species Action Fund and Invasive Phragmites Control Fund to manage invasive plants on conservation lands.

As part of this initiative, 1,156 acres were mapped for invasive phragmites as part of a regional collaboration in Eastern Ontario. Control efforts focused on invasive buckthorn removal at the Robert Graham Forest and Oschmann Forest Conservation Areas. Early detection, integrated control strategies, and post-removal restoration are key to reduce spread and re-establishment.

Invasive Water Chestnut Control Efforts

In 2022, invasive European Water Chestnut was discovered in the South Nation and Castor Rivers, outside its previously known range in Ontario. This fast-spreading species forms dense floating mats with barbed spines, threatening aquatic ecosystems and recreational access.

Since its discovery, SNC has prioritized monitoring and control efforts. In 2024, approximately 18,000 plants were hand-pulled to limit its spread.

Given the plant's persistence, long-term monitoring and management will be essential to prevent re-establishment and protect local waterways.

Findlay Creek Boardwalk

Over $1.7 million was invested in the two-year revitalization project (2023–2024) to rebuild aging sections and expand public access to the Findlay Creek Boardwalk, in the City of Ottawa. This project was supported by the Government of Canada through the Federal Economic Development Agency for Southern Ontario (FedDev Ontario).

In 2023, the boardwalk was extended by 540 m, completing a 1 km looped pathway with two entry points and multiple viewing platforms.

In 2024, SNC rebuilt 340 m of the boardwalk, which was originally constructed in 2012, ensuring long-term sustainability and improved visitor experience.

This enhanced trail provides improved access to the 570-acre Leitrim Wetland, a Provincially Significant Wetland and Area of Natural and Scientific Interest.

Bear Brook Characterization Study

SNC is working with the City of Ottawa on a multi-year Bear Brook Watershed Study due to the urban expansion near the headwaters of the Bear Brook. The plan seeks to balance socioeconomic and environmental systems to ensure the long-term health of the watershed.

In 2024, SNC focused efforts on a Characterization Report developed from fieldwork, analysis, and environmental assessment processes to identify the existing conditions of the Bear Brook Watershed.

Scenario modelling, assessment and implementation plans will be completed in 2025.

Ducks Unlimited Canada

Ducks Unlimited Canada Partnership

The revitalization of lost and degraded wetlands in Eastern Ontario has been the focus of a three-year restoration project, led through a partnership between SNC and Ducks Unlimited Canada, with support from the Government of Canada's Nature Smart Climate Solutions Fund.

SNC collaborated with municipalities, public agencies, and landowners to implement restoration efforts on both public and private lands. In 2024, SNC completed the partnership's final phase, delivering four new projects, including a 7-acre mega-wetland on SNC property in The Nation Municipality.

These projects included pond design, construction, native seeding, and planting of trees and shrubs to enhance habitat and biodiversity. SNC will continue monitoring these sites to assess water retention, vegetation growth, and wildlife use in the coming years.

View the Eastern Ontario Wetland Restoration Story Map

2024 Board of *Directors*

The 2024 Board of Directors include:

- Steve Densham, Chair, Stormont, Dundas & Glengarry
- Adrian Wynands, Vice-Chair, Leeds & Grenville
- George Darouze, Past Chair, City of Ottawa

City of Ottawa:

- Catherine Kitts, Matthew Luloff, Linda Payant

United Counties of Prescott-Russell:

- Geneviève Lajoie, François St. Amour, Mike Tarnowski

United Counties of Stormont, Dundas and Glengarry:

- Bill Smirle, Tom Smyth

United Counties of Leeds and Grenville:

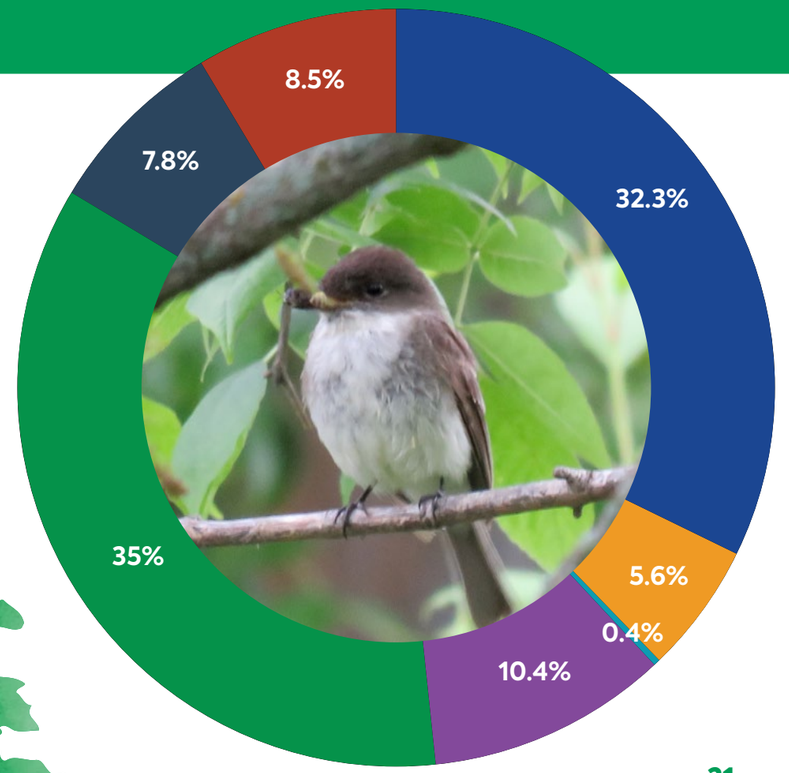
- Deb Wilson

SNC's Board of Directors consists of 12 appointed representatives from SNC's 16-member municipalities who govern and provide direction for all the work completed by SNC staff.

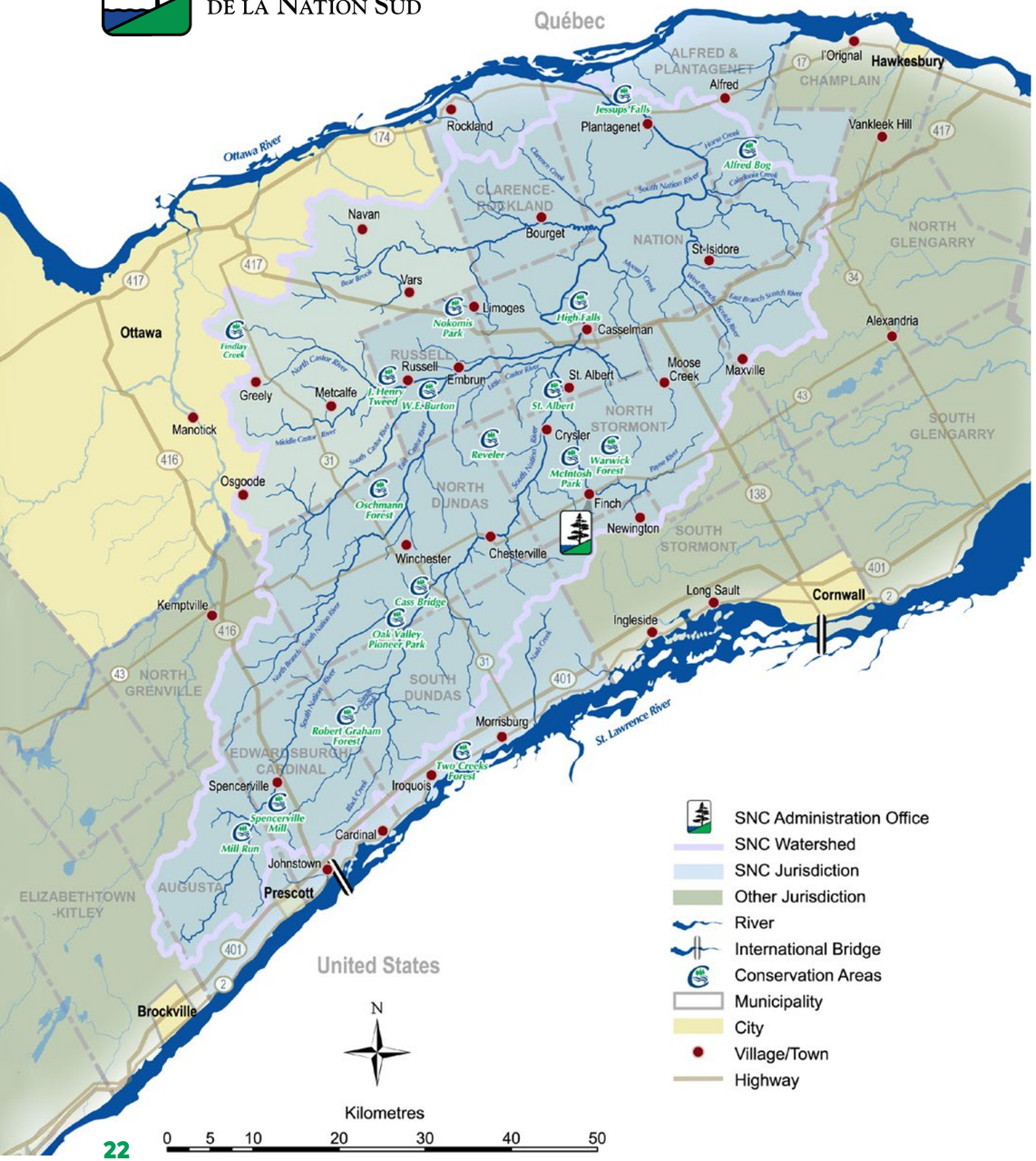
Budget *Summary*

2024 Budget: $13,759,129

- General Levy: $4,439,413
- Special Levy: $763,868
- Capital Levy: $50,000
- Government Grants: $1,430,021
- Partners: $4,825,860
- User Fees: $1,068,577
- Other Sources and Donations: $1,181,390



SOUTH NATION
CONSERVATION
DE LA NATION SUD



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Raisin Region Conservation Authority
18045 County Road 2, P.O. Box 429, Cornwall, ON K6H 5T2 Tel: 613-938-3611 **www.rrca.on.ca**

MEMORANDUM

To: Township of North Glengarry Council, CAO, and Clerk
From: Lisa Van De Ligt, Team Lead, Communications and Stewardship
Date: June 6, 2025
Subject: RRCA Board of Directors meeting highlights (June 5, 2025)

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

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

June 5, 2025 RRCA Board of Directors Meeting Highlights:

- Approved minutes from the May 1, 2025 meeting can be found at http://www.rrca.on.ca/Governance.
- Board approved the RRCA's Strategic Action Plan.
- Board approved the 2024 RRCA Financial Statements.
- Board approved the 2024 RRCA Annual Report, which will be circulated to RRCA's member municipalities and other partners.
- Board appointed three members to sit on the RRCA Corporate Services Working Group.
- Board approved contractors for wetland establishment projects.
- Board approved the submission of two funding applications (e.g. tree planting and partner technical support).

Next RRCA Board meeting date: September 4, 2025 at 9:00 a.m.

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

BY-LAW 19-2025
FOR THE YEAR 2025

BEING A BY-LAW TO ADOPT, CONFIRM AND RATIFY MATTERS DEALT WITH BY RESOLUTION.

WHEREAS s. 5(3) of the *Municipal Act, 2001*, provides that the powers of municipal corporation are to be exercised by its Council by by-law; and

WHEREAS it is deemed expedient that the proceedings, decisions and votes of the Council of the Corporation of the Township of North Glengarry at this meeting be confirmed and adopted by by-law;

THEREFORE, the Council of the Corporation of the Township of North Glengarry enacts as follows:

1. **THAT** the action of the Council at its regular meeting of Monday June 23, 2025 , in respect to each motion passed and taken by the Council at its meetings, is hereby adopted, ratified and confirmed, as if each resolution or other action was adopted, ratified and confirmed by its separate by-law and;

2. **THAT** the Mayor and the proper officers of the Township of North Glengarry are hereby authorized and directed to do all things necessary to give effect to the said action, or to obtain approvals where required, and except where otherwise provided, The Mayor and the Clerk are hereby directed to execute all documents necessary in that behalf and to affix the corporate seal of the Township to all such documents.

3. **THAT** if due to the inclusion of a particular resolution or resolutions this By-law would be deemed invalid by a court of competent jurisdiction then Section 1 to this By-law shall be deemed to apply to all motions passed except those that would make this By-law invalid.

4. **THAT** where a “Confirming By-law” conflicts with other by-laws the other by-laws shall take precedence. Where a “Confirming By-Law” conflicts with another “Confirming By-law” the most recent by-law shall take precedence.

READ a first, second and third time, passed, signed and sealed in Open Council this 23rd day of June 2025.

_____ _____

CAO/Clerk / Deputy Clerk **Mayor / Deputy Mayor**

I, hereby certify that the forgoing is a true copy of By-Law No. 19-2025, duly adopted by the Council of the Township of North Glengarry on the 23rd day of June 2025

_____ _____**Date**

Certified CAO/Clerk / Deputy Clerk