

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY
Regular Meeting of Council

Agenda

Monday November 10, 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 of Council Minutes – Monday October 27, 2025

Committee of the Whole Minutes – Wednesday October 29, 2025

5. DELEGATIONS

- ALTO-High Speed train: Alexis Doyle

6. STAFF REPORTS

a. Administrative Department

- i. AD 2025-16: 2026 Council Meeting Schedule

- ii. AD 2025-17 January 2nd 2026

b. Community Services Department

- i. CS 2025-21: Application to Celebrate Canada Funding Program

- ii. CS 2025 -22: Community Services Staffing Updates

c. Building, Planning & By-law Department

- i. BP 2025-23: Site Plan Development Agreement – MARSENI REAL ESTATE INC

- ii. BP 2025-24: Zoning By-law Amendment Z-07-2025 Darrell MacLeod

- iii. BP 2025-25: Zoning By-law Amendment Z-08-2025 William Metcalfe

- iv. BP 2025-26 Zoning By-law Amendment Z-09-2025 Gordon MacDonald

7. UNFINISHED BUSINESS

8. CONSENT AGENDA

Council Correspondence Package

Public Meeting of Planning Minutes – September 8, 2025

9. NEW BUSINESS

10. NOTICE OF MOTION

Next Regular Meeting of Council

November 24, 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

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 litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board they may be discussed in closed session under sections 239 (2)(e) of the *Ontario Municipal Act*); and

As this matter deals with labour relations or employee negotiations they may be discussed in closed session under sections 239 (2)(d) of the *Ontario Municipal Act*);

And adopt the minutes of the Municipal Council Closed Session meeting of Tuesday October 14, 2025

13. CONFIRMATION BY-LAW

- a. By-law 40-2025

14. ADJOURNMENT

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY
Regular Meeting of Council
Minutes

Monday October 27, 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: Interim CAO/Clerk: Timothy Simpson
Deputy Clerk: Jena Doonan
Director of Community Services: Stephanie MacRae
Director of Finance/Treasurer: Zoe Bougie
Director of Building, Planning & By-law: Jacob Rheaume
Fire Chief: Matthew Roy
Director of Public Works: Timothy Wright

1. CALL TO ORDER

Mayor called the meeting to order at 6:01 pm

2. DECLARATION OF PECUNIARY INTEREST

None

3. ACCEPT THE AGENDA (Additions/Deletions)

Resolution No. 1

Moved by: Jacque Massie

Seconded by: Brian Caddell

THAT the Council of the Township of North Glengarry accepts the agenda of the Regular Meeting of Council on Monday October 27, 2025, as amended.

Addition- Section 9 ii. Request for Temporary Space – St. Vincent de Paul

Carried

4. ADOPTION OF PREVIOUS MINUTES

Resolution No. 2
Moved by: Brian Caddell
Seconded by: Jeff Manley

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

Regular Meeting of Council Minutes – Tuesday October 14, 2025

Carried

5. DELEGATIONS

6. STAFF REPORTS

a. Administrative Department

AD 2025-13: Strong Mayor Powers – 2026 budget Process

Resolution No. 3

MOVED BY: Jeff Manley
SECONDED B-Y: Michael Madden

WHEREAS the Mayor of North Glengarry has been granted strong mayor powers under the authority of Section 284.3 of the *Municipal Act*;

AND WHEREAS the authority described above requires direction and oversight by the Mayor in the preparation of the annual municipal budget in consultation with staff;

NOW THEREFORE BE IT RESOLVED THAT Council acknowledges the above and authorizes the Mayor to delegate the Director of Financial Services/Treasurer and Chief Administrative Officer/Clerk the responsibility to prepare the draft 2026 budget, including, but not limited to:

- 1. Compilation of departmental operating and capital budgets;
- 2. Coordination across departments to ensure alignment with municipal strategic priorities;
- 3. Preparation of periodic updates and recommendations for the Mayor’s review.

BE IT FURTHER RESOLVED THAT the draft budget prepared under this delegation shall be submitted to Council for approval in accordance with the Township’s established budget process.

	Recorded Vote	
	YEA	NEA
Deputy Mayor: Carma Williams	☒	☐
Councillor: Jacques Massie	☒	☐
Councillor: Brian Caddell	☒	☐
Councillor: Jeff Manley	☒	☐
Councillor: Michael Madden	☒	☐
Councillor: Gary Martin	☒	☐
Mayor: Jamie MacDonald	☒	☐
	Carried	

iii. AD 2025-14: Lease Agreement with Carefor Health and Community Services

Resolution No. 4

MOVED BY: Michael Madden

SECONDED BY: Gary Martin

THAT the Council of the Township of North Glengarry receives staff report AD 2025-14: Lease Agreement with Carefor Health and Community Services; and

THAT Council pass By-law No. 34-2025, being a By-law to authorize the Mayor and CAO/Clerk to complete a lease agreement with Carefor Health and Community Services related to space at 48 Elgin Street East, Alexandria, and

THAT all previous lease agreements between the Township of North Glengarry and Carefor Health and Community Services be and hereby are rescinded, and

THAT the CAO/Clerk be authorized to do all manner of act or anything to give effect to the lease agreement.

AND THAT By-Law 34-2025 be read a first, second, and third time and enacted in open Council this 27th day of October 2025.

Carried

iii. AD 2025-15: 2025 Municipal Emergency Control Group Update

Resolution No. 5

MOVED BY: Gary Martin

SECONDED BY: Carma Williams

THAT the Council of the Township of North Glengarry Receives Staff report AD 2025-15: 2025 Municipal Emergency Control Group Update for information purposes only.

Carried

b. Community Services Department

CS-2025-20, Heritage Designation of the Alexandria Train Station

Resolution No. 6

MOVED BY: Carma Williams

SECONDED BY: Jacques Massie

THAT the Council of the Township of North Glengarry receives Staff Report No. CS-2025-20, Heritage Designation of the Alexandria Train Station,

THAT Council receives By-law 37-2025, being a by-law to designate the property at 45 McDougald Street East, Alexandria (Alexandria Train Station), as a property of cultural heritage value or interest;

AND THAT By-Law 37-2025 be read a first, second, and third time and enacted in Open Council this 27th day of October 2025.

Carried

c. Treasury Department

TR-2025-20: Appointment of a Tile Drainage Inspector

Resolution No. 7

MOVED BY: Brian Caddell

SECONDED BY: Jeff Manely

THAT the Council of the Township of North Glengarry receives staff report TR-2025-20: Appointment of a Tile Drainage Inspector; and

THAT the Council of the Township of North Glengarry adopts By-Law 35-2025 being a by-law to appoint a Tile Drainage Inspector;

AND THAT By-Law 35-2025 be read a first, second, and third time and enacted in open Council this 27th day of October 2025.

Carried

ii. TR 2025-21: Tile Drainage Loan and Rating By-Law 36-2025

Resolution No. 8

MOVED BY: Jeff Manley

SECONDED BY: Michael Madden

THAT the Council of the Township of North Glengarry receives Staff Report No. TR 2025-21: Tile Drainage Loan and Rating By-Law 36-2025

THAT the Council of the Township of North Glengarry approves the application for a tile drainage loan for roll number 011101600730000 in the amount of \$35,000.00; and

THAT the Council of the Township of North Glengarry adopts By-Law 36-2025 being a Rating By-Law to impose special annual drainage rates upon land in respect of which money is borrowed under the *Tile Drainage Act*;

AND THAT By-Law 36-2025 be read a first, second, and third time and enacted in open Council this 27th day of October 2025.

Carried

d. Fire Department

FD 2025-04; Mental Health Supports for Public Safety Personnel (MHS4PSP) Grant Program 2025-26 – Agreement

Resolution No. 6

MOVED BY: Michael Madden

SECONDED BY: Gary Martin

THAT the Council of the Township of North Glengarry receives Staff Report No. FD 2025-04; Mental Health Supports for Public Safety Personnel (MHS4PSP) Grant Program 2025-26 - 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 Mental Health Supports for Public Safety Personnel (MHS4PSP) Grant Program 2025-26.

Carried

e. Public Works Department

PW 2025-21: Adoption of Engineering Design Standards for Subdivisions and Site Plans

Resolution No. 10

MOVED BY: Gary Martin
SECONDED BY: Carma Williams

THAT the Council of the Township of North Glengarry receives Staff Report No. PW 2025-21: Adoption of Engineering Design Standards for Subdivisions and Site Plans; and

THAT the Council of the Township of North Glengarry adopts the Engineering Design Standards for Subdivisions and Site Plans as the official Engineering Design Standards for Subdivisions and Site Plans for the Township of North Glengarry

Carried

ii. PW 2025-22: Winter Maintenance Agreement with United Counties of SDG

Resolution No. 11

MOVED BY: Carma Williams
SECONDED BY: Jacques Massie

THAT the Council of the Township of North Glengarry receives Staff Report No. PW 2025-22: Winter Maintenance Agreement with United Counties of SDG; and

THAT Council authorizes the Mayor and Chief Administrative Officer (CAO) to enter into a Winter Maintenance Agreement with the Corporation of the United Counties of Stormont, Dundas, and Glengarry on behalf of the Township of North Glengarry.

Carried

7. UNFINISHED BUSINESS

None

8. CONSENT AGENDA

Resolution No. 12
Moved by: Jacques Massie
Seconded by: Brian Caddell

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

AD 2025-16 Abandonment of Strong Mayor Powers

Resolution No. 13

MOVED BY: Jamie MacDonald
SECONDED BY: Carma Williams

WHEREAS the Government of Ontario has imposed “Strong Mayor Powers” on municipalities without broad consultation or consent; and

WHEREAS over 100 municipalities have passed resolutions opposing these powers and requesting their removal, some as early as 2023; and

WHEREAS Strong Mayor powers concentrate authority in a single office, undermining democratic governance, Council collaboration, and transparency; and

WHEREAS municipalities are most effective through shared leadership and local decision-making:

NOW THEREFORE BE IT RESOLVED THAT the Township of North Glengarry opposes the imposition of Strong Mayor powers and requests its removal from the list of designated municipalities; and

FURTHER THAT a copy of this resolution be forwarded to:
The Honourable Doug Ford, Premier of Ontario
The Honourable Rob Flack, Minister of Municipal Affairs and Housing
The Association of Municipalities of Ontario (AMO)
The Association of Municipal Managers, Clerks and Treasurers of Ontario (AMCTO)

	Recorded vote	
	YEA	NEA
Deputy Mayor: Carma Williams	<u> x </u>	<u> </u>
Councillor: Jacques Massie	<u> x </u>	<u> </u>
Councillor: Brian Caddell	<u> x </u>	<u> </u>
Councillor: Jeff Manley	<u> x </u>	<u> </u>
Councillor: Michael Madden	<u> x </u>	<u> </u>
Councillor: Gary Martin	<u> x </u>	<u> </u>
Mayor: Jamie MacDonald	<u> x </u>	<u> </u>

Carried

ii. Request for Temporary Space – St. Vincent de Paul

Councillor Madden advised that he received a call from a board member and volunteer with the St. Vincent de Paul Society, followed by an email from Lynn-Marie outlining their current challenges.
Council discussed a request from St. Vincent de Paul for temporary space to display donated items for public pickup due to capacity and safety concerns.

Discussion to continue at the next Committee of the Whole meeting.
Staff to inquire about potential temporary space availability, including the former Beer Store property.

10. NOTICE OF MOTION

Next Regular Meeting of Council

Monday November 10, 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

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

Resolution No. 14

Moved by: Brian Caddell

Seconded by: Jeff Manley

Proceed “In closed Session”

As this matter deals with personal matters about an identifiable individual, including municipal or local board employees they may be discussed in closed session under sections 239 (2)(b) of the Ontario Municipal Act.

Carried

Resolution No. 15

MOVED BY: Michael Madden

SECONDED BY: Gary Martin

THAT Council now rise and report from the in-camera session held on Monday October 27, 2025 during the Regular Council Meeting; and

THAT there are no reportable items arising from the closed session;

AND THAT the Regular Council Meeting now resume at 7:21 p.m.

Carried

13. CONFIRMATION BY-LAW

Resolution No. 16

Moved by: Gary Martin

Seconded by: Carma Williams

THAT the Council of the Township of North Glengarry adopts by-law 38-2025, being a by-law to adopt, confirm, and ratify the matters dealt with by Resolution; and

THAT by-law 38-2025 be read a first, second and third time and enacted in Open Council this 27th day of October 2025.

Carried

14. ADJOURNMENT

Resolution No. 17

Moved by: Jacques Massie

Seconded by: Brian Caddell

THERE being no further business to discuss, the meeting was adjourned at 7:23 p.m.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY
Committee of the Whole Meeting

MINUTES

Wednesday, October 29, 2025 – 10:00 a.m.

Council Chambers

3720 County Road 34

Alexandria, ON

KOC 1A0

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

ALSO PRESENT: Interim CAO/Clerk: Timothy Simpson
Deputy Clerk: Jena Doonan
Director Of Community Services: Stephanie MacRae
Director of Finance/Treasurer: Zoe Bougie
Director of Building, Planning & By-law: Jacob Rheaume
North Glengarry Fire Chief: Matthew Roy

1. CALL TO ORDER

Mayor called the meeting to order at 10 a.m.

2. DECLARATION OF PECUNIARY INTEREST

None

3. ACCEPT THE AGENDA(Additions/deletions)

Resolution No. 1
Moved By: Jeff Manley
Seconded By: Jacques Massie

THAT the Committee of the Whole for the Township of North Glengarry accepts the agenda for the Committee of the Whole meeting on Wednesday October 29, 2025

Carried.

4. DELEGATION

None

5. STAFF REPORT

a. Treasury Department

TR 2025-22: 2026 Budget Planning and Key Considerations

Resolution No. 2

Moved By: Jacques Massie

Seconded By: Michael Madden

THAT the Committee of the Whole for the Township of North Glengarry receives staff report TR-2025-22 2026 Budget Planning and Key Considerations for information purposes only.

Carried.

TR 2025-23: 2026 Capital Requests

Resolution No. 3

Moved By: Michael Madden

Seconded By: Jeff Manley

THAT the Committee of the Whole for the Township of North Glengarry receives staff report TR-2025-23 2026 Capital Requests for information/discussion purposes only.

Carried.

b. Fire Department

FD 2025-06: Fire Department Duty Shift – Pilot Program Review

Resolution No. 4

Moved By: Jeff Manley

Seconded By: Michael Madden

THAT the Committee of the Whole receives Staff Report No. FD 2025-06 Fire Department Duty Shift Pilot Program Review for information purposes.

Carried

6. CONSENT AGENDA

None

7. UNFINISHED BUSINESS

None

8. OTHER BUSINESS

2026 and future Conferences

The Mayor spoke briefly regarding the current conference attendance process and requested that staff prepare a report for Council outlining proposed updates to the Travel Policy and conference attendance procedures.

Request for Temporary Space – St. Vincent de Paul

Council further discussed potential options with Director of Public Works Timothy Wright and concluded by agreeing to arrange a meeting in December with St. Vincent de Paul to assess the situation and explore possible solutions.

9. MATTERS ARISING FROM STANDING COMMITTEES

- a. Councillor Massie gave an update on the Raisin Region Conservation
- b. Councillor Gary Martin gave an update on the Maxville Manor Committee.
- c. Councillor Gary Martin gave an update on the Pioneer Museum Committee.
- d. Mayor Jamie MacDonald had no update for Glengarry Archives Committee.
- e. Councillor Jeff Manley gave an update Arts, Culture & Heritage Committee.
- f. Deputy Mayor Carma Williams gave an update on County Council
- g. Councillor Jeff Manley had no update on Friends of the Trails Committee.
- h. Mayor Jamie MacDonald had no update for Community Development Committee.
- i. Councillor Brian Caddel had no update on the Rural Affairs Committee

10. Notice of Motion

Next Committee of the Whole Meeting

April 2026 at 3:00 p.m in the Council Chambers, 3720 County Road 34, Alexandria On.

11. Adjournment

Resolution No. 5

Moved By: Michael Madden

Seconded By: Gary Martin

There being no further business to discuss, the meeting was
adjourned at 12:23 p.m.

Carried.

Township of North Glengarry
Council Meeting

High-Speed
Train

November
10, 2025

ALTO 

Addressing the Key Challenges of Intercity Travel in the Corridor

Economic growth is stagnating in the Corridor. Productivity levels in Ontario and Québec are falling further behind fellow G7 countries and the rest of Canada.

Escalating Transportation Costs

Individuals and businesses face high auto and air travel costs through delays and out-of-pocket expenses, while governments are pressured to increase spending to maintain and expand the network.

Network Capacity Constraints

The current transportation infrastructure in the Corridor is not equipped to handle the increasing congestion and travel demands resulting from rapid population growth. The need to connect disparate labour markets grows.

Disconnected Communities

The rail transportation network in the Corridor lacks direct links between communities. This lack of connectivity hinders the efficient movement of people and goods, leading to delays and a stagnant economy.

Alto

Toronto-Québec City



Alto is a Crown corporation leading a major societal infrastructure project: a high-speed passenger railway system connecting Toronto, Peterborough, Ottawa, Montréal, Laval, Trois-Rivières and Québec City through a network of dedicated electrified tracks.

Offering Canadians a Service on par with European Standards

Operating at speeds of 300 km/h or more, on nearly 1,000 km of dedicated, electrified track, this state-of-the-art passenger rail network will connect major cities and allow more than 24 million people living along the Corridor to be where they need to be, when it really matters.

Fast

Reaching speeds of 300 km/h or more to significantly reduce overall travel time. That's at the heart of our vision, and it's necessary to achieve a real modal shift.

Reliable

Dedicated tracks will ensure the uninterrupted movement of trains. No more waiting and yielding the right of way to freight trains.

Frequent

More regular departures every hour so you can leave when you want, even at the last minute. I.e. 20-30 daily departures estimated in some markets.

A central infrastructure linking existing services and other local networks.

Imagine...What If You Could Get to Your Destination Twice as Fast? **That's our vision**

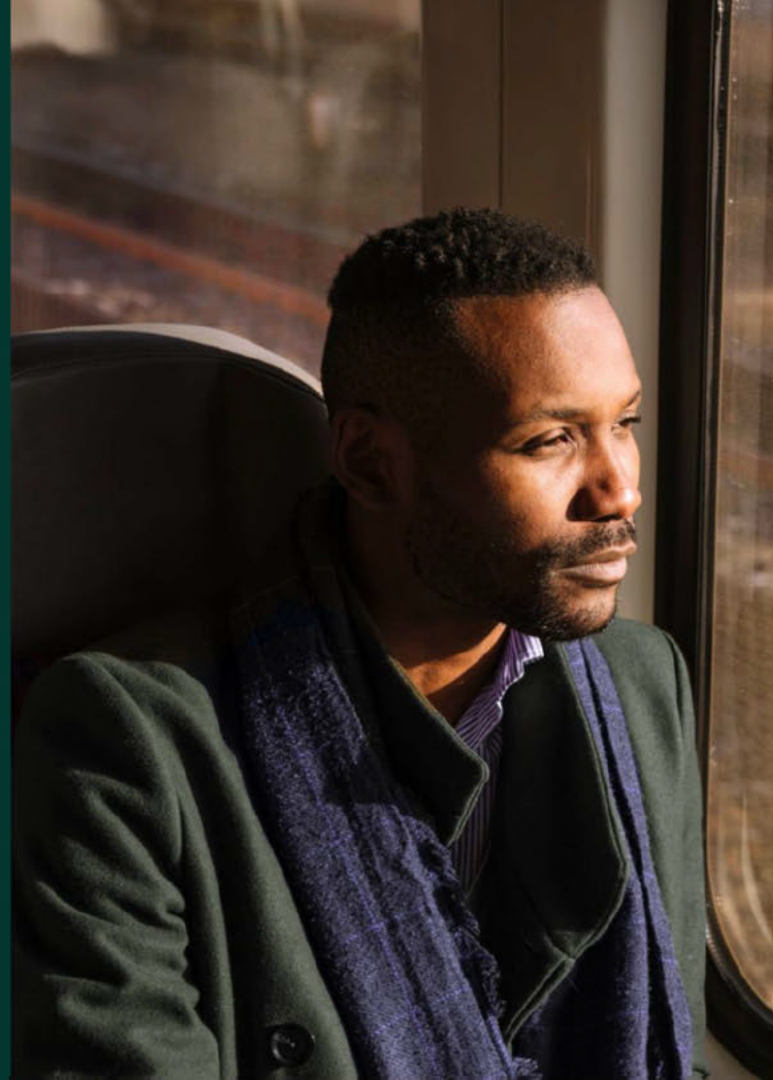
This transformational investment would enhance the quality of life, foster stronger connections between communities and drive economic growth.

	TRAVEL TIMES TODAY	HIGH-SPEED RAIL TRAVEL TIMES	TIME SAVINGS
Toronto-Ottawa	<i>4 h 26 min</i>	2 h 09 min	2 h 17 min
Toronto-Montréal	<i>5 h 30 min</i>	3 h 07 min	2 h 23 min
Toronto-Peterborough*	<i>1 h 27 min</i>	0 h 40 min	0 h 47 min
Ottawa-Montréal	<i>1 h 59 min</i>	0 h 58 min	1 h 01 min
Montréal-Québec City	<i>3 h 17 min</i>	1 h 29 min	1 h 48 min
Montréal-Trois-Rivières*	<i>1 h 44 min</i>	0 h 50 min	0 h 54 min

*Passenger train service not available. Travel time indicated is by car only.

7 Project Outcomes

1. Significantly increase intercity rail passengers
2. Enable safe intercity journeys
3. Enhance passenger experience in the Corridor
4. Minimize financial costs to taxpayers
5. Provide meaningful environmental benefits to support the Government of Canada's net-zero commitment
6. Contribute positively to the Government of Canada's commitment to reconciliation with Indigenous Peoples
7. Significantly increase availability of accessible and affordable services



Impact on Canadian GDP (Annual Effects)



Productivity: The project will bring companies in different cities closer together, generate substantial agglomeration effects and boost overall productivity

\$21.0 billion



Increased workforce participation: Reduced commuting times and travel costs will encourage more people to enter the workforce.

\$2.7 billion



Tourism: Improved connectivity between cities will attract international tourism.

\$0.8 billion

Benefits equivalent to upward of 1.1% of Canada's annual GDP (\$24.5-\$35 billion) are expected through the acceleration of labour mobility and productivity

Project Benefits for the Canadian Economy

Stimulating Demand for Canadian Goods and Services

The Toronto-Québec City High-Speed Rail Network project will create demand for Canadian goods and services (e.g., engineers, land surveyors, architects and rail experts).

The project could be used as a catalyst for greater inclusion of Canadian content as it will require substantial volumes of local materials and resources (i.e., steel, aluminum, copper, ballast, concrete, etc.)

Stimulate Internal Trade

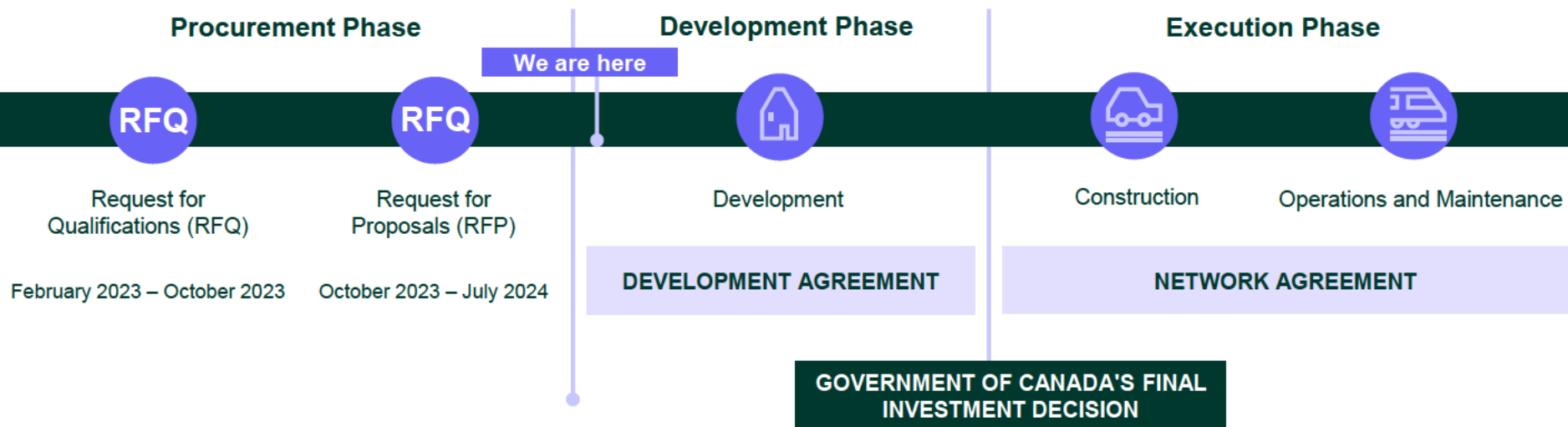
Both during its construction and operation, the project will significantly increase connectivity between major economic hubs and facilitate internal trade.

Broadening Access to the Job Market

The project can improve job-skill matching and encourage greater workforce participation.

Increased productivity from infrastructure projects can offset decreased export demand, helping to stabilize the economy.

Key Stages of the Project



About Cadence

The Cadence Consortium is an alliance of experienced Canadian and international private partners.



Main Activities During Development Phase

In large infrastructure initiatives, a development phase is required to advance all the design components of the project before it is built. It is required to define what will be built, in what sequence, where, and how.

For the high-speed rail network, this phase will entail many activities, including:

- **Advancing a detailed design of the electrified high-speed train network** and all its technical features
- **Engaging key stakeholders** including organizations and elected officials
- **Fulfilling the Crown's duty to consult Indigenous communities and facilitating their participation for Indigenous communities** in the project
- **Establishing a corridor** for the high-speed train's new dedicated tracks
- **Engaging with railway companies** (host railways) to understand their assets and access in anticipation of future negotiations
- **Completing the impact assessment process** required prior to the construction

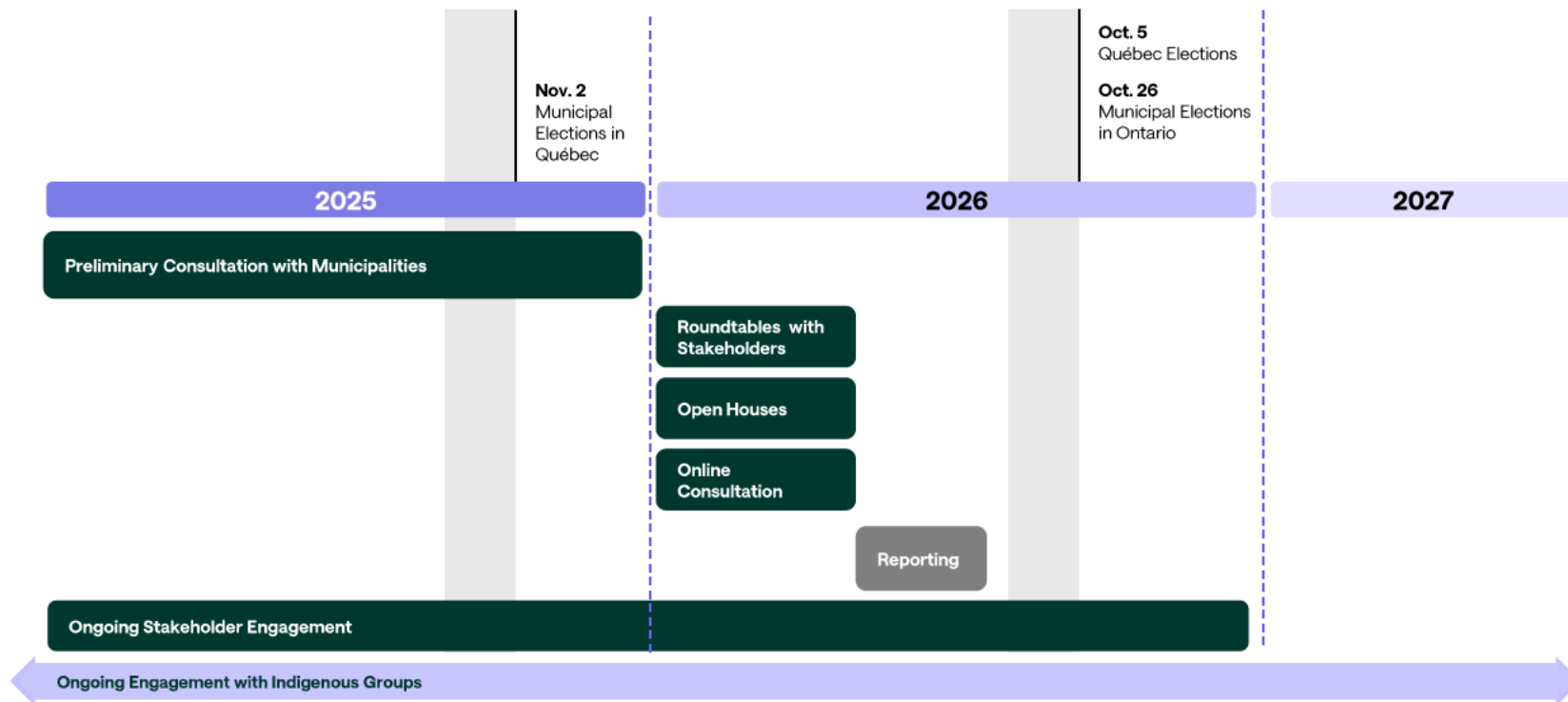


Community Benefits

Considerations

- Create **sustained and measurable** benefits for impacted communities along the project alignment.
- Be a catalyst for **housing opportunities**, including affordable housing.
- Ensure the **inclusion of marginalized and designated groups** including Indigenous communities and achieve **broader public policy objectives**.
- **Economic Empowerment** through local opportunities: Provide employment, business, and supply chain opportunities for **local communities**, integrating them into the project's development and operations.

Public Engagement Timeline



Engagement Principles

Drive to achieve social acceptability of the network through meaningful engagement that aligns with our corporate engagement principles of:

- **Trust and Accountability**
- **Collaboration and Inclusiveness**
- **Innovation**
- **Local Focus**
- **Openness and Responsibility**
- **Respectfulness**

With an understanding that goals will shift as the project evolves.



Closer,
faster,
together

ALTO



STAFF REPORT TO COUNCIL

Report No: AD 2025-16

November 10 2025

From: Jena Doonan, Deputy Clerk

RE: 2026 Council Meetings

Recommended Motion:

THAT Council of the Township of North Glengarry receives Staff Report AD-2025-16; 2026 Council Meeting Schedule; and

THAT Council approves the 2026 Meetings of Council as per the attached schedule.

Background / Analysis:

In accordance with section 4 (B) of the procedural bylaw, Meeting Location and Schedule of Meetings, Council is required annually to adopt the schedule of meetings for the following calendar year.

Alternatives:

Option 1: Recommended: that Council approves the 2026 Schedule of Meetings.

Option 2: Not recommended: that Council does not approve 2026 Schedule of Meetings.

Financial Implications:

None.

Attachments & Relevant Legislation:

2026 Proposed Schedule of Meetings

Others Consulted:

Reviewed and approved by:
Timothy Simpson, Interim CAO/Clerk

Schedule of Meetings 2026

January	Thursday January 8 ,2026	Budget Meeting
	Monday January 12, 2026	Regular Meeting
	Monday January 26, 2026	Regular Meeting
February	Monday February 9, 2026	Regular Meeting
	Monday February 23, 2026	Regular Meeting
March	Monday March 9, 2026	Regular Meeting
	Monday March 23, 2026	Regular Meeting
April	Monday April 13, 2026	Regular Meeting
	Wednesday April 22, 2026	Committee of the Whole
	Monday April 27, 2026	Regular Meeting
May	Monday May 11, 2026	Regular Meeting
	Monday May 25, 2026	Regular Meeting
June	Monday June 08,2026	Regular Meeting
	Monday June 22 ,2026	Regular Meeting
July	Monday July 13, 2026	Regular Meeting
	Wednesday July 22, 2026	Committee of the Whole
August	Monday August 10, 2026	Regular Meeting
September	Monday September 14, 2026	Regular Meeting
	Monday September 28, 2026	Regular Meeting
October	Tuesday October 13, 2026	Regular Meeting
	Wednesday October 21, 2026	Committee of the Whole
November	Monday November 9, 2026	Special Meeting – Inaugural
	Monday November 23, 2026	Regular Meeting
December	Monday December 14, 2026	Regular Meeting

Conferences

ROMA Jan 18-20, OGRA March 29-April 1, AMCTO June 7-10, AMO Aug 16-19, OEMC Sept 9-11



STAFF REPORT TO COUNCIL

Report No: AD 2025-17

DATE: October 30th, 2025

From: T.J. Simpson, Interim Chief Administrative Officer/Clerk

RE: Office Closure – Friday, January 2nd, 2026

Recommended Motion:

THAT the Council of the Township of North Glengarry approve the closure of the Township Administrative Office on Friday, January 2nd, 2026.

Background/Analysis:

The Township Office is closed between Christmas and New Year's Day each year, typically reopening to the public on January 2nd. In 2026, as January 2nd falls on a Friday, staff must report to work for one day after being off since Christmas. To avoid this, it is recommended that the office remain closed between Christmas Day 2025 and Monday, January 5th, 2026 inclusive.

Section 6 g) of the Township's personnel policy manual provides *"that Council will direct the CAO annually regarding office hours during the Christmas season."*

Similar to the regular Christmas closure period, staff will have to use a vacation day on January 2nd. Closing the office means that all staff who work in the Administrative Office will be off on vacation that day (vs. a paid holiday). January 2nd will be a regular workday for other staff who do not work out of the Administrative office. Most of these staff are unionized, their work schedules, etc. defined by the Collective Agreement. Township Administrative office staff are not unionized.

If Council approves the additional day of closure, the same will be advertised widely using the usual channels to ensure that the public, other users are informed.

Alternatives:

1. Do Nothing – Not Recommended.
2. Adopt the above resolution – Recommended. Closing the office for an additional day on January 2nd, 2026 provides for a continuous holiday over the Christmas/New Years season

and avoids discussion/debates about who will be required to be at work in the Administrative Office to ensure that service is available to the public.

Financial Implications:

None – staff will be required to use vacation.

Attachments & Relevant Legislation:

N/A

Others Consulted:

- Directors

Reviewed and Approved by:
Timothy Simpson, Interim CAO/Clerk



STAFF REPORT TO COUNCIL

Report No: CS-2025-21

November 10, 2025

From: Stephanie MacRae – Director of Community Services

RE: Application to Celebrate Canada Funding Program

Recommended Motion:

THAT the Council of the Township of North Glengarry receives Staff Report No. CS-2025-21; and,

THAT Council direct staff to apply for funding through the Celebrate Canada funding program.

Background / Analysis:

Each year, the Township of North Glengarry works closely with community partners, such as the Alexandria Lion's Club, Municipal Recreation Associations, and non-profit organizations, to host Canada Day celebrations across North Glengarry. These organizations and their respective volunteers play an instrumental role in ensuring the success of these events annually.

North Glengarry's Canaday Day celebrations are generally very well-attended by the public and further draw in attendees from surrounding communities. The celebrations feature an array of activities, such as fireworks, live entertainment, bouncy castles, and more. The cost, however, to run these celebrations has considerably increased over the years.

As such, the Community Services Department is seeking Council's direction to apply to the Celebrate Canada funding program. The Celebrate Canada program provides financial support to municipalities, non-profits, and community organizations to host inclusive and accessible events that promote Canadian heritage, diversity, and civic pride. Eligible expenses include, entertainment and cultural programming, promotional materials, equipment and supplies, as well as fireworks.

By applying for this funding, the Township may be able to offset costs associated with planning and delivering these events as well as enhance programming and community engagement.

As such, Staff propose submitting an application to support the events planned for the 2026 Canada Day celebrations across North Glengarry, in partnership with local service clubs, recreation associations, and other community partners.

Alternatives:

Option 1 – Recommended – That Council approves this resolution

Or

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

Financial Implications:

Each year, Council allocates a portion of the budget towards Canada Day expenses. In 2025, Council approved \$15,500 to be shared between Canada Day and Christmas celebration expenses.

If successful, this grant may cover up to 100% of eligible project costs or up to \$50,000 per fiscal year, subject to available funding and program limits. No municipal matching funds are required. As such, outside of the regularly budgeted expenses, there are no financial implications to Council for proceeding with the grant application.

Attachments & Relevant Legislation:**Others Consulted:**

Reviewed and Approved by:
Timothy Simpson, CAO/Clerk



STAFF REPORT TO COUNCIL

Report No: CS-2025-22

November 10, 2025

From: Stephanie MacRae – Director of Community Services

RE: Community Services Staffing Updates

Recommended Motion:

THAT the Council of the Township of North Glengarry receives Staff Report No. CS-2025-22 for information purposes.

Background / Analysis:

The following provides Council with an update regarding recent staffing realignments within the Community Services Department.

Community Services Administrative Assistant & Recreation Coordinator Role:

In the past, the CS Department operated with both an “*Administrative Assistant*” and a “*Program Coordinator*”. When both positions became simultaneously vacant in the Fall of 2024, the Community Services Department saw an opportunity to increase efficiencies by trialing the amalgamation of the positions and increasing the salary of the role. The position, which maintained the title of “*Community Services Administrative Assistant*”, was filled in January 2025. However, the position has since become vacant again due to a resignation.

Upon review of the trial and further analysis, the CS Department has elected to move back to the previous staffing model, with the following minor changes:

- 1) The “*Program Coordinator*” position is being re-named “*Recreation Coordinator*” to better align with titles used in surrounding municipalities and major job functions.
- 2) The “*Recreation Coordinator*” salary level will remain the same as the former “*Community Service Administrative Assistant*” position, due to the greater degree of responsibilities/educational requirements.
- 3) The “*Administrative Assistant*” will work out of the Township Office and be cross-trained with the other departmental Administrative Assistants. This role will have a larger finance portfolio, to assist with the Department’s invoicing, payments and reconciliation of accounts relating to the CS Department. This will enhance efficiencies across all departments and build greater capacity to better serve the public and our clients.

Seasonal Equipment Operators:

Throughout 2025, the CS Department conducted a review of its unionized staffing model. Following the departure of a full-time General Labourer position, an opportunity presented itself to repurpose existing staff and re-align roles to better meet the needs of the community.

Historically, the CS Department has relied on seasonal Equipment Operators to support peak operational periods (parks in summer and arenas in winter). The Department has generally laid off two employees following each winter season, only to hire two employees to transition to the parks in the summer. This model, however, presents challenges around scheduling, building knowledge, and meeting the year-round needs of the Department.

To eliminate layoff complications and strengthen the CS Department's long-term capacity, the Department will be moving to a new staffing model, wherein the current seasonal Equipment Operator positions will be transitioning into full-time positions. The Union was engaged in this process and is supportive of the proposed changes.

This model is beneficial to the Department, as it ensures that all unionized staff members are in equal roles. This will result in all Equipment Operators being cross-trained at each of the Recreation facilities, and ultimately available to be re-deployed when needed. This will help build capacity, expand learning opportunities, while at the same time ensuring there are adequate resources to support employees' absences (e.g. vacation) and coverage during large facility events.

These staffing updates are being provided at this time for context into the 2026 budget exercise.

Alternatives:

Option 1 – Recommended – That Council receive this report.

Or

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

Financial Implications:

Community Services Administrative Assistant & Recreation Coordinator: Both, the Recreation Coordinator and Administrative Assistant salaries were accounted for in the 2025 budget. As such, they will continue to rollover into the staffing salaries as part of the 2026 budget exercise.

Equipment Operators: The elimination of the seasonal positions will result in an operational cost savings, primarily through the reduction of vacation pay in lieu of vacation hours.

Attachments & Relevant Legislation:

- Recreation Coordinator Job Description

- Administrative Assistant Job Description

Others Consulted:

- Timothy Simpson - Chief Administrative Officer

Reviewed and Approved by:
Timothy Simpson, CAO/Clerk



STAFF REPORT TO COUNCIL

Report No: BP-2025-23

November 10, 2025

From: Jacob Rheume – Chief Building Official / Director of Building, By-law & Planning

RE: Site Plan Development Agreement By-law No. 28-2025 – MARSENI REAL ESTATE INC (Marc Brisson).

Recommended Motion:

THAT Council of the Township of North Glengarry adopt Site Plan Development Agreement By-law No. 28-2025 with MARSENI REAL ESTATE INC (Marc Brisson), owners of the lands described as Plan 32 Part Mill Lot; 14R1736 Parts 1, 2 & 3; in the now Township of NORTH GLENGARRY, County of GLENGARRY; (also known as 10 Mechanic Street West, Maxville); and

THAT By-law No. 28-2025 be read a first second and third time and enacted in open Council this 10th day of November 2025.

Background / Analysis:

The Site Plan Development was presented by staff to Council at the Public Meeting of Planning on September 8, 2025. Site Plan Development Agreement By-law No. 28-2025 is being presented to Council this evening for adoption.

Alternatives: Option #1 That Council adopt the by-law as presented.

OR

Option #2 That Council does not adopt the by-law.

Financial Implications:

- No financial implications for the Township.

Attachments & Relevant Legislation:

- By-law 28-2025
- By-law 28-2025 - Agreement - Schedule 1
- BP-2025-19 - By-law 28-2025 - SPDA - Staff Report (Public Meeting)

Reviewed and Approved by:
Timothy Simpson, CAO/Clerk

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

BY-LAW # 28-2025 – Schedule “A”

SITE PLAN DEVELOPMENT AGREEMENT

THIS AGREEMENT, made in triplicate, this 10th day of November 2025.

BETWEEN: The Corporation of the Township of North Glengarry
(hereinafter called the “Township”)

OF THE FIRST PART

AND: MARSENI REAL ESTATE INC (Marc Brisson)
(hereinafter called the “Owner”)

OF THE SECOND PART

WHEREAS the Township of North Glengarry enacted Site Plan Control Provisions in By-law No. 28-2025 pursuant to the provisions of Section 41 of the Planning Act, R.S.O. 1990, c.P.13;

AND WHEREAS the Owner owns the lands described as Plan 32 Part Mill Lot; 14R1736 Parts 1, 2 & 3; in the now Township of NORTH GLENGARRY, County of GLENGARRY; (also known as 10 Mechanic Street West, Maxville).

AND WHEREAS the Owner has applied to the Township for approval of the Site Plan as received by the Planning Committee pursuant to the Site Plan Development Policy and the said Committee has approved the said plans subject to the Owner entering into a Site Plan Development Agreement.

NOW THEREFORE IN CONSIDERATION OF THE MUTUAL COVENANTS CONTAINED HEREIN, THE PARTIES COVENANT AND AGREE AS FOLLOWS:

Conditions for Site Plan Development Agreement

- 1- This Agreement shall apply to the owner’s land, which is described above, and to the development and redevelopment of the said lands.
- 2- The owner covenants and agrees that no development or redevelopment will proceed on the said lands except in accordance with the Plans approved by the Township pursuant to Section 41 of the Planning Act R.S.O. 1990, c.P.13, and more particularly identified in Schedule “A” inclusive attached hereto.
 - a. The owner understands and agrees that any modifications to the site, additional structures, building additions and/or new buildings on the said lands shall require an amendment to this Agreement, if deemed by the Township to be of a magnitude to warrant such an amendment
- 3- The owner further agrees that the proposed buildings, structures, and other works shown on the plans which is identified as Schedule “A” inclusively shall be completed in conformity with the said plans and shall do all acts to provide for the maintenance and use of the requirements set out in the said Agreement.
- 4- The owner further covenants and agrees, in addition to Conditions 2 and 3 or any other Sections of the Agreement and at its own costs:
 - a. To complete the installation of all services, works and facilities as shown on Schedule “A” inclusive within the specified time.

- b. To provide and maintain at all times such parking, access roads and loading facilities convenient to users and ensuring orderly and safe vehicular and pedestrian movements as shown on Schedule "A" and further agrees that the said areas shall be surfaced with asphalt or as per agreed with the Township.
- c. The Owner hereby agrees to construct and maintain, in accordance with Schedule "A", all works which are necessary to provide proper drainage of all lands described in this Agreement, and adjacent lands which drain through the subdivision, including any works necessary for drainage to an outlet outside the site, in accordance with Schedule "A".
 - i. It is understood and agreed that such works shall be constructed according to the plan provided by the Owner.
 - ii. The Owner shall, at its own expense, maintain sufficient interim drainage and outlets to provide adequate drainage until pavement and landscaping has been constructed and accepted by the Township. This shall include the installation and removal of culverts, if required, by the Township's Public Works Director.
 - iii. Subject to the requirements of Schedule "A" the Owner agrees not to interfere in any way with any existing drain or water course, without written permission from the appropriate Municipal official(s).
 - iv. The Owner agrees that granting such permission shall not relieve the Owner of responsibility for any damage caused by such interference and the Owner shall indemnify the Township in relation to any claims against the Township relating to such damage, providing that the Township shall give the Owner, at the Owner's cost, opportunity to defend any such claim.
- d. To provide such walls, fences, hedges, trees and/or shrubs and to landscape the said lands as shown on Schedule "A". The owner further agrees to maintain same to the satisfaction of the Township.
- e. All entrances, exits, fire routes, driveway, walkway, parking space, open space, collectable materials area and surroundings within the lands shall at all times, be kept clean and clear of snow or debris to the satisfaction of the Township
 - i. If not satisfactory, the Township shall have the right to enter upon the said lands, undertake the clearing and removal of snow or debris on all entrances, exits, fire routes and recover from the owner all costs in like manner as municipal taxes.
- f. To provide adequate on-site lighting for the safety of vehicular and pedestrian traffic without interfering with the enjoyment of adjacent properties or the traffic on the adjacent roads as shown on the lighting plan attached as Schedule "A".
- g. The owner understands and agrees that:
 - i. All required work on private property in respect to sanitary/private septic systems and stormwater sewers and municipal water supply must be carried out in accordance with Township specifications at the expense of the owner.
 - ii. Prior to commencing work, arrangements for the necessary approvals and servicing permits must be made with the Township's Public Works Department.
 - iii. The Township's Public Works Department will be advised prior to the issuance of any building permit, whether they intend to hire a registered professional engineer to design, inspect and certify the

sewer and water installations for this development or the Township will be required to inspect and test the services, at the owner's cost. Municipal water may not be turned on until such time that the installations are approved by the Township through one of the above alternatives.

- iv. The owner further understands and agrees that all sewer and water materials installed on private and right-of-way properties must be specified and in compliance with current Township standards.
- 5- The owner covenants and agrees that all conditions as set out in Section 2, 3 and 4 and as shown on Schedule "A" inclusive, shall be completed within three years of the issuance of any building permit.
 - 6- The Owner shall arrange with Hydro One and the local cable, gas, and telephone companies for the underground installation of services to the site plan and for the provision of required easements with respect to such installations.
 - 7- It is understood and agreed that examination and acceptance of drawings, specifications and contract documents by the Municipal Officials does not relieve the Owner of its obligations to carry out all work required under this Agreement strictly in accordance with standard engineering requirements.
 - 8- The Owner agrees to restore any faulty workmanship or materials, or any damage done by the Owner or persons claiming title from the Owner during construction of works or buildings on the land relating to any services and works required to be installed pursuant to this Agreement.
 - 9- The Owner shall be responsible for payment of all professional and quasi-professional fees and disbursements reasonably incurred by the Municipality in the determination of the nature and extent of the services to be supplied and installed under and pursuant to this Agreement, in the negotiation and settlement of this Agreement and the enforcement hereof and in the performance by the Municipality of its rights and obligations hereunder or in connection with the preparation and enactment of relevant land use by-laws, and such fees shall include, without necessarily being limited to, engineering, planning and legal fees and costs.
 - 10- The owner understands and agrees that he shall reimburse the Township all costs occasioned as a result of processing this application including but not limited to independent legal or consultant, engineering and planning advice necessary to the completion and the performance of covenants, more particularly identified in Schedule "A" attached hereto contained in this Application, and Local Planning Appeal Tribunal defense costs if an appeal of the decision is received.
 - 11- The Municipal Official may have any qualitative or quantitative tests made of any materials which have been or are proposed to be used in the construction of any of the works required by this Agreement, or may require soil tests to be carried out, and the cost of such tests shall be paid by the Owner.
 - 12- The owner acknowledges and authorizes the release of personal information contained on this Application Form, knowing that the planning process is an open and public process.

- 13- The Municipal Official shall have the right, at any reasonable times, to inspect the installation of the works. If at any time the Municipal Official is of the opinion that the works are not being carried out in accordance with the approved plans and specifications or in accordance with good engineering practices, he may stop all or any part of the work until it has been placed in satisfactory conditions.

FEES/DEPOSITS

- 14- The owner further covenants and agrees that prior to receiving a building permit, They will pay the Township Administration Fee of two (2%) percent of the total estimated cost of constructing the facilities, plus the set fee as set out in the User Fees and Charges By-law (\$2,000.00) to a maximum of \$30,000.00 for a Site Plan Control Agreement Application.

The deposit with the Township's Treasury Department of an Irrevocable Letter of Credit from a Chartered Bank with drawing rights for not less than three (3) year from date of issue and in the amount of not less than fifty (50%) percent of the total of all infrastructure work, including excavation, renewable on an annual basis if the site has not obtained final acceptance this being the total of the Consultant's approved estimate of quantities and prices, by item, for the construction of all underground facilities plus the estimated cost of site inspection associated with these works and the project administration by the Consultant, which approved estimate shall be dated not more than three (3) months prior to the date of the Letter of Credit is not required for this Site Plan Agreement.

- 15- If, in the opinion of the Municipal Officials, the Owner is not prosecuting or causing to be prosecuted the work required in connection with this Agreement within the specified time, or is improperly performing the work, or should the Owner neglect or abandon any of the work before its completion, or unreasonably delay same so that the conditions of this Agreement are being violated, carelessly executed, or in bad faith, or should the Owner neglect or fail to renew or again perform such work as may be rejected by the Municipal Officials as being or having become defective or unsuitable, or should the Owner fail to carry out any maintenance required under this Agreement, or should the Owner in any manner, in the opinion of the Municipal Officials, make default in the performance of any of the terms of this agreement, then in any such case, the Municipal Officials shall promptly notify the Owner and its surety, in writing, of such default, failure, delay or neglect, and if such notification be without effect for seven clear days after such notice, then in that case the Municipal Officials shall thereupon have full authority and power immediately to purchase such materials, tools, and machinery and to employ such workmen as in his opinion shall be required for the proper completion of the said work at the cost and expense of the Owner or its surety or both. In cases of emergency, in the opinion of the Municipal Officials, such work may be done without notice the cost of such work shall be calculated by the Municipal Officials whose decision shall be final.

It is understood and agreed that such costs shall include a management fee of twenty-five percent (25%) of the labour and material value, and twenty-five percent (25%) of the value for the dislocation and inconvenience caused to the Township as a result of such default, failure, delay or neglect on the part of the Owner, it being hereby declared and agreed that the assumption by the Owner of the obligations set out in this clause is a consideration without which the Township would not have executed this Agreement.

REGISTRATION

- 16- The owner agrees to consent to the registration of this Agreement against the said lands by way of "Notice of Agreement" and understands that the said Agreement shall remain on title in perpetuity.
- 17- The owner understands and agrees that he shall be responsible for all fees incurred in the registration of this Agreement against the title to the said property, and for all registration fees incurred in the registration of any subsequent amendment or deletion of the Agreement from title and for any approvals or consents required to register the Agreement.
- 18- The owner shall arrange for and shall be responsible for all fees incurred in the registration of postponements of all debentures, charges, mortgages, or other similar documents registered prior to the registration of this Agreement.

ACCEPTANCE OF WORKS

- 19- Building permits may be issued subject to other requirements of the Township to construction within the site when the Township has given preliminary acceptance of road construction, storm management, sanitary sewers and water mains, and only once the By-law has been registered on the said property by the owner, and once all fees have been paid, and once an Irrevocable Letter of Credit from a Chartered Bank has been submitted to the Township.
- 20- The Township shall regulate, by by-law, the zoning of the building standards within the boundaries of the lands affected by this Agreement. It is understood and agreed that nothing in this Agreement shall relieve the Owner of the obligation to comply, at all times, including during construction, with relevant zoning and building bylaws, as well as the Ontario Building Code.
- 21- Before applying for final acceptance of any of the works or any part thereof, the Owner shall Supply the Township with a statutory declaration that all accounts for work and materials have been paid, except normal guarantee holdbacks for accounts the Owner has paid to contractors, suppliers, etc., and that there are no claims for liens or otherwise in connection with such work done or materials supplied for or on behalf of the Owner.
- 22- The performance by the Owner for its obligations under this Agreement to the satisfaction of the Municipal Official, shall be a condition precedent to the acceptance of the said works by the Township.
- 23- When the Municipal Officials are satisfied that the works set out in this Agreement or any part thereof and any other works which may have been required have been executed in accordance with this Agreement, specifications and requirements, and maintenance requirements met, the Owner will forth with present a request to the Township stating that the work or any part thereof has been completed satisfactorily.

INDEMNITY

- 24- The Owner will at all times indemnify and save harmless the Township of and from all losses, costs and damages which the Township may suffer or be put to, for or by reason of, or on account of, the construction, maintenance or existence of pavements, curbs, plantings, and other improvements upon the road allowances where the same are required by this Agreement to be provided at the expense of the Owner and such indemnity shall constitute a first lien and charge upon the subject lands, and shall be added to the assessment roll as unpaid taxes and may be collected in a similar manner as unpaid Municipal taxes.
- 25- This Agreement and the provisions hereof do not give to the Owner or any person acquiring an interest in said lands (each hereinafter in this paragraph called "such persons") any rights against the Township with respect to the failure of any such person to perform or fully perform any obligation under this Agreement, or the failure of the Township to force any such person to perform or fully perform any such obligations under this Agreement or the negligence of any such person in the performance of the said obligation. All facilities and matters required by this Agreement shall be provided by the Owner to the satisfaction of and at no expense to the Township and shall be maintained to the satisfaction of the Township at the sole risk and expense of the Owner, and in default thereof and without limiting other remedies to the Township the provisions of Section 446 the Municipal Act 2001, as amended, shall apply.
- 26- If any matter or thing required to be done by this Agreement is not done in accordance with the provisions of this Agreement and such default continues, in addition to other remedies available to it, the Township may direct that such matter or thing shall be done at the expense of the Owner, and the Township may recover at the expense incurred in doing it by action, the Owner hereby authorizes the Township to enter upon the said subject lands and do such matter or things.
- 27- The owner will indemnify the Township and each of its officers, servants, and agents from all loss, damage, damages, costs, expenses, claims, demands, actions, suits or other proceedings of every nature and kind arising from or in consequence of the execution, non-execution or imperfect execution of any of the work hereinbefore mentioned or of the supply or non-supply of material therefore, whether such loss, damage, damages, costs, expenses, claims, demands, actions, suits or other proceedings arise by reason of negligence or without negligence on the part of the owner or its contractors, officers, servants or agents, or whether such loss, damage, damages, costs, expenses, claims, demands, actions, suits or other proceedings are occasioned to or made or brought against the Owner or its contractors, officers, servants, or agents or the Township, its officers, servants, or agents.

SEVERABILITY

- 28- The clauses of this Agreement shall be deemed independent and the striking down or invalidity of any one or more of the clauses does not invalidate this Agreement or the remaining clauses.

THIS AGREEMENT shall be binding upon the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF the parties hereto have hereunto placed their respective hands and seals to these presents.

SIGNED, SEALED AND DELIVERED
In the presence of

(OWNER)

CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY)

Jamie MacDonald, Mayor

Timothy Simpson, CAO

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

BY-LAW # 04-2025 – Schedule “A” & “B”

SITE PLAN DEVELOPMENT AGREEMENT

SCHEDULE “A”

- Plans AND Servicing & Stormwater Management Report by EVB Engineering – Project No. 24055

SCHEDULE “B”

Costs Estimates by owner.

- **Site Plan Development Agreement Application Fee**

“Fee of two (2%) percent of the total estimated cost of constructing the facilities, plus the set fee as set out in the User Fees and Charges By-law (\$2,000.00) to a maximum of \$30,000.00”

SPDA Fee = **\$25,957.70**

- **Security Deposit**

“Irrevocable Letter of Credit from a Chartered Bank with drawing rights for not less than three (3) year from date of issue and in the amount of not less than fifty (50%) percent of the “Total X” of Schedule “X” attached”

NOT REQUIRED

***** SPDA fees do not include building permit fees.***

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

BY-LAW NO. 28-2025

BEING a by-law to authorize the execution of a Site Plan Control Agreement with MARSENI REAL ESTATE INC (Marc Brisson).

WHEREAS the Council of the Corporation of the Township of North Glengarry is desirous of entering into a Site Plan Control Agreement with MARSENI REAL ESTATE INC (Marc Brisson);

AND WHEREAS Section 41 of the Planning Act, R.S.O. 1990 c.P.13, as amended, enables the Municipality to establish a Site Plan Control Area;

AND WHEREAS The Council of the Corporation of the Township of North Glengarry passed By-law 3070 (as amended), designating certain areas within the municipality as Site Plan Control Areas;

NOW THEREFORE the Council of the Corporation of the Township of North Glengarry hereby enacts the following as a by-law:

- 1. The Mayor and CAO/Clerk are hereby authorized to execute, under the Corporation Seal, a Site Plan Agreement with MARSENI REAL ESTATE INC (Marc Brisson), owner of the lands described as Plan 32 Part Mill Lot; 14R1736 Parts 1, 2 & 3; in the now Township of NORTH GLENGARRY, County of GLENGARRY; (also known as 10 Mechanic Street West, Maxville), hereto attached (Schedule “A”) and forming part of this by-law.

READ a first, second, third time and enacted in Open Council, this 10th day of November 2025.

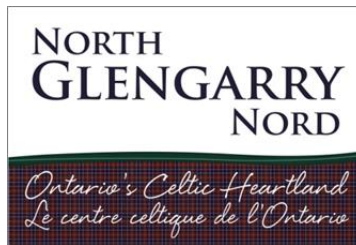
Clerk / Deputy Clerk

Mayor

I hereby certify this to be a true copy of By-law No. 28-2025, and that such by-law is in full force and effect.

Date Certified

Clerk / Deputy Clerk



STAFF REPORT PUBLIC MEETING OF PLANNING

Date: **September 8, 2025**

To: **Council of the Township of North Glengarry**

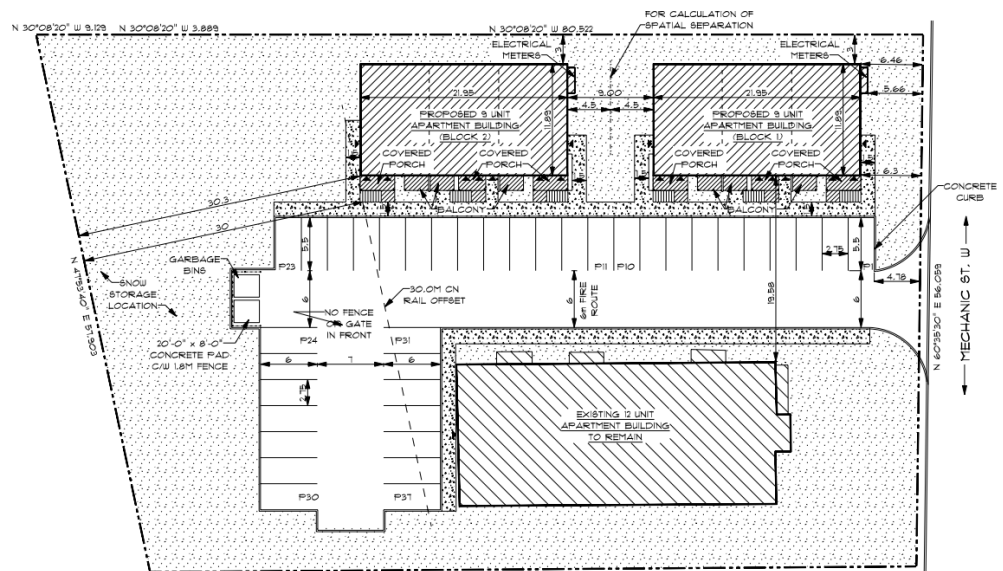
From: **Jacob Rheume, Director of Building, By-law & Planning**

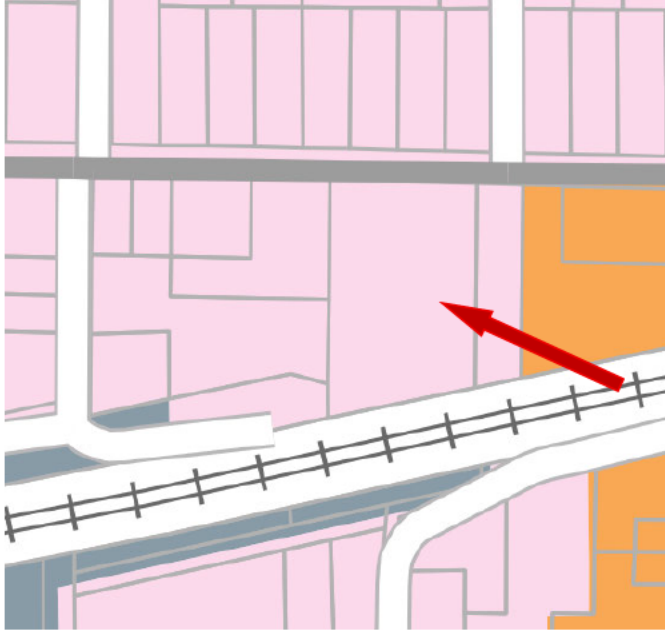
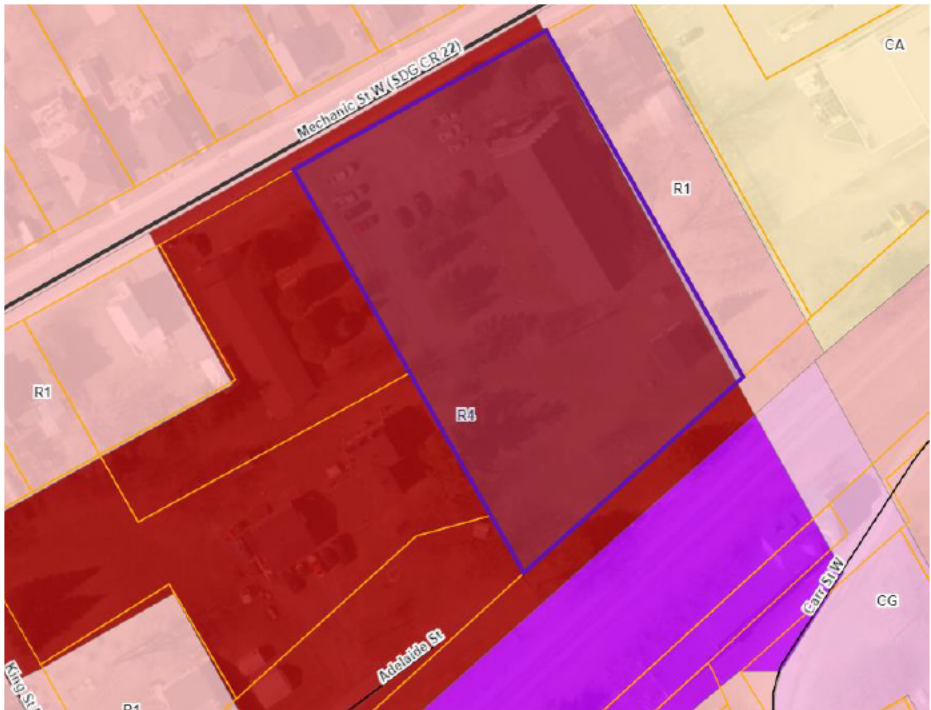
File	Site Plan Control By-law No. 28-2025
Owner	MARSENI REAL ESTATE INC
Address (Civic & Legal)	10 Mechanic Street West, Maxville Plan 32 Part Mill Lot; 14R1736 Parts 1, 2 & 3 Roll 0111 014 000 58200 PIN 67103-0405
Location	

Property

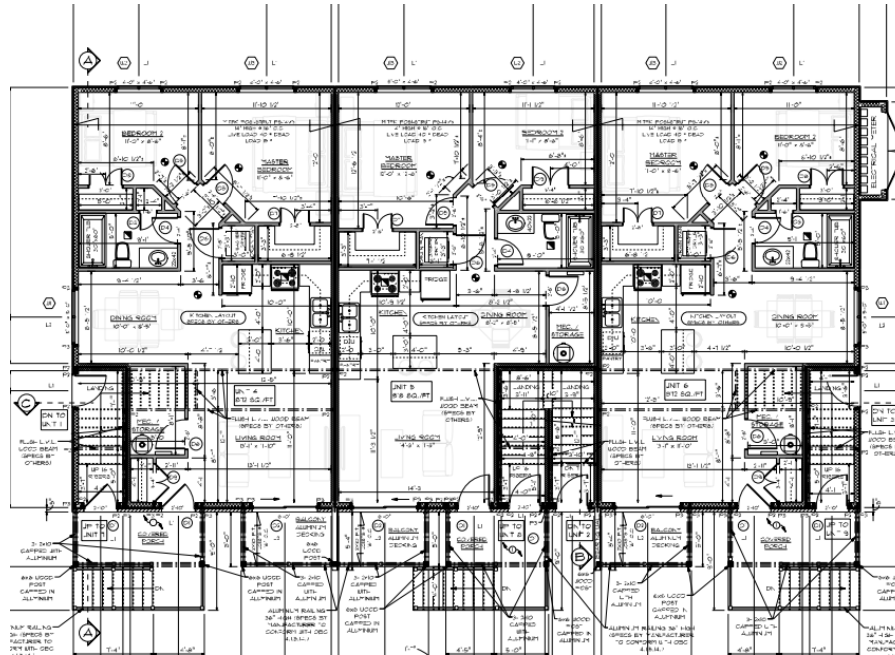


Site



Purpose of application	THE PURPOSE of the Application is to enter into a Site Plan Control Development Agreement between MARSENI REAL ESTATE INC (Marc Brisson) and the Corporation of the Township of North Glengarry to permit the development of two new 9-unit apartment buildings for a total of 18 new units and the reconfiguration of the parking lot for the existing 12-unit apartment building, located at 10 Mechanic Street West, Maxville.
Official Plan & surroundings	Urban Settlement Area (Maxville) – Residential District 
Zoning & surroundings	Residential Fourth Density – R4 

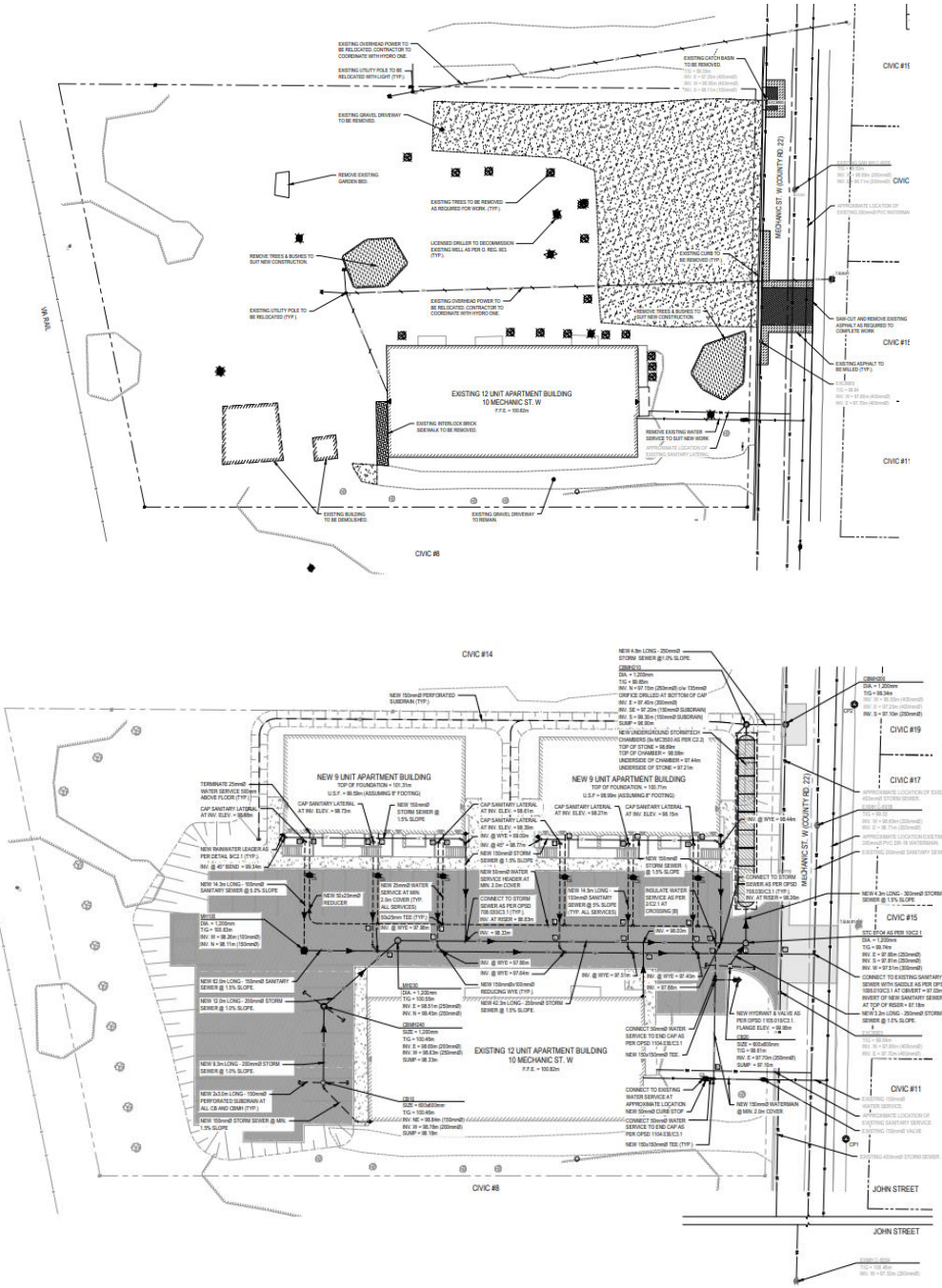
Use	Existing residential use - 12-unit apartment building with parking lot – to remain. Proposed project also residential use - two new 9-unit apartment buildings (total of 18) and reconfiguration of the parking lot. Compliant in size with R4 zone
Surrounding Uses	North – Rural residential properties East – 1 residential dwelling and Home Hardware & Scotia Bank South – Via Rail and Residential area West – 1 apartment building on the neighbouring lot, also consistent with Zoning, and residential properties, MacEwen, Maxville Manor.
Size/Area	+/- 1.19 acres No proposed changes to size. Compliant in size with R4 zone requirements for 30 apartments (12 existing + 18 proposed)
Frontage	56.6m on Mechanic Street West (30m required) Compliant with R4 zone requirements for 30 apartments (12 existing + 18 proposed)
Dimensions	+/- 56.6m x 91.1m – Irregular
Buildings	Existing 12-unit apartment building with parking lot – to remain. The proposed project consists of the construction of two new 9-unit apartment buildings (total of 18) and reconfiguration of the parking lot. The new buildings are located along the west side of the property and are located outside VIA Rail's 30.0m setback from the southern property line. 



Building Height	Compliant with R4 zone requirements.
Setbacks	Front Yard (North) Depth setback minimum required 9m (from Mechanic Street West) - proposed 5.66m Interior Side Yard (West) Width setback minimum required 4.5m - proposed 3m Both to the building foundation for a new apartment building construction. <u>Not compliant with Zoning By-law. – Minor Variance required.</u> Rear Yard (South) & Interior Yard (East) compliant with R4 zone requirements.
Lot Coverage	Compliant with R4 zone requirements for 30 apartments (12 existing + 18 proposed)
Parking	Parking, 37 spaces provided vs. 45 required (30 units x 1.5 space per unit as ZB) New Provincial legislation only requires 1 parking space per unit.

Access	Access to the apartments will be through a new private lane from Mechanic Street W. Sidewalk will be placed along the extents of the parking lot on the west and east side and provide access to the new and existing building entrances. The east gravel lane, along the east side of the existing building, will remain.
AODA	New apartment buildings in Ontario must meet accessibility requirements under the Ontario Building Code, which mandate that at least 15% of suites in new multi-unit residential buildings have basic accessibility features. To be evaluated at building permit stage.
Sanitary/Septic	Three 100mm diameter sanitary sewer laterals will be installed for each new building and will join into a 150mm sanitary lateral which will then discharge to the existing 200mm sanitary sewer on Mechanic Street West. The sanitary service for the existing 12-unit apartment will remain.
Water/Well	The proposed water supply will consist of a new 150mm water service which will be connected near property line to a water service of matching diameter installed as part of the recent Maxville water distribution project. The water service will then reduce to 50mm after the new hydrant. 3 - 25mm water services will be installed for each new building.
Storm	New storm sewer collection system, underground stormwater management (SWM) facility and an oil & grit interceptor are proposed for the development. The underground SWM facility will provide storage to reduce post-development flows to the pre-development conditions for both the 5- and 100- year design storms. The oil & grit interceptor will provide qualitative treatment. The proposed storm sewer system consists of catchbasins, catchbasin maintenance holes and storm sewers which have been sized to accommodate the peak flows.
Grading	Site grading was provided to ensure a minimum slope of 1.0% for all asphalt and grassed areas with terracing. Swales have been graded with a minimal slope of 0.5% and will feature subdrains to promote drainage and avoid surface flooding.
Entrance/Driveway	1 existing driveway from Mechanic Street West (County Road 10) will be used to access all apartments parking spaces, existing and new. No new entrances are proposed.
Civic number	1 existing civic number for the apartment building – 10.

	Civic number 8 and 12 are already issued, a system within civic number 10 will have to be used. To be evaluated at building permit stage.
Lighting/Noise/ Nuisance	The building will be lighted as per requirements in the Ontario Building for exits, access to parking, etc., no additional lighting proposed is cause for nuisance on neighbouring properties. The new apartment buildings and parking will generate noise as it can be expected from a residential sector for traffic, pedestrian traffic, etc., no noise issues are expected. The proposed development is not anticipated to have any undue adverse impacts on any surrounding uses and neighbouring properties.
SDG	No new proposed entranceway on any County Roads. Setback permit already applied for with the United Counties of Stormont Dundas & Glengarry. No other comments submitted.
RRCA & SNRCA	No comments submitted.
EOHU	No comments submitted.
MTO	No comments submitted.
CP/CN/Via Rail	The new buildings are located along the west side of the property and are located outside VIA Rail's 30.0m setback from the southern property line. The 30m setback is the main reason for the Minor Variance application as the buildings are proposed as far North-West as possible to avoid any corrective actions or mitigation measures.
OMAFRA	No comments submitted.
Hydro one, OPG, Bell, Enbridge	No comments submitted.
NG Roads Dept.	No comments submitted.
NG Public Works Dept.	A private garbage contractor is hired to provide for environmental services. A new garbage bin location is proposed on the site, hidden from public view.
NG Fire Dept.	A new hydrant and fire access route will be provided on site to meet the requirements of the OBC. The required fire flow was calculated as per the OBC for each building.

NG By-law Dept.	No comments submitted.
NG Building Dept.	A building permit will have to be applied for as per OBCA. A Site Plan Control By-law will also have to be passed by Council for the proposed development.
Info Plans	 The image contains two detailed site plan diagrams for a proposed development. The top diagram shows the 'EXISTING 12 UNIT APARTMENT BUILDING' and surrounding areas with various annotations for removal and relocation of utilities and structures. The bottom diagram shows the 'NEW 9 UNIT APARTMENT BUILDING' and 'NEW 14 UNIT APARTMENT BUILDING' with extensive annotations for new construction, including foundations, walls, floors, and utility connections. Both diagrams include street names like 'MECHANIC ST. W' and 'JOHN STREET', and various engineering notes and dimensions.

In conclusion, the proposed development has been designed to conform with municipal and provincial guidelines along with site specific constraints and criteria. The applicant submitted the required site plan, as required, for Site Plan Development Control. The proposed development conforms to the required regulations and is compatible with the adjacent uses.



STAFF REPORT TO COUNCIL

Report No: BP-2025-24

November 10, 2025

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

RE: **ZONING BY-LAW AMENDMENT No. Z-07-2025**

Applicant: Judy & Darrel MACLEOD

20300 Kenyon Concession Road 8, Alexandria
Kenyon Concession 7, Part Lot 1
Roll 0111 011 011 32000
PIN 67102-0051

Recommended Motion:

THAT the Council of the Township of North Glengarry adopt Zoning By-Law No. Z-07-2025; and

THAT By-law No. Z-07-2025 be read a first second and third time and enacted in open Council this 10th day of November 2025.

Background / Analysis:

A zoning amendment application was presented during a public meeting of planning on October 27th, 2025.

THE PURPOSE of the Zoning By-Law Amendment is:

To re-zone the retained portion of Consent Application No. B-81-24 ($\pm$ 198.59 acres) of the property from General Agricultural (AG) & Restricted Agricultural to General Agricultural Special Exception (AG-263) to:

- prohibit residential development and,
- acknowledge the deficiency in lot frontage from the required 200m to the proposed $\pm$ 76m,

and;

To re-zone the severed portion of Consent Application No. B-81-24 ($\pm$ 5 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-264) to:
- prohibit agricultural uses.

The application was circulated as per the planning act, being by regular mail, posted on the property and posted on the Township website. No questions or concerns from the public or other agencies have been brought forward.

The application is being presented this evening to the Council of The Township of North Glengarry for further discussion and adoption.

Alternatives: Option #1 That Council adopt the by-law as presented

OR

Option #2 Council does not adopt the by-law

Financial Implications:

No financial implications to the Township

Attachments & Relevant Legislation:

- By-Law Z-07-2025
- Public Meeting of Planning Staff report from October 27th, 2025

Others Consulted:

n/a

Reviewed and Approved by:
Timothy Simpson, CAO/Clerk

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

BY-LAW NO. Z-07-2025

BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 39-2000

WHEREAS By-Law No. 39-2000 regulates the use of land and erection of buildings and structures within the Township of North Glengarry, United Counties of Stormont, Dundas & Glengarry;

AND WHEREAS the Council of the Corporation of the Township of North Glengarry deems it advisable to amend By-Law 39-2000 as hereinafter set forth;

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

1. Notwithstanding the provisions of Section 11.2 to the contrary, on the lands described as being Kenyon Concession 7, Part Lot 1; Parcel Identifier (PIN) 67102-0051 (20300 Kenyon Concession Road 8, Alexandria) of North Glengarry zoned General Agricultural Special Exception (AG-263) & General Agricultural Special Exception (AG-264) on Schedule “A” attached hereto, the following provisions shall apply:
 - i) General Agricultural Special Exception (AG-263):
 - to prohibit residential development; and
 - acknowledge the deficiency in lot frontage from the required 200m to the proposed ± 76m, and
 - ii) General Agricultural Special Exception (AG-264):
 - to prohibit agricultural uses.
2. That Schedule “A” of By-Law 39-2000 is hereby amended by changing the “AG” Zone Symbol on the subject lands to “AG-263” & “AG-264” on the Schedule “A” hereto.
3. That Schedule “A” attached hereto is hereby made fully part of the By-Law.

This By-Law shall come into effect on the date of passing hereof subject to the provisions of the Planning Act.

READ a first, second, third time and enacted in Open Council, this 10th day of November 2025.

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor

I, hereby certify that the forgoing is a true copy of By-Law No. Z-07-2025, duly adopted by the Council of the Township of North Glengarry, on the 10th day of November 2025.

Date Certified

Clerk / Deputy Clerk

SCHEDULE "A"
TO BY-LAW NUMBER Z-07-2025

Legend
Subject Lands
Zone Change from "AG" to "AG-263" & "AG-264"



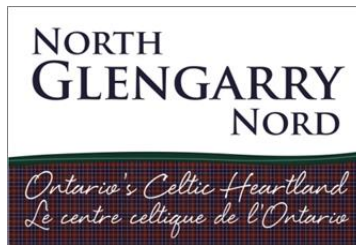
20300 Kenyon Concession Road 8, Alexandria
Kenyon Concession 7, Part Lot 1
Roll 0111 011 011 32000
PIN 67102-0051

Township of North Glengarry
United Counties of Stormont, Dundas & Glengarry

This is Schedule "A" to By-Law Z-07-2025.
Passed this 10th day of November 2025.

Mayor/Deputy Mayor

CAO/Clerk/Deputy Clerk



**STAFF REPORT
PUBLIC MEETING OF PLANNING**

Date: **October 27, 2025**

To: **Mayor and Council Members**

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

File	Zoning By-law Amendment No. Z-07-2025
Owner	Judy & Darrel MACLEOD
Address (Civic & Legal)	20300 Kenyon Concession Road 8, Alexandria Kenyon Concession 7, Part Lot 1 Roll 0111 011 011 32000 PIN 67102-0051
Location	

Property



Site



Purpose of application

THE PURPOSE of the Zoning By-Law Amendment is:

To re-zone the retained portion of Consent Application No. B-81-24 (± 198.59 acres) of the property from General Agricultural (AG) & Restricted Agricultural to General Agricultural Special Exception (AG-263) to:

- prohibit residential development and,
- acknowledge the deficiency in lot frontage from the required 200m to the proposed ± 76 m, and;

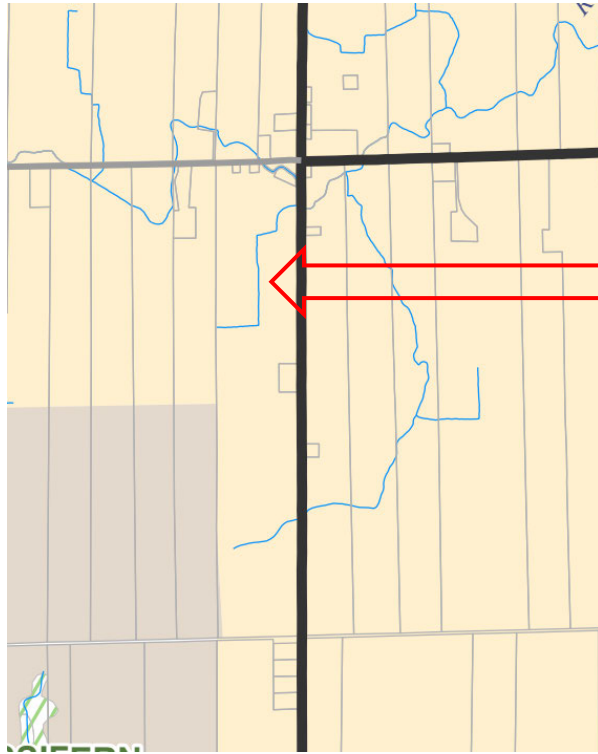
To re-zone the severed portion of Consent Application No. B-81-24 (± 5 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-264) to:

- prohibit agricultural uses.



Official Plan & surroundings

Agricultural Resource Lands



Zoning & surroundings

General Agricultural (AG)



Use	Currently used as residential (dwelling), some recreational forestry and fields. No proposed change after ZBA & Consent.
Surrounding Uses	North – Laggan Public School, rural residential properties & cash crop land/fields East – Rural residential properties & cash crop land/fields South – Rural residential properties & cash crop land/fields West – Rural residential properties & cash crop land/fields
Size/Area	+/- 203.59 acres Proposed Consent Application No. B-81-24: - retained portion – 198.59 acres - severed portion - 5 acres. Both the Retained and the Severed portion are compliant with Zoning By-law.
Frontage	Proposed Consent Application No. B-128-24: - retained portion – 76m on Kenyon Concession Road 8 - severed portion – 52.51m on Kenyon Concession Road 8. Retained portion needs Zoning acknowledgement for the 76m, being less than the required 200m. Severed portion is compliant with Zoning By-law.
Dimensions	381m (frontage) X 2183m – irregular shape
Buildings	4 buildings, a single-family dwelling to be kept with the residential portion of the severance, along with accessory buildings. 0 agricultural storage building on the agricultural portion.
Building Height	Compliant with Zoning By-law.
Setbacks	Compliant with Zoning By-law. The survey has not been submitted at this point in time.
Lot Coverage	Compliant with Zoning By-law. The new property line is proposed to be in such a location to keep the area to a minimum to accommodate the residential use for the dwelling, septic, well and the accessory building as per OP.
Sanitary/Septic	Private Class 4 Septic system located on the South-East of the dwelling.
Water/Well	Private Well.
Storm	Storm water dispersed on site.

Entrance/Driveway	1 existing driveway for residential portion off Kenyon Concession Road 8, to remain. 1 existing entrance for the agricultural portion off County Road 34, to remain.  
Civic number	1 existing civic number 20300A to remain for the residential portion. Currently no civic number for the agricultural, to be issued.
SDG	No new proposed entranceway on any County Roads. The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on November 6, 2024, for Consent Application B-128-24, granted on lands designated as Agricultural Resource Lands as per 8.12.13.3 (7) for a residence surplus to a farming operation.
RRCA & SNRCA	We have received a comment from RRCA as there is a mapped watercourse on and within 15m of the subject lot. Alterations to the watercourse including but not limited to shoreline restoration, crossings, bridges, culverts, channelization, channel closures, realignment and cleanouts shall require permission from the Raisin Region Conservation Authority, as per O. Reg. 175/06.
EOHU	No comments submitted.
MTO	No comments submitted.

CP/CN/Via Rail	No comments submitted.
OMAFRA	No comments submitted.
Hydro one, OPG, Bell, Enbridge	No comments submitted.
NG Roads Dept.	No comments submitted.
NG Public Works Dept.	No comments submitted.
NG Fire Dept.	No comments submitted.
NG By-law Dept.	No comments submitted.
NG Building Dept.	The owner will have to apply for a building permit for an agricultural accessory building to be changed to a residential storage building, or the building could be demolished. Prior to clearing all the conditions, the Chief Building Official will go on site to ensure no other structures are creating a health and safety hazard for the public and future owners, such as sheds, silo, other old buildings, etc.
Planning Act	The Ontario Planning Act gives municipal Councils the authority to pass zoning by-laws, and make amendments to existing zoning by-laws, under Section 34 of the Act. The Planning Act also requires that in making planning decisions Council must have regard for matters of Provincial Interest. The Planning Act requires that Council's decisions must be consistent with the Provincial Policy Statement, and conform, or not conflict with, the Stormont, Dundas and Glengarry Official Plan which apply to the lands.
Provincial Policy Statement	According to the Provincial Policy Statement (2020) lot creation in prime agricultural areas is discouraged and may only be permitted in certain circumstances. A residence surplus to a farming operation is the most common reason and is applicable to this application provided that the new lot will be limited to a minimum size needed to accommodate the use, accessory uses, and appropriate sanitary sewage and water services. The planning authority ensures that new residential dwellings are prohibited on any remnant parcel or farmland created by the severance.

Official Plan	The SDG Counties Official Plan Policy (8.12.13.3(7)) permits lot creation in agricultural lands for a residence surplus to a farming operation if the new lot will be limited to a minimum size needed to accommodate the use, accessory uses, and appropriate sanitary sewage and water services, and the municipality prohibits further dwellings (residential development) on the vacant retained lands created by the subject consent.
Zoning By-law 39-2000	Compliant with Zoning By-law. After the passing of this Zoning By-law Amendment, both portions will be deemed to have the required minimum Lot Area and minimum Lot Frontage, and all minimum setbacks will have to be met. The existing use to remain is compliant with the permitted uses within the General Agricultural Zones.
Justification	Facilitates appropriate land use compatibility and minimizes land use conflicts. (ACT) Supports sustainable development by promoting a mix of land uses (ACT) Supports efficient land use and development patterns (PPS) Amendment aligns with the general intent and vision of the Official Plan (OP) Enhances the community's character while respecting compatibility with surrounding uses (OP) The proposed use is appropriate and desirable for the site (ZB) Amendment ensures functional site design: adequate access, parking, servicing, etc. (ZB)

Pictures of site





In conclusion, based on the criteria above, the proposed zoning amendment conforms to the relevant policies of the United Counties of Stormont Dundas and Glengarry's Official Plan, it is consistent with Provincial Policy Statement and compliant with the Township of North Glengarry Zoning By-law No. 39-2000.



STAFF REPORT TO COUNCIL

Report No: BP-2025-25

November 10, 2025

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

RE: **ZONING BY-LAW AMENDMENT No. Z-08-2025**

Applicant: Judy & Darrel MACLEOD

18123 Athol Road, Maxville
Concession 20 IL, Part Lots 12 & 13
Roll 0111 011 016 02000
PIN 67100-0081

Recommended Motion:

THAT the Council of the Township of North Glengarry adopt Zoning By-Law No. Z-08-2025; and

THAT By-law No. Z-08-2025 be read a first second and third time and enacted in open Council this 10th day of November 2025.

Background / Analysis:

A zoning amendment application was presented during a public meeting of planning on October 27th, 2025.

THE PURPOSE of the Zoning By-Law Amendment is:

To re-zone the retained portion of Consent Application No. B-53-25 ($\pm$ 44.6 acres) of the property from General Agricultural (AG) to General Agricultural Special Exception (AG-265) to:

- prohibit residential development and,
- acknowledge the deficiency in lot area from the required 74 acres to the proposed $\pm$ 44.6 acres, and;

To re-zone the severed portion of Consent Application No. B-53-25 ($\pm$ 2.1 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-266) to:

- prohibit agricultural uses and,
- acknowledge the deficiency in lot frontage from the required 45m to the proposed $\pm$ 17.7m (flag lot).

The application was circulated as per the planning act, being by regular mail, posted on the property and posted on the Township website. No questions or concerns from the public or other agencies have been brought forward.

The application is being presented this evening to the Council of The Township of North Glengarry for further discussion and adoption.

Alternatives: Option #1 That Council adopt the by-law as presented

OR

Option #2 Council does not adopt the by-law

Financial Implications:

No financial implications to the Township

Attachments & Relevant Legislation:

- By-Law Z-08-2025
- Public Meeting of Planning Staff report from October 27th, 2025

Others Consulted:

n/a

Reviewed and Approved by:
Timothy Simpson, CAO/Clerk

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

BY-LAW NO. Z-08-2025

BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 39-2000

WHEREAS By-Law No. 39-2000 regulates the use of land and erection of buildings and structures within the Township of North Glengarry, United Counties of Stormont, Dundas & Glengarry;

AND WHEREAS the Council of the Corporation of the Township of North Glengarry deems it advisable to amend By-Law 39-2000 as hereinafter set forth;

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

1. Notwithstanding the provisions of Section 11.2 to the contrary, on the lands described as being Kenyon Concession 20 IL, Part Lots 12 & 13; Parcel Identifier (PIN) 67100-0081 (18123 Athol Road, Maxville) of North Glengarry zoned General Agricultural Special Exception (AG-265) & General Agricultural Special Exception (AG-266) on Schedule “A” attached hereto, the following provisions shall apply:
 - i) General Agricultural Special Exception (AG-265):
 - to prohibit residential development; and
 - acknowledge the deficiency in lot area from the required 74 acres to the proposed $\pm$ 44.6 acres, and
 - ii) General Agricultural Special Exception (AG-266):
 - to prohibit agricultural uses; and
 - acknowledge the deficiency in lot frontage from the required 45m to the proposed $\pm$ 17.7m (flag lot).
2. That Schedule “A” of By-Law 39-2000 is hereby amended by changing the “AG” Zone Symbol on the subject lands to “AG-265” & “AG-266” on the Schedule “A” hereto.
3. That Schedule “A” attached hereto is hereby made fully part of the By-Law.

This By-Law shall come into effect on the date of passing hereof subject to the provisions of the Planning Act.

READ a first, second, third time and enacted in Open Council, this 10th day of November 2025.

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor

I, hereby certify that the forgoing is a true copy of By-Law No. Z-08-2025, duly adopted by the Council of the Township of North Glengarry, on the 10th day of November 2025.

Date Certified

Clerk / Deputy Clerk

SCHEDULE "A"
TO BY-LAW NUMBER Z-08-2025

Legend
Subject Lands
Zone Change from "AG" to "AG-265" & "AG-266"



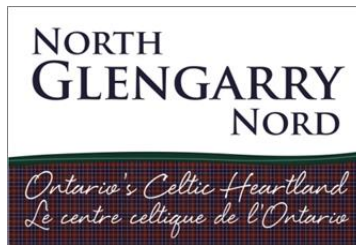
18123 Athol Road, Maxville
Concession 20 IL, Part Lots 12 & 13
Roll 0111 011 016 02000
PIN 67100-0081

Township of North Glengarry
United Counties of Stormont, Dundas & Glengarry

This is Schedule "A" to By-Law Z-08-2025.
Passed this 10th day of November 2025.

Mayor/Deputy Mayor

CAO/Clerk/Deputy Clerk



STAFF REPORT PUBLIC MEETING OF PLANNING

Date: **October 27, 2025**

To: **Mayor and Council Members**

From: **Jacob Rheume, Director of Building, By-law & Planning**

File	Zoning By-law Amendment No. Z-08-2025
Owner	William Gordon METCALFE
Address (Civic & Legal)	18123 Athol Road, Maxville Concession 20 IL, Part Lots 12 & 13 Roll 0111 011 016 02000 PIN 67100-0081
Location	

Property



Site



Purpose of application

THE PURPOSE of the Zoning By-Law Amendment is:

To re-zone the retained portion of Consent Application No. B-53-25 (± 44.6 acres) of the property from General Agricultural (AG) to General Agricultural Special Exception (AG-265) to:

- prohibit residential development and,
- acknowledge the deficiency in lot area from the required 74 acres to the proposed ± 44.6 acres, and;

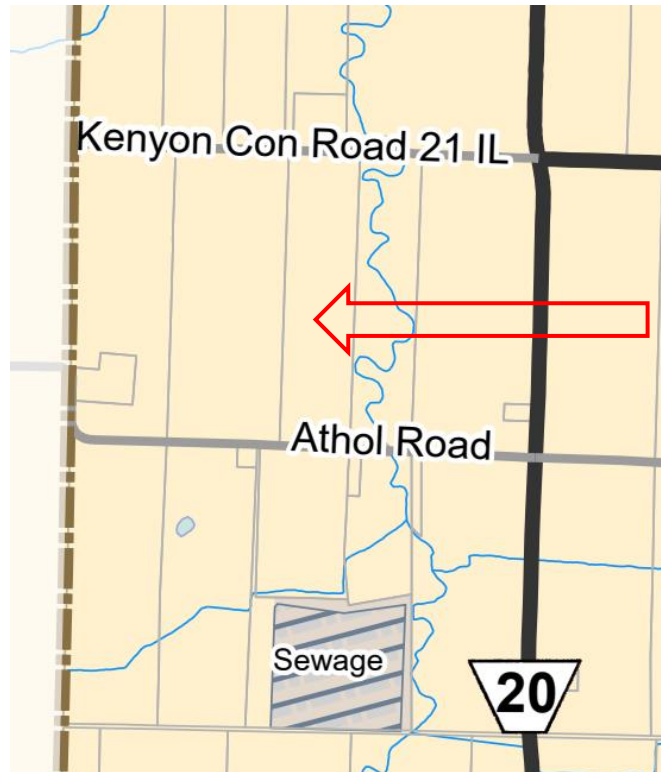
To re-zone the severed portion of Consent Application No. B-53-25 (± 2.1 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-266) to:

- prohibit agricultural uses and,
- acknowledge the deficiency in lot frontage from the required 45m to the proposed ± 17.7 m (flag lot).



Official Plan & surroundings

Agricultural Resource Lands



Zoning & surroundings

General Agricultural (AG)



Use	Currently used as residential (dwelling) and fields. No proposed change after ZBA & Consent.
Surrounding Uses	North – Rural residential properties & cash crop land/fields East – Rural residential properties & cash crop land/fields, and North Stormont South – Rural residential properties & cash crop land/fields, and Maxville Lagoon West – Rural residential properties & cash crop land/fields
Size/Area	+/- 46.7 acres Proposed Consent Application No. B-53-25: - retained portion – 44.6 acres - severed portion – 2.1 acres. The retained portion lot area needs to be recognised by Zoning as the 44.6 acres is less than the required 74 acres. The Severed portion is compliant with Zoning By-law.
Frontage	Proposed Consent Application No. B-53-25: - retained portion – 201.5m on Athol Road - severed portion – 17.7m on Athol Road. Severed portion needs Zoning acknowledgement for the 17.7m, being less than the required 45m. Retained portion is compliant with Zoning By-law.
Dimensions	219.2m (frontage) X 906.9m.
Buildings	4 buildings, a single-family dwelling to be kept with the residential portion of the severance, along with accessory buildings and the silo. 0 agricultural storage building on the agricultural portion.
Building Height	Compliant with Zoning By-law.
Setbacks	Compliant with Zoning By-law. The survey has not been submitted at this point in time.
Lot Coverage	Compliant with Zoning By-law. The new property line is proposed to be in such a location to keep the area to a minimum to accommodate the residential use for the dwelling, septic, well and the accessory building as per OP.
Sanitary/Septic	Private Class 4 Septic system located on the South-East of the dwelling.
Water/Well	Private Well.

Storm	Storm water dispersed on site.
Entrance/Driveway	1 existing driveway for residential portion off Athol Road, to remain. No existing entrance for the agricultural portion on Athol Road, non-required, accessible via neighbouring fields. 
Civic number	1 existing civic number 18123 to remain for the residential portion. Currently no civic number for the agricultural, to be issued.
SDG	No new proposed entranceway on any County Roads. The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on August 25, 2025, for Consent Application B-53-25, granted on lands designated as Agricultural Resource Lands as per 8.12.13.3 (7) for a residence surplus to a farming operation.
RRCA & SNRCA	We have received a comment from RRCA as there is a mapped watercourse on and within 15m of the subject lot. Alterations to the watercourse including but not limited to shoreline restoration, crossings, bridges, culverts, channelization, channel closures, realignment and cleanouts shall require permission from the Raisin Region Conservation Authority, as per O. Reg. 175/06.
EOHU	No comments submitted.
MTO	No comments submitted.
CP/CN/Via Rail	No comments submitted.
OMAFRA	No comments submitted.

Hydro one, OPG, Bell, Enbridge	No comments submitted.
NG Roads Dept.	No comments submitted.
NG Public Works Dept.	No comments submitted.
NG Fire Dept.	No comments submitted.
NG By-law Dept.	No comments submitted.
NG Building Dept.	The owner will have to apply for a building permit for an agricultural accessory building to be changed to a residential storage building, or the building could be demolished. Prior to clearing all the conditions, the Chief Building Official will go on site to ensure no other structures are creating a health and safety hazard for the public and future owners, such as sheds, silo, other old buildings, etc.
Planning Act	The Ontario Planning Act gives municipal Councils the authority to pass zoning by-laws, and make amendments to existing zoning by-laws, under Section 34 of the Act. The Planning Act also requires that in making planning decisions Council must have regard for matters of Provincial Interest. The Planning Act requires that Council's decisions must be consistent with the Provincial Policy Statement, and conform, or not conflict with, the Stormont, Dundas and Glengarry Official Plan which apply to the lands.
Provincial Policy Statement	According to the Provincial Policy Statement (2020) lot creation in prime agricultural areas is discouraged and may only be permitted in certain circumstances. A residence surplus to a farming operation is the most common reason and is applicable to this application provided that the new lot will be limited to a minimum size needed to accommodate the use, accessory uses, and appropriate sanitary sewage and water services. The planning authority ensures that new residential dwellings are prohibited on any remnant parcel or farmland created by the severance.
Official Plan	The SDG Counties Official Plan Policy (8.12.13.3(7)) permits lot creation in agricultural lands for a residence surplus to a farming operation if the new lot will be limited to a minimum size needed to accommodate the use, accessory uses, and appropriate sanitary sewage and water services, and the municipality prohibits further dwellings (residential development) on the vacant retained lands created by the subject consent.

Zoning By-law 39-2000	Compliant with Zoning By-law. After the passing of this Zoning By-law Amendment, both portions will be deemed to have the required minimum Lot Area and minimum Lot Frontage, and all minimum setbacks will have to be met. The existing use to remain is compliant with the permitted uses within the General Agricultural Zones.
Justification	Facilitates appropriate land use compatibility and minimizes land use conflicts. (ACT) Supports sustainable development by promoting a mix of land uses (ACT) Supports efficient land use and development patterns (PPS) Amendment aligns with the general intent and vision of the Official Plan (OP) Enhances the community's character while respecting compatibility with surrounding uses (OP) The proposed use is appropriate and desirable for the site (ZB) Amendment ensures functional site design: adequate access, parking, servicing, etc. (ZB)
Pictures of site	

In conclusion, based on the criteria above, the proposed zoning amendment conforms to the relevant policies of the United Counties of Stormont Dundas and Glengarry's Official Plan, it is consistent with Provincial Policy Statement and compliant with the Township of North Glengarry Zoning By-law No. 39-2000.



STAFF REPORT TO COUNCIL

Report No: BP-2025-26

November 10, 2025

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

RE: **ZONING BY-LAW AMENDMENT No. Z-09-2025**

Applicant: 8872058 CANADA INC - Gordon MACDONALD

20829 Glen Robertson Road (County Road 10), Alexandria
Lochiel Concession 2, Part Lots 28 & 29
Roll 0111 016 005 02000
PIN 67151-0060

Recommended Motion:

THAT the Council of the Township of North Glengarry adopt Zoning By-Law No. Z-09-2025; and

THAT By-law No. Z-09-2025 be read a first second and third time and enacted in open Council this 10th day of November 2025.

Background / Analysis:

A zoning amendment application was presented during a public meeting of planning on October 27th, 2025.

THE PURPOSE of the Zoning By-Law Amendment is:

To re-zone the retained portion of Consent Application No. B-128-24 ($\pm$ 21.5 acres) of the property from General Agricultural (AG) to General Agricultural Special Exception (AG-267) to:

- prohibit residential development and,
- acknowledge the deficiency in lot frontage from the required 200m to the proposed $\pm$ 134.8m and,
- acknowledge the deficiency in lot area from the required 74 acres to the proposed $\pm$ 21.5 acres, and;

To re-zone the severed portion of Consent Application No. B-128-24 ($\pm$ 1.5 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-268) to:
prohibit agricultural uses.

The application was circulated as per the planning act, being by regular mail, posted on the property and posted on the Township website. No questions or concerns from the public or other agencies have been brought forward.

The application is being presented this evening to the Council of The Township of North Glengarry for further discussion and adoption.

Alternatives: Option #1 That Council adopt the by-law as presented

OR

Option #2 Council does not adopt the by-law

Financial Implications:

No financial implications to the Township

Attachments & Relevant Legislation:

- By-Law Z-09-2025
- Public Meeting of Planning Staff report from October 27th, 2025

Others Consulted:

n/a

Reviewed and Approved by:
Timothy Simpson, CAO/Clerk

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

BY-LAW NO. Z-09-2025

BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 39-2000

WHEREAS By-Law No. 39-2000 regulates the use of land and erection of buildings and structures within the Township of North Glengarry, United Counties of Stormont, Dundas & Glengarry;

AND WHEREAS the Council of the Corporation of the Township of North Glengarry deems it advisable to amend By-Law 39-2000 as hereinafter set forth;

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

1. Notwithstanding the provisions of Section 11.2 to the contrary, on the lands described as being Lochiel Concession 2, Part Lots 28 & 29; Parcel Identifier (PIN) 67151-0060 (20829 Glen Robertson Road (County Road 10), Alexandria) of North Glengarry zoned General Agricultural Special Exception (AG-267) & General Agricultural Special Exception (AG-268) on Schedule “A” attached hereto, the following provisions shall apply:
 - i) General Agricultural Special Exception (AG-267):
 - to prohibit residential development; and
 - acknowledge the deficiency in lot frontage from the required 200m to the proposed $\pm$ 134.8m and,
 - acknowledge the deficiency in lot area from the required 74 acres to the proposed $\pm$ 21.5 acres, and;
 - ii) General Agricultural Special Exception (AG-268):
 - to prohibit agricultural uses.
2. That Schedule “B” of By-Law 39-2000 is hereby amended by changing the “AG” Zone Symbol on the subject lands to “AG-267” & “AG-268” on the Schedule “A” hereto.
3. That Schedule “A” attached hereto is hereby made fully part of the By-Law.

This By-Law shall come into effect on the date of passing hereof subject to the provisions of the Planning Act.

READ a first, second, third time and enacted in Open Council, this 10th day of November 2025.

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor

I, hereby certify that the forgoing is a true copy of By-Law No. Z-09-2025, duly adopted by the Council of the Township of North Glengarry, on the 10th day of November 2025.

Date Certified

Clerk / Deputy Clerk

**SCHEDULE “A”
TO BY-LAW NUMBER Z-09-2025**

**Legend
Subject Lands
Zone Change from “AG” to “AG-267” & “AG-268”**



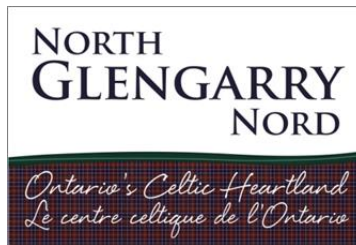
**20829 Glen Robertson Road (County Road 10), Alexandria
Lochiel Concession 2, Part Lots 28 & 29
Roll 0111 016 005 02000
PIN 67151-0060**

**Township of North Glengarry
United Counties of Stormont, Dundas & Glengarry**

**This is Schedule “A” to By-Law Z-09-2025.
Passed this 10th day of November 2025.**

Mayor/Deputy Mayor

CAO/Clerk/Deputy Clerk

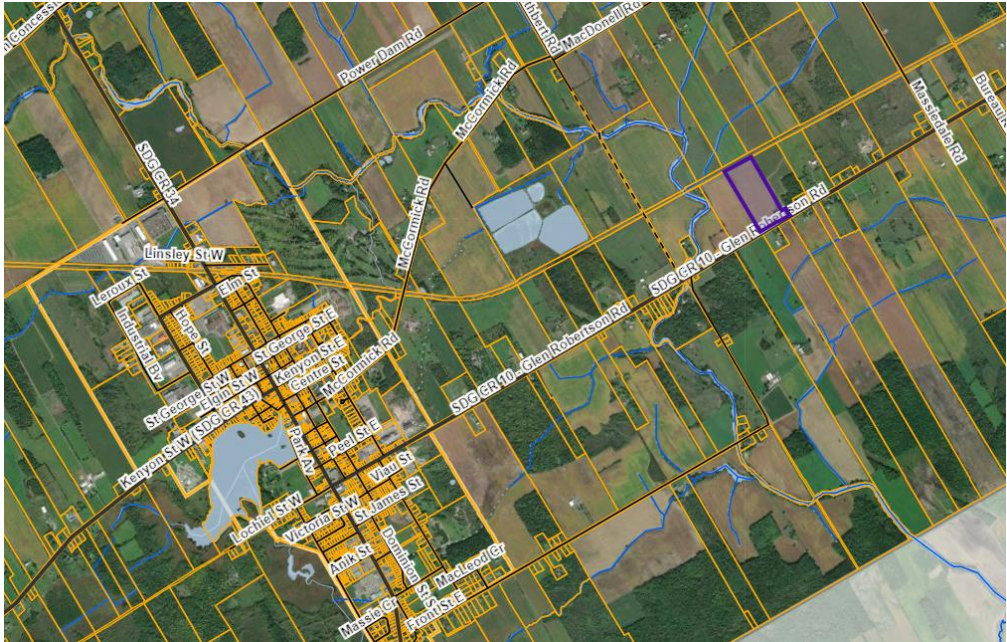


STAFF REPORT PUBLIC MEETING OF PLANNING

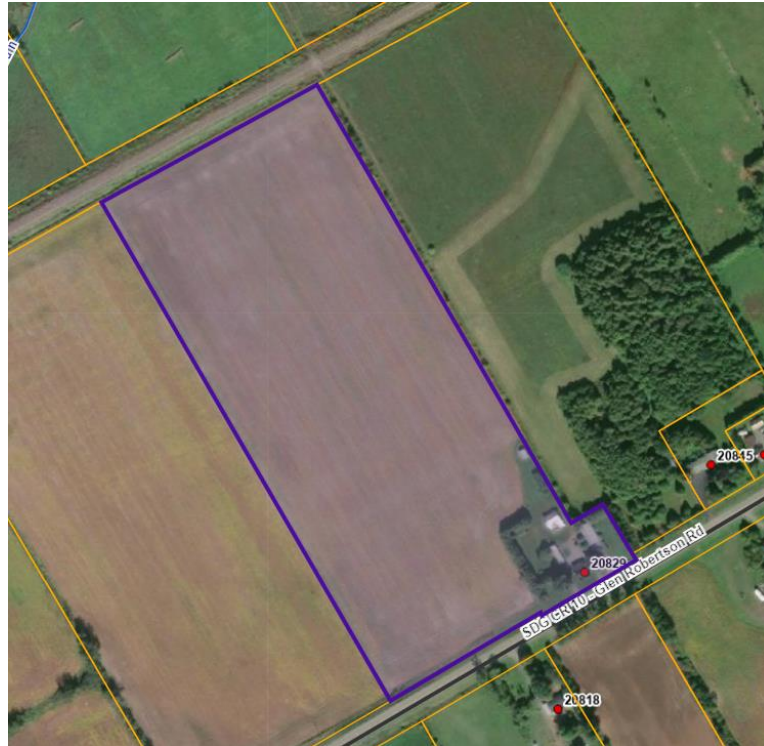
Date: **October 27, 2025**

To: **Mayor and Council Members**

From: **Jacob Rheume, Director of Building, By-law & Planning**

File	Zoning By-law Amendment No. Z-09-2025
Owner	8872058 CANADA INC - Gordon MACDONALD
Address (Civic & Legal)	20829 Glen Robertson Road (County Road 10), Alexandria Lochiel Concession 2, Part Lots 28 & 29 Roll 0111 016 005 02000 PIN 67151-0060
Location	

Property



Site



Purpose of application

THE PURPOSE of the Zoning By-Law Amendment is:

To re-zone the retained portion of Consent Application No. B-128-24 (± 21.5 acres) of the property from General Agricultural (AG) to General Agricultural Special Exception (AG-267) to:

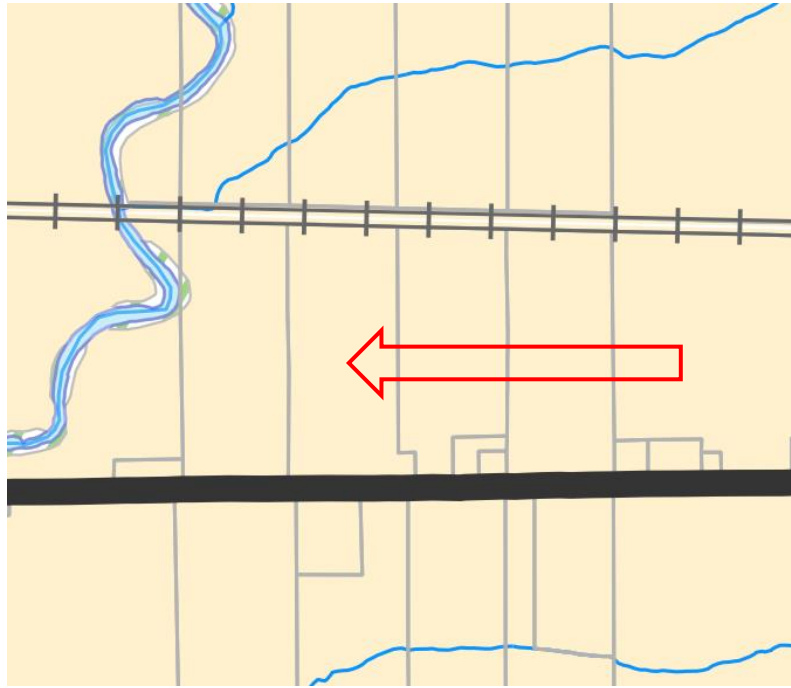
- prohibit residential development and,
- acknowledge the deficiency in lot frontage from the required 200m to the proposed ± 134.8 m and,
- acknowledge the deficiency in lot area from the required 74 acres to the proposed ± 21.5 acres, and;

To re-zone the severed portion of Consent Application No. B-128-24 (± 1.5 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-268) to: prohibit agricultural uses.



Official Plan & surroundings

Agricultural Resource Lands



Zoning & surroundings

General Agricultural (AG)



Use	Currently used as residential (dwelling) and fields. No proposed change after ZBA & Consent.
Surrounding Uses	North – Railway tracks Rural residential properties & cash crop land/fields East – Rural residential properties & cash crop land/fields South – Some wetlands & floodplains, cash crop land/fields West – Rural residential properties & cash crop land/fields, then Alexandria
Size/Area	+/- 23 acres Proposed Consent Application No. B-128-24: - retained portion – 21.5 acres - severed portion - 1.5 acres. Retained portion needs Zoning acknowledgement for the 21.5 acres, being less than the required 74 acres. Severed portion is compliant with Zoning By-law.
Frontage	Proposed Consent Application No. B-128-24: - retained portion – 134.8m on County Road 10 - severed portion – 87.4m on County Road 10. Retained portion needs Zoning acknowledgement for the 134.8m, being less than the required 200m. Severed portion is compliant with Zoning By-law.
Dimensions	222.2m (frontage on County Road 10) X 460.0m
Buildings	4 buildings, a single-family dwelling to be kept with the residential portion of the severance, along with accessory buildings. 1 small agricultural storage building on the agricultural portion.
Building Height	Compliant with Zoning By-law.
Setbacks	Compliant with Zoning By-law. The survey has not been submitted at this point in time.
Lot Coverage	Compliant with Zoning By-law. The new property line is proposed to be in such a location to keep the area to a minimum to accommodate the residential use for the dwelling, septic, well and the accessory building as per OP.
Sanitary/Septic	Private Class 4 Septic system located on the West of the dwelling.
Water/Well	Private Well.

Storm	Storm water dispersed on site.
Entrance/Driveway	2 existing driveways for residential portion off County Road 10, to remain. 1 existing entrance for the agricultural portion off County Road 10, to remain.  

Civic number	1 existing civic number 20829 to remain for the residential portion. Currently no civic number for the agricultural, to be issued.
SDG	No new proposed entranceway on any County Roads. The applicant received conditional approval from the United Counties of Stormont Dundas & Glengarry on March 28, 2025, for Consent Application B-128-24, granted on lands designated as Agricultural Resource Lands as per 8.12.13.3 (7) for a residence surplus to a farming operation.
RRCA & SNRCA	We have received a comment from RRCA as there is a mapped watercourse on and within 15m of the subject lot. Alterations to the watercourse including but not limited to shoreline restoration, crossings, bridges, culverts, channelization, channel closures, realignment and cleanouts shall require permission from the Raisin Region Conservation Authority, as per O. Reg. 175/06.
EOHU	No comments submitted.
MTO	No comments submitted.
CP/CN/Via Rail	No comments submitted. All existing buildings are outside the CN railway buffer zoned.
OMAFRA	No comments submitted.
Hydro one, OPG, Bell, Enbridge	No comments submitted.
NG Roads Dept.	No comments submitted.
NG Public Works Dept.	No comments submitted.
NG Fire Dept.	No comments submitted.
NG By-law Dept.	No comments submitted.
NG Building Dept.	The owner will have to apply for a building permit for an agricultural accessory building to be changed to a residential storage building, or the building could be demolished. Prior to clearing all the conditions, the Chief Building Official will go on site to ensure no other structures are creating a health and safety hazard for the public and future owners, such as sheds, silo, other old buildings, etc.



Planning Act

The Ontario Planning Act gives municipal Councils the authority to pass zoning by-laws, and make amendments to existing zoning by-laws, under Section 34 of the Act.

The Planning Act also requires that in making planning decisions Council must have regard for matters of Provincial Interest.

The Planning Act requires that Council's decisions must be consistent with the Provincial Policy Statement, and conform, or not conflict with, the Stormont, Dundas and Glengarry Official Plan which apply to the lands.

Provincial Policy Statement

According to the Provincial Policy Statement (2020) lot creation in prime agricultural areas is discouraged and may only be permitted in certain circumstances.

A residence surplus to a farming operation is the most common reason and is applicable to this application provided that the new lot will be limited to a minimum size needed to accommodate the use, accessory uses, and appropriate sanitary sewage and water services.

The planning authority ensures that new residential dwellings are prohibited on any remnant parcel or farmland created by the severance.

Official Plan

The SDG Counties Official Plan Policy (8.12.13.3(7)) permits lot creation in agricultural lands for a residence surplus to a farming operation if the new lot will be limited to a minimum size needed to accommodate the use, accessory uses, and appropriate sanitary sewage and water services, and the municipality prohibits further dwellings (residential development) on the vacant retained lands created by the subject consent.

Zoning By-law 39-2000	Compliant with Zoning By-law. After the passing of this Zoning By-law Amendment, both portions will be deemed to have the required minimum Lot Area and minimum Lot Frontage, and all minimum setbacks will have to be met. The existing use to remain is compliant with the permitted uses within the General Agricultural Zones.
Justification	Facilitates appropriate land use compatibility and minimizes land use conflicts. (ACT) Supports sustainable development by promoting a mix of land uses (ACT) Supports efficient land use and development patterns (PPS) Amendment aligns with the general intent and vision of the Official Plan (OP) Enhances the community's character while respecting compatibility with surrounding uses (OP) The proposed use is appropriate and desirable for the site (ZB) Amendment ensures functional site design: adequate access, parking, servicing, etc. (ZB)
Pictures of site	



In conclusion, based on the criteria above, the proposed zoning amendment conforms to the relevant policies of the United Counties of Stormont Dundas and Glengarry's Official Plan, it is consistent with Provincial Policy Statement and compliant with the Township of North Glengarry Zoning By-law No. 39-2000.

Council
Correspondence
October 22nd - November 5th 2025

Subject	Received from
MEMOS & INFORMATION	
Amo Watchfile	AMO Communications
October Board Highlights	ROMA Communications
News Release – Eastern Ontario Wardens Caucus	EOWC
EOHU Strategic Plan 2025-2030	EOHU
New Release – Ministry of Municipal Affairs and Housing (MMAH)	New Release Ontario.ca
News Release – Ministry of Finance	New Release Ontario.ca
Assessment of Bill 17	Watson and Associates Economists Ltd.
Updates on Development Charges Act	MMAH
Ontario Municipal Partnership Fund (OMPF) Update	Ministry of Finance
RESOLUTIONS	
TC energy	The Town of Blue Mountains
MTO Decision to Deny an Ontario Snowmobile Trail Permit increase	The Municipality of South Dundas
Support for the Creation of a St. Lawrence Region Energy Task Force	City of Brockville
Rent Protection for Tenants	City of Cambridge
Conservation Authority Fee Freeze	Town of Plympton-Wyoming
Accessible and Effective Alcohol Container Return System	Municipality of Wawa
Public Safety Requirements to Protect Our Communities	Municipality of Wasaga Beach
mandatory training	Township of Assiginack
Resolution of Support - Closure of Before and After School Programs	Municipality of St Charles
Stop the Spray Canada	
Removing HST/GST from New Homes to Support Housing Affordability	Town of Bradford and Gwillimbury
Letter of Support Regarding State of Emergency on Mental Health, Homelessness and Addictions	Town of Kearney

Letter of Support for Halton Region Regarding Public Safety Requirements	Halton Region
Support of Regional Municipality of Waterloo re: Amending Ontario Regulation 391/21	Norfolk County
Opposition to the Protect Ontario by Unleashing Our Economy Act, 2025	East Gwillimbury
Provincial Decision on Automated Speed Enforcement (ASE)	Brampton
Collaboration Action Sustainable Waste Management in Ontario	Tay Valley Township
Ontario Community Infrastructure Fund	Municipality of South Huron
Advocacy for Funds to Effectively Manage the Emerald Ash Borer Infestation	Township of Stone Mills

From: AMO Communications <communicate@amo.on.ca>
Sent: October 23, 2025 10:01 AM
To: Jena Doonan
Subject: AMO Watchfile - October 23, 2025

October 23, 2025

In This Issue:

- Last Call for AMO's 2026 Youth Fellowship Program applications!
- AMO's Work-Learn Institute Municipal Talent Project.
- Funding Readiness, Protecting Communities: Apply for CEPG!
- Webinar: Permission changes for storm water management works.
- MECP best practices for Source Water Protection Program.
- Seeking re-election or first-time candidate? AMO's new, free workshop series is for you.
- Request your delegations at the ROMA Conference.
- ROMA Trade show - 50% sold out!
- Show me the Money: Unlocking Energy Funding.
- Mercury-containing lamps are Going! Going!! Gone!!!
- Register now for Magnetic North Conference 2025 at Science North.
- Call for proposals inviting Canadian municipalities to apply for infrastructure projects funding.
- Careers.

AMO Matters

Applications for AMO's 2026 Youth Fellowship Program are closing next Thursday, October 30th. Share this opportunity with students and youth interested in local government, governance, and the health of our democracy. Participants learn about municipal governance and policy while gaining exposure to real-time issues facing Ontario's municipalities. [Applications information linked here.](#)

AMO is partnering with the University of Waterloo's Work-Learn Institute to explore how work-integrated learning can better support long-term municipal workforce development. If you have experience overseeing a student placement in a municipal setting, [please share your experience working with student co-ops and interns.](#)

Provincial Matters

Ontario has announced \$5 million through an application-based program to help increase emergency preparedness. Municipalities under 100,000 residents, that have not received the grant in prior years, are eligible to apply. [Applications are due October 28, 2025.](#)

The Ministry of the Environment, Conservation and Parks is holding a webinar about changes to environmental permissions for storm water management from 1:30-3.00pm November 4, 2025. Contact enviopermissions@ontario.ca for the link and further details.

The Ministry of the Environment, Conservation and Parks is accepting applications to assist municipalities and First Nations communities to develop source water protection action plans.

Applications can be submitted until October 31, 2025. Contact SourceProtectionFunding@ontario.ca for more information.

Education Opportunities

Stronger Leaders, Stronger Communities is designed to equip you with the tools, resilience, and confidence to meet the challenges of the political landscape head-on. This workshop series is being offered at no charge in two streams: those considering re-election in 2026 and a second for first-time candidates who want to explore whether elected office is right for them. [Full details and registration information here.](#)

ROMA is pleased to share that the Ministry of Municipal Affairs and Housing (MMAH) has launched its [delegation request process](#) for the 2026 ROMA Annual Conference. Only registered ROMA Conference delegates are eligible to participate in delegation meetings with the provincial government. [Register today.](#)

ROMA members represent over 2.8 million residents living in about 1,000,000 households. Connect with rural municipal leaders at the ROMA Conference trade show. [Complete your application today](#) before it is sold out.

LAS

Is the lack of funding keeping your energy projects from moving forward? Check out this free webinar on October 24 that will unpack available incentives and rebates for your municipality. Don't wait - [register today.](#)

Products Containing Mercury Regulations prohibits the import and manufacture of mercury-containing lights. Starting 1 January 2026, a gradual phase-out will begin. How will this impact your facilities' lighting? Join us for a free webinar on October 29 to learn more. [Register here to attend.](#)

Municipal Wire*

Registration is now open for Magnetic North 2025 at Science North. Join the Northern Policy Institute in Sudbury to explore population growth and immigration in Northern Ontario. For more details about the conference and to register, [click here.](#)

Co-operators [Resilience Acceleration Lab](#) is inviting municipalities to apply for funding to develop infrastructure projects that reduce physical climate risks, including flooding, wildfires, storms, and heat. Selected proposals may receive up to \$250,000 and expert guidance to prepare for private capital financing. Projects will be reviewed on a rolling basis until January 30, 2026. Contact [Don Iveson](#) or resilience@cooperators.ca if you have any questions.

Careers

[Executive Director – Brant Municipal Enterprises Inc.](#) Closing Date: November 3, 2025.

[Administrator - The John Noble Home.](#) Closing Date: November 3, 2025

About AMO

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

AMO Contacts

AMO Watchfile Tel: 416.971.9856

Conferences/Events

Policy and Funding Programs

LAS Local Authority Services

MEPCO Municipal Employer Pension Centre of Ontario

ONE Investment

Media Inquiries

Municipal Wire, Career/Employment and Council Resolution Distributions



*Disclaimer: The Association of Municipalities of Ontario (AMO) is unable to provide any warranty regarding the accuracy or completeness of third-party submissions. Distribution of these items does not imply an endorsement of the views, information or services mentioned.

Association of Municipalities of Ontario (AMO)

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This email was sent to deputyclerk@northglengarry.ca.

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From: AMO Communications <communicate@amo.on.ca>
Sent: October 30, 2025 10:01 AM
To: Jena Doonan
Subject: AMO Watchfile - October 31, 2025



October 30, 2025

In This Issue:

- Deadline Extended: Nov 3rd! 2026 Youth Fellowship Program applications.
- Excess Soil and Records of Site Condition Regulatory Amendment.
- Webinar: Permission changes for storm water management works.
- MECP best practices for Source Water Protection Program.
- Request for Proposals for AMO AGM and Annual Conference.
- Seeking re-election or first-time candidate? AMO's new, free workshop series is for you.
- Request your delegations at the ROMA Conference.
- ROMA Trade show - over 50% sold out!
- How Municipalities Can Spot – and Stop – Professional Identity Fraud.
- Provide sewer and water line protection for homeowners.
- Partnering for Impact: Collaborating on Municipal Solutions.
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Application deadline for AMO's 2026 Youth Fellowship Program are now closing next Monday, November 3rd. Share this opportunity with students and youth interested in local government, governance, and the health of our democracy. Participants learn about municipal governance and policy while gaining exposure to real-time issues facing Ontario's municipalities. [Applications information linked here.](#)

Provincial Matters

Ontario has made amendments to [Ontario Regulation 406/19](#) and [Ontario Regulation 153/04](#) to enable greater beneficial reuse of excess soil and remove barriers to redeveloping brownfield properties.

The Ministry of the Environment, Conservation and Parks is holding a webinar about changes to environmental permissions for storm water management from 1:30-3:00pm November 4, 2025. Contact enviropemissions@ontario.ca for the link and further details.

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Education Opportunities

The Association of Municipalities of Ontario (AMO) is now accepting bids for our 2028, 2029, 2030 and 2031 AMO Annual Conference. The Request for Proposals (RFP) is open to all AMO members in good standing able to best fulfill/meet the criteria as laid out in the RFP. [Click here for the RFP.](#)

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LAS

LAS' Electronic Signature Program partner contributes an article about identifying fraudulent identity credentials. Read about various cases and [learn how to identify and stop these occurrences](#) in your municipality.

Through the [LAS Sewer and Water Line Warranty program](#), municipalities can provide a cost-saving option for homeowners who find themselves with damaged sewer and water lines. Learn more about this guaranteed warranty program provided by Service Line Warranties of Canada (SLWC).

Municipal Wire*

Join us on November 19th at 12:00pm for an interactive session exploring how municipal and post-secondary partnerships can tackle today's most complex local challenges. Learn practical ways municipal leaders, planners, and researchers can collaborate with academic institutions to drive innovation and change. [Register here.](#)

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Careers

[Strategic Initiatives & Engagement Manager - Bruce County.](#) Closing Date: November 7, 2025

[Associate Director, Fleet Services - Niagara Region.](#) Closing Date: Nov 13, 2025

[Legal and Real Estate Coordinator - King Township.](#) Closing Date: November 6, 2025

[Chief Financial Officer / Treasurer - King Township.](#) Closing Date: November 17, 2025

Zoning Examiner and Planning Coordinator - King Township, Closing Date: October 31, 2025

About AMO

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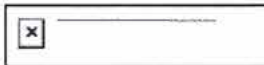
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[MEPCO Municipal Employer Pension Centre of Ontario](#)

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Jena Doonan

From: Timothy Simpson
Sent: October 23, 2025 12:36 PM
To: Jena Doonan
Subject: FW: October ROMA Board Highlights

Hi Jena;

For the Council correspondence package.

Thanks.

**NORTH
GLENGARRY
NORD**



Timothy J. Simpson, MPA

Interim Chief Administrative Officer/Clerk | Directeur général/greffier

Township of North Glengarry | Canton de Glengarry Nord

3720 County Road 34

Alexandria ON K0C 1A0

T: 613-525-1625

E: cao@northglengarry.ca | W: www.northglengarry.ca

From: ROMA Communications <roma@roma.on.ca>

Sent: October 23, 2025 12:30 PM

To: Timothy Simpson <cao@northglengarry.ca>

Subject: October ROMA Board Highlights



October ROMA Board Highlights

Happy Local Government Week!

This Local Government Week, you may have noticed that ROMA has a new look. We're excited to share our new branding with you at the upcoming 2026 ROMA Conference.

The ROMA Board sends a sincere thank you to everyone working, leading and serving as elected officials and staff in rural municipal governments across Ontario. We see the great work you're doing, and we appreciate your commitment to your communities.

ROMA report will strengthen advocacy on rural infrastructure funding

- The Board is working with AMO's Policy Team to develop a Rural Infrastructure Strategy. Data shows that rural municipalities face unique infrastructure challenges:
 - Rural Ontario municipalities own and operate about \$153 billion in public infrastructure yet have the fewest financial resources and tools to fund these critical needs.
 - Rural municipalities have 17 per cent of the population in Ontario and are responsible for 31 per cent of all roads, bridges, and tunnel assets, by value.
 - The provincial and federal governments contribute only about 30 per cent in annual rural municipal infrastructure funding.
- Through the strategy, ROMA's advocacy will focus on more effective, efficient funding arrangements that recognize rural communities' limited resources and capacity. This includes:
 - Consolidating various provincial grant programs into a provincial-municipal transfer fund that is stable, predictable, and long-term. This will allow municipalities to plan, maintain and expand infrastructure more effectively.
 - Addressing provincial downloading from the 1990s that included more than 5,000 km of roads and highways, water treatment plans, and non-powered dams to rural communities. The cost of operating and maintaining these assets outstrips the limited property tax base of rural municipalities.

The ROMA Board continues to refine health policy work

- ROMA released its *Fill the Gaps Closer to Home* report in 2024. The report included 22 recommendations for the province to improve access to primary healthcare for millions of rural Ontarians.
- Rural communities are disproportionately impacted by Ontario's health crisis. Despite healthcare being a provincial responsibility, rural municipal governments contribute \$480 million dollars annually to health and social service programs. They do not have the tax base to subsidize provincial costs to this degree.
- AMO Policy staff are reviewing the 2024 report, along with data from AMO's recently completed municipal health survey, to update and reprioritize

recommendations into a Rural and Northern Healthy Strategy. This report will be delivered to the ROMA Board in early 2026.

ROMA proactively advocating on rural schools

- A province-wide school closure moratorium has been in place since 2017. However, the Minister of Education said that closures may be considered for the five boards under provincial supervision.
- This could be a first step in lifting the moratorium altogether, putting small, rural schools at risk of amalgamations and closures.
- ROMA is advocating to the Province to exempt all schools from closure that qualify for the Rural and Northern Education Allocation funding as set out by the Ministry of Education.
- ROMA is seeking the Province's cooperation and consultation about potential changes to the moratorium, and development of a criteria and process in collaboration with municipalities that consider the impacts to both students and community wellbeing before a school is closed.
- Additionally, ROMA will work closely with the Community Schools Alliance to align advocacy efforts.

Mark your calendars for ROMA 2026

The 2026 ROMA Conference is happening Sunday, January 18 to Tuesday, January 20, 2026, at the Sheraton Centre Hotel in Toronto.

Early bird conference [registration](#) is available until Friday, October 31 at 4 p.m.

The request form for delegation meetings is now open. [Access the form here.](#)

Don't forget to arrive in time for ROMA's zone meetings and lunch.

Keynote speaker Chantal Hébert is back at this year's Conference by popular demand. Hébert will provide her keen perspectives on an eventful year and what lies ahead.

Keep up to date with the rural municipal voice
of the province, on social media.



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News Release: The EOWC Strengthens Ties with Federal Leaders During Parliament Hill Advocacy Day



Left-to-right: Martin Lang, Warden, United Counties of Stormont, Dundas, and Glengarry; Yves Lavolette, Warden, United Counties of Prescott and Russell; Eric Duncan, Member of Parliament, Stormont-Dundas-Glengarry; Bob Mullin, Warden, County of Hastings; Chris Malette, Member of Parliament, Bay of Quinte; Steve Ferguson, Vice-Chair, EOWC (Mayor of Prince Edward County); Bonnie Clark, Chair, EOWC (Warden of Peterborough County); Toby Randell, Warden, County of Lanark; Corinna Smith-Gatcke, Warden, United Counties of Leeds and Grenville; Scott Reid, Member of Parliament, Lanark – Frontenac; Nathan Townend, Warden, County of Lennox and Addington; Peter Emon, Warden, County of Renfrew; Brian Ostrander, Warden, Northumberland County.

Ottawa, ON – On October 21, the Eastern Ontario Wardens' Caucus (EOWC) met in Ottawa for its Parliament Hill Advocacy Day, meeting with federal officials and Members of Parliament to discuss urgent priorities impacting our 103 small urban and rural eastern Ontario communities.

Representing 1.1 million residents, or 1 in 40 Canadians, the EOWC used the opportunity to build relationships with Prime Minister Carney's new government, regional Members of Parliament, and the official opposition, to progress priorities, including that the Federal Government:

- Unlock trade and housing-enabling infrastructure to build Canada's economic resilience
- Invest in eastern Ontario ports to expand national and global trade
- Ensure the new Build Canada Homes program includes rural and small urban municipalities at the forefront
- Modernize federal coordination and remove barriers to support the enhancement of economic services

"Eastern Ontario is facing real challenges, but also tremendous opportunities," stated **Bonnie Clark, Chair of the Eastern Ontario Wardens' Caucus** and Warden of Peterborough County. "Our meetings on Parliament Hill were about making sure the government knows that the EOWC and our municipalities are partners they can count on to deliver on national goals in our local communities. Our communities are *ready to work, ready to grow, and ready to partner* with the federal government to deliver results for the people we serve."

The advocacy day started with a breakfast reception featuring remarks from **Chris Malette, Member of Parliament for the Bay of Quinte**, and **Eric Duncan, Member of Parliament for Stormont, Dundas and Glengarry** (and former Chair of the EOWC). Their insights highlighted the importance of continued federal support for rural priorities.

Building on that message, EOWC leaders participated in 15 meetings, presenting data and recommendations to strengthen eastern Ontario's economy, enhance service delivery, and support Canada's efforts to remain competitive on the global stage.

The EOWC was honoured to meet with Zachary Nixon from the Ontario Desk in the Prime Minister's Office, as well as the following federal representatives:

- Pauline Rochefort, Parliamentary Secretary to the Secretary of State (Rural Development)
- Jennifer McKelvie, Parliamentary Secretary to the Minister of Housing and Infrastructure

- Mike Kelloway, Parliamentary Secretary to the Minister of Transport and Internal Trade
- Chris Malette, Member of Parliament for Bay of Quinte
- Staff from the offices of Buckley Belanger, Secretary of State (Rural Development), and Karina Gould, Chair of the Standing Committee of Finance.

The EOWC also engaged with members of the official opposition, including staff from Pierre Poilievre's office, and:

- Richard Bragdon, Shadow Minister for Rural Development
- Larry Brock, Shadow Minister for Justice and Attorney General of Canada
- Scott Aitchison, Shadow Minister for Housing and Infrastructure
- Jamie Schmale, Member of Parliament for Haliburton—Kawartha Lakes
- Shelby Kramp-Neuman, Member of Parliament for Hastings—Lennox and Addington—Tyendinaga

The EOWC remains committed to working collaboratively with all levels of government to ensure the long-term prosperity, sustainability, and well-being of eastern Ontario's small urban and rural communities.



Left-to-right: Connor Corey, CAO, County of Hastings; Bonnie Clark, Chair, EOWC (Warden of Peterborough County); Meredith Staveley-Watson, Director of Government Relations and Policy, EOWC; Zachary Nixon, Ontario Desk, Prime Minister's Office; Sheridan Graham, Secretary-Treasurer, EOWC; Steve Ferguson, Vice-Chair,



Left-to-right: Toby Randell, Warden, County of Lanark; Corinna Smith-Gatcke, Warden, United Counties of Leeds and Grenville; Pauline Rochefort, Parliamentary Secretary to the Secretary of State, Rural Development; Yves Laviolette, Warden, United Counties of Prescott and Russell; Nathan Townend, Warden, County of Lennox and Addington.

EOWC (Mayor of County of Prince Edward).



Left-to-right: Stephane Parisien, CAO, United Counties of Prescott and Russell; Yves Lavoie, Warden, United Counties of Prescott and Russell; Larry Brock, Shadow Minister, Justice and Attorney General; Jessica Uitvlugt, Administration and Communications Coordinator, EOWC.



Left-to-right: Connor Dorey, CAO, County of Hastings; Bob Mullin, Warden, County of Hastings; Jennifer McKelvie, Parliamentary Secretary, Housing and Infrastructure; Bonnie Clark, Chair, EOWC (Warden of Peterborough County); Sheridan Graham, Secretary-Treasurer, EOWC.



Left-to-right: Bonnie Clark, Chair, EOWC; Scott Aitchison, Shadow Minister, Housing; Toby



Left-to-right: Bob Mullin, Warden, County of Hastings; Shelby Kramp-Neuman, Member of Parliament, Hastings--Lennox and Addington--

Randell, Warden, County of Lanark.

Tyendinaga; Nathan Townend, Warden, County of Lennox and Addington; Meredith Staveley-Watson, Director of Government Relations and Policy; Connor Dorey, CAO, County of Hastings.

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About the EOWC

The Eastern Ontario Wardens' Caucus (EOWC Inc.) is a non-profit organization representing 103 small-urban and rural municipalities across Eastern Ontario. Spanning 50,000 square kilometres and serving over 1.1 million residents, the EOWC has been a united regional voice for more than 20 years.

It advocates for municipal priorities and collaborates with all orders of government, businesses, non-profits, Indigenous leaders, the media, and the public to drive positive change for Eastern Ontario.

Visit the EOWC's website at eowc.org.

Join Us at the EOWC

1. District of Prescott and Russell, Bonnie Clark
2. Village of Appleton, Steve Ferguson
3. County of Lennox and Addington, Meredith Staveley-Watson
4. County of Hastings, Connor Dorey

Meredith Staveley-Watson, Director of Government Relations and Policy | 235 Pinnacle Street | Belleville, ON K8N 3A9 CA

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From: Manon Carriere <mcarriere@eohu.ca>
Sent: October 27, 2025 3:08 PM
Subject: Introducing the EOHU Strategic Plan for 2025-2030/Présentation du Plan stratégique 2025-2030 du BSEO

(la version française suit le texte en anglais)

Hello,

We're excited to share that the Eastern Ontario Health Unit (EOHU) is launching our new 2025-2030 Strategic Plan – a roadmap shaped by community voices and built on shared commitment to health and wellbeing.

This plan reflects what we heard from you and others: that the path to stronger, healthier communities lies in collaboration, equity, and responsiveness. Together, we've identified key priorities that will guide our work over the next five years:

- **Deepening and expanding partnerships** to strengthen collaboration, improve access to care, and better serve diverse and evolving community needs
- **Supporting our workforce** so we can serve our community with skill, compassion, and resilience
- **Enhancing and optimising operations** to deliver timely, high-quality public health services grounded in equity and evidence

We're grateful for your continued partnership and support. Your insight helped shape this vision, and your collaboration will be key to bringing it to life.

You can read more about the plan here: [**EOHU Strategic Plan 2025-2030**](#)

We look forward to continuing our work together to build thriving communities across the region.

Bonjour,

Nous sommes ravis de vous annoncer que le Bureau de santé de l'est de l'Ontario (BSEO) lance son nouveau Plan stratégique 2025-2030 – une feuille de route façonnée par la voix de nos communautés, qui s'appuie sur un engagement collectif face à la santé et le bien-être.

Ce plan reflète ce que nous avons entendu venant de vous et d'autres : que la voie vers des communautés plus fortes et plus saines réside dans la collaboration, l'équité et la réactivité. Ensemble, nous avons identifié les

priorités clés qui guideront notre travail au cours des cinq prochaines années :

- **Approfondir et élargir les partenariats** pour renforcer la collaboration, améliorer l'accès aux soins et mieux répondre aux besoins communautaires diversifiés qui évoluent.
- **Soutenir notre main-d'œuvre** afin que nous puissions servir notre communauté avec compétence, compassion et résilience.
- **Améliorer et optimiser les activités** pour fournir en temps opportun des services de santé publique de haute qualité, fondés sur l'équité et des données probantes.

Nous sommes reconnaissants de votre partenariat et de votre soutien continu. Vos idées ont contribué à façonner cette vision, et votre collaboration sera essentielle pour lui donner vie.

Vous pouvez lire les détails du plan ici : **Plan stratégique 2025-2030 du BSEO**

Nous sommes impatients de poursuivre notre travail ensemble pour bâtir des communautés prospères dans toute la région.



EOHU.ca | BSEO.ca

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From: Ontario News <do.not.reply@ontario.ca>
Sent: October 23, 2025 1:44 PM
To: Jena Doonan
Subject: Province Introducing Legislation to Build Homes and Infrastructure Faster

NEWS RELEASE

Province Introducing Legislation to Build Homes and Infrastructure Faster

Proposed measures would also continue reducing delays at the Landlord and Tenant Board

October 23, 2025

Ministry of Municipal Affairs and Housing

TORONTO — Today, the Ontario government introduced the *Fighting Delays, Building Faster Act, 2025* that would, if passed, protect Ontario's economy and keep workers on the job by cutting red tape, getting shovels in the ground faster and supporting the construction of homes, roads and infrastructure. The proposed legislation also includes measures that would reduce gridlock, relieve backlog at the Landlord and Tenant Board and promote increased supply of rental housing.

"Our government is building a more prosperous, resilient and competitive economy by fighting costly delays and regulatory burdens that slow the delivery of homes, roads and infrastructure that communities need," said Rob Flack, Minister of Municipal Affairs and Housing. "With tariffs and economic uncertainty taking aim at our economy, we're working with municipal leaders and homebuilders to get shovels in the ground faster so we can build more homes and keep workers on the job."

The *Fighting Delays, Building Faster Act, 2025*, if passed, and related actions would:

- Reduce barriers to building homes and infrastructure by streamlining approvals and site plan control in time for the spring building season. Site plan control is a planning tool that municipalities use to evaluate certain site elements such as parking areas and landscaping, which the province is streamlining to create consistent standards and lower costs for building.
- Undertake a section-by-section review of the Ontario Building Code to reduce regulatory burdens and costs while maintaining safety.
- Address delays and support backlog reduction efforts at the Landlord and Tenant Board by improving the speed and fairness of processes, limiting bad actors from

abusing the system and including new measures to help balance the rights and responsibilities of landlords and tenants to encourage landlords to bring more rental housing online.

- Help cut red tape that is slowing down road construction by moving forward with a common set of road construction standards across all municipalities.
- Speed up decision-making and get shovels in the ground faster for water and wastewater in Peel Region by enabling a new public corporation model for Mississauga, Brampton and Caledon to deliver these services.
- Keep people and goods moving by prohibiting the reduction of vehicle lanes when municipalities install new bicycle lanes.
- Crack down on fraud in Ontario's licensing system by strengthening eligibility requirements to get an Ontario driver's licence.
- Help build housing for seasonal farm workers faster by making it easier to put septic systems in place on farm properties.

The *Fighting Delays, Building Faster Act, 2025* builds on the government's ongoing work with municipal partners to cut red tape and accelerate housing and transportation infrastructure for the province's long-term stability, resiliency and prosperity.

Quick Facts

- The *Fighting Delays, Building Faster Act, 2025* builds on the actions in the *Protect Ontario by Building Smarter and Faster Act, 2025*.
- A report from the Canadian Centre for Economic Analysis found that gridlock in Ontario is significantly impacting commuters' quality of life and costing the province \$56 billion a year.
- Ontario invested \$6.5 million in 2023-24 to appoint an additional 40 adjudicators and hire five additional staff – more than doubling the number of full-time adjudicators at the Landlord and Tenant Board (LTB) – to help address the backlog, improve timeliness and strengthen client services at the Landlord and Tenant Board. The LTB has since reduced its caseload by 33 per cent since its peak in December 2023.
- Consistent with the rules in place across the rest of the province, Ontario is also removing the City of Toronto's ability to require so-called green roofs to help lower the cost of construction.
- Ontario farms employ 30,000 agricultural workers who help grow and harvest the food that supports the province's agricultural sector and food-supply chain.
- Peel Region's water and wastewater infrastructure is the second largest in Ontario, with assets over \$40 billion and serving 1.6 million residents.

Quotes

"Our government is cutting through red tape to support standardizing the construction of municipal roads so we can keep traffic flowing across the province and drive economic growth as we continue our work to protect Ontario. The legislation we're tabling today will also enhance road safety by introducing more stringent requirements for driver

licensing to crack down on fraud, increase public confidence in our licensing system and ensure Ontario's roads remain among the safest in North America."

- Prabmeet Sarkaria
Minister of Transportation

"Our government is taking action to strengthen Ontario's rental housing system by delivering faster, fairer and more accessible services. As part of the Fighting Delays, Building Faster Act, 2025, we're proposing new measures to boost ongoing efforts to address delays and reduce backlogs at the Landlord and Tenant Board — it's just the latest step in our plan to protect Ontario and help balance the rights and responsibilities of landlords and tenants."

- Doug Downey
Attorney General of Ontario

"In the face of economic uncertainties, we are speeding up approvals for housing and infrastructure projects, ensuring construction moves forward quickly while safeguarding public health and the environment. These changes will enable the creation of thousands of new homes and jobs near transit through transit-oriented communities. The measures also support Ontario's farmers by speeding up the development of housing for seasonal workers, protecting our food supply chain and strengthening our economy."

- Todd McCarthy
Minister of the Environment, Conservation and Parks & Acting Minister of Infrastructure

"The Ontario Home Builders' Association (OHBA) appreciates the continued action the Ontario government is taking to reduce delays, modernize approvals, and align housing delivery with critical infrastructure. This legislation reflects a growing partnership between government and industry — one rooted in the shared goal of building more homes, faster. Builders, municipalities, and government are most effective when we move in the same direction, and OHBA looks forward to working with Minister Flack and his colleagues to ensure these measures deliver real, on-the-ground results for Ontario's builders and homebuyers alike."

- Scott Andison
CEO, Ontario Home Builders' Association

"FRPO applauds the Ontario government for introducing measures that support timely and effective outcomes at the Landlord & Tenant Board and reduce barriers to purpose-built rental development. Together, these actions will help strengthen Ontario's housing sector, support fairness for rental-housing providers and residents, and make it easier to bring much-needed rental homes to market. FRPO looks forward to working with the government to advance the successful implementation of these important initiatives."

- Tony Irwin
President & CEO, Federation of Rental-housing Providers of Ontario (FRPO) and President & CEO, Rental Housing Canada

"The Building Industry and Land Development Association (BILD) welcomes this legislation as yet another step by the Ontario government to speed up the provision of new housing, accelerate housing-supportive infrastructure, lower costs and enable more efficient approvals. This bill acknowledges and addresses the importance of producing housing supply faster, at a scale and cost to meet the needs of Ontario families. BILD and the industry look forward to working collaboratively with the province, municipalities and other stakeholders on the implementation of these measures to the benefit of housing supply and affordability."

- Dave Wilkes

President and CEO, Building Industry and Land Development Association

"As builders, we see firsthand how different road specifications from one municipality to the next can slow down critical infrastructure projects and drive-up costs. Standardizing roadbuilding specs is another example of the Ontario government cutting red tape, supporting local jobs and businesses, enhancing infrastructure quality, and ensuring better value for taxpayers."

- Raly Chakarova

Executive Director, Toronto and Area Road Builders Association

"This legislation represents a transformative step forward for Ontario's infrastructure delivery. By enabling the harmonization of road construction materials and design standards, the government is addressing long-standing inefficiencies that have driven up costs and slowed project delivery. Greater consistency across jurisdictions will give contractors the certainty they need to plan and invest with confidence — ultimately allowing Ontario to build more, for less."

- Steven Crombie

Senior Director of Public Affairs, Ontario Road Builders Association

Additional Resources

- [Fighting Delays, Building Faster Technical Briefing](#)
- [Ontario Builds: our infrastructure plan](#)
- [Transit-Oriented Communities](#)

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From: Ontario News <do.not.reply@ontario.ca>
Sent: October 28, 2025 9:17 AM
To: Jena Doonan
Subject: Ontario Lowering Costs for First-Time Home Buyers



NEWS RELEASE

Ontario Lowering Costs for First-Time Home Buyers

Province rebating the provincial portion of the HST for first-time home buyers of most new homes

October 28, 2025
Ministry of Finance

TORONTO — As part of its plan to protect Ontario, lower costs and help more families realize the dream of homeownership, the provincial government is proposing to rebate the full 8 per cent provincial portion of the HST for first-time home buyers on new homes valued up to \$1 million. The province's proposal, which will be included in the 2025 Fall Economic Statement, would save first-time home buyers up to \$80,000 off the cost of a new home when combined with existing provincial relief, helping lower costs for first-time home buyers and spurring the construction of more homes. When combined with the federal government's proposed removal of its 5 per cent portion of the HST, which would save up to \$50,000 off the cost of a new home, total savings for first-time home buyers would equal up to \$130,000.

"In the face of tariffs and global economic uncertainty, it's never been more important to make life more affordable for the hardworking people of Ontario. Through our proposed HST rebate on new homes for qualifying first-time home buyers, we are leading by example – saving families money on one of the biggest financial transactions of their lives," said Peter Bethlenfalvy, Minister of Finance. "Ontario families deserve more money back in their pockets and we are continuing to build on our track record of doing just that."

Earlier in 2025, the Ontario government called on the federal government to introduce further measures in collaboration with the province to address housing affordability, including removing the HST for first-time homebuyers. Subject to passage of federal legislation, Ontario's new rebate would mirror the federal government's First-Time Home Buyers' GST/HST Rebate to temporarily remove the full 8 per cent provincial portion of the HST for first-time home buyers on qualifying newly built and substantially renovated homes.

"Our government is working every day to bring the dream of homeownership within reach for more people. Today's announcement is good news not only for first-time homebuyers, but for workers and tradespeople who can keep doing what they love – building their communities," said Rob Flack, Minister of Municipal Affairs and Housing. "The actions we're taking today complement our legislation and is just one more way we are protecting Ontario by creating the conditions to build."

The new Ontario rebate would be available in addition to the existing Ontario HST New Housing Rebate, which already provides relief of up to \$24,000 to eligible purchasers, including but not limited to first-time home buyers. Together with Ontario's existing HST New Housing Rebate, the new Ontario rebate would provide relief of the full 8 per cent provincial portion of the HST on qualifying new homes valued up to \$1 million for first-time home buyers. For homes valued between \$1 million and \$1.5 million, the new rebate would follow the phased reduction under the proposed federal rebate. That means the rebate would be gradually reduced as the price of a new home increases from \$1 million to \$1.5 million, to a minimum of \$24,000 for homes valued between \$1.35 million and \$1.5 million. This ensures that the combined amount of relief available under both Ontario rebates would not be less than the amount that is currently provided through the existing Ontario HST New Housing Rebate.

The province is also making record investments to support new home construction and keep the dream of homeownership alive, including through its recent increase of the Municipal Housing Infrastructure Program to \$4 billion and the \$1.2 billion Building Faster Fund.

More information about the government's plan to protect Ontario, grow our economy and make Ontario the most competitive jurisdiction of the G7 to invest will be included in the *2025 Ontario Economic Outlook and Fiscal Review*, to be released on Thursday, November 6, 2025.

Quick Facts

- On May 27, 2025, the federal government proposed eliminating the full federal portion of the HST on qualifying newly built and substantially renovated homes valued up to \$1 million for first-time home buyers.
- Details of Ontario's proposed new rebate are based on the federal government's proposal as announced on May 27, 2025. Implementation of the new Ontario rebate is subject to passage of federal legislation and requires federal regulatory changes. Ontario will continue to monitor the status of the federal proposal as it progresses through the federal legislative process.
- Ontario will work with the federal government to propose that the new Ontario rebate be available if the agreement of purchase and sale for the home is entered into with the builder on or after May 27, 2025, and before 2031. Construction of the home must begin before 2031, and the home must be substantially completed before 2036.
- Other eligibility criteria for the new Ontario rebate would follow those set by the federal government, including that the individual must be acquiring the new home for use as their primary place of residence.

- The *Protect Ontario by Building Faster and Smarter Act, 2025*, helps speed up the construction of new homes and infrastructure by streamlining development processes and reducing costs, in partnership with municipalities.

Quotes

"RESCON has been advocating for an aligned GST/HST rebate for first-time homebuyers. We are grateful to the provincial government for their announcement today which implements this full GST/HST rebate of 13 per cent for first-time homebuyers in Ontario. This is good news for the thousands of young people and families who have been struggling to realize the dream of new home ownership. Premier Ford, Minister Bethlenfalvy and Minister Flack are demonstrating decisive leadership as we work collaboratively to address the housing challenges facing our province."

- Richard Lyall

President, Residential Construction Council of Ontario

"The Ontario government's extension of the GST/HST exemption to the first \$1 million on the purchase of a new home, or substantially renovated home, for first time home buyers is a step in the right direction in addressing the worst housing downturn on record. Addressing this challenge requires the concerted effort of all levels of government and the industry to lower new housing costs, increase housing starts and protect jobs and the economy. The Building Industry and Land Development Association appreciates the efforts of the provincial government and will continue to work with the government to advise on additional measures required to address the structural challenges facing the industry. With GTA new housing prices down 20 per cent from the peak and these new measures, now is a great time for first buyers to step off the sidelines and get into the market."

- Dave Wilkes

President and CEO, Building Industry and Land Development Association (BILD)

"AMO commends the province on taking steps to reduce the cost of new homes for first-time home buyers. This tax relief could boost buyer demand and help increase new home construction -- an important priority for municipalities and the province."

- Robin Jones

President of the Association of Municipalities of Ontario (AMO), Mayor of Westport

"The recognition by all levels of government that taxation is a barrier to homeownership and substantial home renovation marks an important step forward in addressing Ontario's housing challenges. OHBA and our partners have long called for targeted tax relief to improve affordability and spur construction of new homes and today's announcement by the province is important progress on this front. As pressures on the home building industry persist, we remain committed to working with government to support policies that will help get more homes built across Ontario."



- Scott Andison
Chief Executive Officer, Ontario Home Builders' Association

Additional Resources

[Ontario Launches Building Faster Fund and Expands Strong Mayor Powers](#)
[Federal Backgrounder: GST relief for first-time home buyers on new homes](#)

Media Contacts

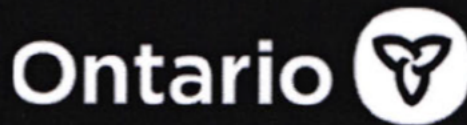
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To: Timothy Simpson
Subject: RE: Ontario Increasing Support to Municipalities through the Ontario Municipal Partnership Fund

From: Ontario News <do.not.reply@ontario.ca>
Sent: October 31, 2025 1:36 PM
To: Timothy Simpson <cao@northglengarry.ca>
Subject: Ontario Increasing Support to Municipalities through the Ontario Municipal Partnership Fund



NEWS RELEASE

Ontario Increasing Support to Municipalities through the Ontario Municipal Partnership Fund

\$50 million boost will support 388 municipalities across the province in providing critical services

October 31, 2025
Ministry of Finance

GODERICH — As part of the provincial government's plan to protect Ontario and provide historic financial support for municipalities, the province is increasing the Ontario Municipal Partnership Fund (OMPF) by \$50 million, bringing the total funding to \$600 million for 2026. The funding will support 388 small, northern and rural municipalities and those with a limited property tax base, by providing critical services from public transit and libraries to emergency services and road maintenance.

"Today's announcement shows our government's continued commitment to protecting and supporting rural and northern municipalities in Ontario. The Ontario Municipal Partnership Fund plays an essential role in creating safe and strong rural communities across the province," said Lisa Thompson, Minister of Rural Affairs. "Through the OMPF, our government is helping to ensure that rural and remote northern communities will receive the funds necessary to address local priorities that will allow them to thrive and grow."

The OMPF is the province's main general assistance grant to municipalities. After consultation earlier this year, the additional \$50 million enhancement builds on the significant increases in support that the government is providing and represents a combined 20 per cent increase over the last two years.

"As we continue to navigate tariffs and global economic uncertainty, our government is stepping up to support Ontario's communities – including small, Northern, and rural municipalities," said Peter Bethlenfalvy, Minister of Finance. "As we continue to protect Ontario and build our province, we will

ensure municipalities have the tools they need to continue delivering critical local services to people and families in every corner of the province.”

From 2019 to 2024, key provincial support to municipalities grew by over 45 per cent. In 2024 alone, the government provided over \$10 billion to Ontario municipalities through key transfers. This includes:

- An additional \$1 billion through the Ontario Community Infrastructure Fund (OCIF) over five years starting in 2022.
- Nearly \$654 million annually through the Homelessness Prevention Program (HPP).
- Almost \$380 million to help 102 municipalities improve local transit through the 2024-25 Gas Tax program.

The government’s \$50 million increase to the OMPF in 2026 will be spread across all four core grant components to support small, northern and rural municipalities, as well as those with a limited property tax base.

Quick Facts

- The OMPF is a formula-based program that incorporates annual data updates to ensure the program is responsive to changing municipal circumstances.
- The province is working with municipalities to support building more homes for people and families. Ontario is investing an additional \$1.6 billion through the Municipal Housing Infrastructure Program (MHIP) nearly doubling the total investment to \$4 billion.

Additional Resources

[2026 Municipal Partnership Fund](#)

[2025 Ontario Budget: A Plan to Protect Ontario](#)

Media Contacts

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Scott Blodgett

Communications Branch

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May 15, 2025

To our Municipal Clients:

Re: Assessment of Bill 17 (Protect Ontario by Building Faster and Smarter Act, 2025)

In our continued efforts to keep our clients up to date on legislative changes that may impact them, we are writing to inform you that Bill 17, *Protect Ontario by Building Faster and Smarter Act, 2025* (herein referred to as Bill 17) was tabled in the Ontario Legislature on May 12, 2025. This letter provides a summary of the proposed changes to the *Development Charges Act, 1997* (D.C.A.) and commentary on the proposed changes to the growth management framework. As the Bill progresses through the legislative process, we will continue to advise of any amendments and associated impacts.

Note that the Province is seeking comments via the Environmental Registry of Ontario at the following link: <https://ero.ontario.ca/notice/025-0504>. We will be submitting our comments prior to the deadline of June 12, 2025.

1. Overview Commentary

The Province has stated that a goal of this Bill is to simplify and streamline development, while reducing barriers, including development fees. In this regard, the Bill proposes to amend various acts with the intent of building more homes faster in Ontario to address the current housing crisis. In addition to changes to the D.C.A., changes are proposed to the following Acts:

- *Building Code Act, 1992*;
- *Building Transit Faster Act, 2020*;
- *City of Toronto Act, 2006*;
- *Metrolinx Act, 2006*;
- *Ministry of Infrastructure Act, 2011*;
- *Planning Act*; and
- *Transit-oriented Communities Act, 2020*.

In addition to the legislative changes proposed, the Province has announced that they are exploring the use of a public utility model, which may include establishing municipal service corporations for water and wastewater systems. These changes could have significant impacts on the costs and delivery of water and wastewater services in Ontario. While this may serve to reduce the funding obligations from development charges (D.C.s), funding these costs from a broader pool of existing rate payers would likely result in higher water and wastewater rates.



2. Proposed Changes to the *Development Charges Act*

The following provides a summary of the proposed changes to the D.C.A., along with commentary on the potential impacts to municipalities.

1. Exemption for long-term care homes

- Currently, D.C.s imposed on long-term care homes are subject to annual instalments under section 26.1 of the D.C.A.
- The proposed change would exempt long-term care homes from the payment of D.C.s.
- This exemption would apply to any future D.C. instalments on long-term care home developments.
- The D.C.A. does not allow reductions in D.C.s to be funded by other types of development. As such, the exemption will have to be funded from other municipal revenue sources.

2. Definition of capital costs, subject to regulation

- The proposed change would add the words “subject to the regulations” to section 5 (3) of the D.C.A.
 - The proposed amendment expands the scope of the Province’s authority to limit eligible capital costs via regulation.
 - The D.C.A. currently provides this ability to limit the inclusion of land costs.
 - The Province intends to engage with municipalities and the development community to determine potential restrictions on what costs can be recovered through D.C.s.
- Commentary from organizations in the development community suggests these discussions may continue to focus on limiting the inclusion of land costs in the D.C. calculations. The proposed amendment, however, provides broad authority for limiting eligible capital costs (i.e., the scope of regulatory authority is not restricted to land).
- Reductions in D.C.-eligible capital costs will have to be funded from other municipal revenue sources. Changes to the definition of capital costs through regulation will require municipalities to adjust funding for capital projects swiftly without the legislative amendment process.

3. Simplified D.C. by-law process to reduce charges

- Proposed change to section 19 (1.1) of the D.C.A. to allow a simplified process to amend a D.C. by-law for the following reasons:
 - Repeal or change a D.C. by-law expiry date (consistent with current provisions);
 - Repeal a D.C. by-law provision for indexing or amend to provide for a D.C. not to be indexed; and



- Decrease the amount of a D.C. for one or more types of development.
- The simplified process includes passing of an amending by-law and providing notice of passing of the amending by-law. There will be no requirement to prepare a D.C. background study, undertake public consultation, and no ability to appeal to the Ontario Land Tribunal.
- Limiting the simplified D.C. by-law amendment process to situations where the amount of a D.C. for a type of development is being reduced would appear to allow municipalities to adjust the charges for changes in assumptions (e.g., reductions in capital cost estimates, application of grant funding to reduce the recoverable amount), adding exemptions for types of development, and phasing the imposition of a D.C.
- It is unclear if the simplified process would apply where exemptions are being provided for purposes other than development type, as specified in the amendment. For example, where a municipality is exempting a geographic area, such as an industrial park, downtown core, major transit station area, etc.
- While administratively expedient, eliminating the statutory public process for reductions in D.C.s will not provide the general public with an opportunity to delegate Council on the matter and will reduce transparency.

4. Deferral of D.C. payment to occupancy for residential development

- Proposed changes to section 26.1 of the D.C.A. provide that a D.C. payable for residential development (other than rental housing developments, which are subject to payment in instalments) would be payable upon the earlier of the issuance of an occupancy permit, or the day the building is first occupied.
- Only under circumstances prescribed in the regulations may the municipality require a financial security.
 - The Province has noted its intent to mitigate risk for municipalities. As such, the prescribed circumstances may allow for securities when no occupancy permit is required.
- Municipalities will not be allowed to impose interest on the deferral of D.C. payment to occupancy.
- It appears those municipalities that have elected to utilize subsection 26 (2) of the Act (i.e., water, wastewater, services related to a highway, and stormwater charges payable at the time of subdivision agreement) may no longer be able to utilize this section for residential subdivisions or consents.
- Deferring the timing of payment for all residential development to occupancy will have cashflow implications for municipalities. The impacts may include additional financing costs for capital projects, increased



administrative costs associated with administering securities and occupancies, and potential delays in capital project timing.

5. Removal of interest for legislated instalments

- Proposed changes to section 26.1 of the Act would remove the ability to charge interest on instalments for rental housing and institutional development.
- This would also apply to future instalments for existing deferrals once Bill 17 receives Royal Assent.
- The repeal of subsection 26.1 (9) of the D.C.A. removes the municipality's ability to require immediate payment of all outstanding instalments when a development use changes from rental housing or institutional to another use.
- This proposed amendment has the same cashflow impacts for municipalities as noted in item 4 above, although it is more limited in scope.

6. Ability for residential and institutional development to pay a D.C. earlier than a by-law requires

- Currently, if a person wishes to waive the requirement to pay their D.C. in instalments as per section 26.1, an agreement under section 27 of the D.C.A. (early payment agreement) is required.
- The proposed changes state that, "For greater certainty, a person required to pay a development charge under this section may pay the charge before the day it is payable even in the absence of an agreement under section 27."
- This wording achieves its intent to allow a person to waive the requirement to pay in instalments. It also appears, however, to allow residential and institutional D.C.s to be paid earlier than required in a D.C. by-law, absent municipal agreement.
- This is problematic for municipalities, as the development community may elect to pay D.C.s before indexing or before municipalities pass a new D.C. by-law where a publicly available D.C. background study may be indicating a potential increase in the charges.

7. Lower charge for rate freeze

- Section 26.2 of the D.C.A. requires that, for developments proceeding through a site plan or zoning by-law amendment application, the D.C. be determined based on the rates that were in effect when the planning application was submitted to the municipality.
- In some instances, the D.C. that would be imposed at the time of building permit issuance may be lower than that in place at the time of planning application.



- Where rates have been frozen as per section 26.2 of the D.C.A., the proposed amendments would require municipalities to apply either the “frozen” or the current rate, whichever is lower, in such instances.
 - Note, interest charges for the D.C. determined at planning application may still be imposed.
- These proposed changes are positive as developers would not be charged in excess of current rates (where lower) and developers who proceed in a timely manner are not penalized with additional interest costs.

8. Grouping of services for the purposes of using credits

- Section 38 of the D.C.A. allows a person to construct growth-related works on a municipality’s behalf, subject to an agreement. The person receives a credit against future D.C.s payable for the service(s) to which the growth-related works relate.
- A municipality can agree to allow the credits to be applied to other services in the D.C. by-law.
- The proposed amendments would allow the Province to, through regulation, deem two or more services to be one service for the purpose of applying credits.
- This proposed change appears to remove the municipality’s discretion to combine services by agreement in certain instances.
- Combining services for the purposes of credits would have cashflow implications for municipalities, where funds held in a reserve fund for a service not included under the section 38 agreement would be reduced. This could delay the timing of capital projects for these impacted services and/or increase financing costs.

9. Defining local services in the regulations

- Section 59 of the D.C.A. delineates between charges for local services and, by extension, those that would be considered in a D.C. by-law.
- Municipalities typically establish a local service policy when preparing a D.C. background study to establish which capital works will be funded by the developer as a condition of approval under section 51 or section 53 of the *Planning Act* (i.e., local service) and which will be funded by the D.C. by-law.
- The proposed amendments would allow the Province to make regulations to determine what constitutes a local service.
 - Although the Province has noted that this will be defined through consultations, there may be unintended impacts. For example, if the definition of a local service is too broad, it may lower the D.C. but increase the direct funding requirements on one particular developer. If the definition is too narrow, the opposite would result,



whereby local services would be broadly included in D.C. funding, thereby increasing D.C. rates.

- Additionally, what is deemed a local service in one municipality may vary from what is deemed a local service in another, depending on the size, density, and types of development.

Most of the changes above would come into effect upon Royal Assent of Bill 17. The changes with respect to deferral of payment to occupancy for residential development would come into effect upon the date proclaimed by the Lieutenant Governor in Council.

3. Noted Areas for Future Changes to Development Charges

In the Province's announcement, they indicated additional changes that are anticipated to follow proposed regulatory changes and/or ongoing consultations.

The Province has indicated the intent to add the Statistics Canada Non-Residential Building Construction Price Index for London to the prescribed indexes in the regulations. This would allow municipalities west of London and those that are closer to London than Toronto, to utilize the London series for indexing purposes.

The Province also indicated the intent to consult on a potential standardization of the approaches to benefit to existing deductions. Currently there are best practices to follow, however, there is no standardized approach across all municipalities. Providing a standardized approach may be problematic, as capital projects in different municipalities may be unique in scope and capital cost requirements.

Lastly, the announcement included commentary on expanding the Annual Treasurer's Statement reporting requirements. Currently for services related to a highway, water, and wastewater services, municipalities must allocate 60% of monies in their D.C. reserve funds to projects. The Province may consider expanding this requirement to more services.

4. Proposed Changes to the Growth Management Framework

The Ministry of Municipal Affairs and Housing (MMAH) has been reviewing the Official Plans of Ontario's 50 largest and fastest-growing municipalities against the Ministry of Finance's (M.O.F.) updated population forecasts released in October 2024. Where the Ministry finds that current Official Plan forecasts are lower than updated provincial or upper-tier projections, the MMAH will undertake targeted outreach to affected municipalities. In these cases, municipalities will be required to update their Official Plans to reflect the higher of the M.O.F. projection or the applicable upper-tier forecast.

These updates will be guided by a forthcoming revision to the Projection Methodology Guideline – the first since 1995 – to ensure consistency in how growth is planned across the Province. It is the MMAH's goal that these updated projections and methods



will help municipalities more accurately align land needs, servicing strategies, and capital planning with long-term provincial growth priorities. To support this, the Province is also exploring improvements to planning data systems and digital tools, including standardizing how municipalities track and report land use planning and permitting activity. Enhanced access to consistent, digitized data will help inform future forecasting, monitor implementation, and increase transparency across jurisdictions.

For municipalities directed by the Province to update their Official Plans, this requirement carries several implications. As a starting point, it is important to note that the M.O.F. forecasts are only available at the Census Division level, which typically represents upper-tier municipalities, including separated municipalities and large urban single-tier municipalities. This poses potential complexities for lower-tier municipalities to directly apply, allocate, and coordinate the M.O.F. population projections as part of their respective Official Plan Review. Furthermore, the M.O.F. population projections are released annually and are subject to considerable fluctuation. On the other hand, the municipal Official Plan Review process, which includes a comprehensive assessment of long-term population growth and urban land needs, is required to be carried out at a minimum every 10 years for new Official Plans and five years regarding Official Plan updates. Accordingly, it will be important for municipalities to monitor their respective Official Plans within the context of changing long-term M.O.F. projections. It is currently unclear to what extent Ontario municipalities will be required to update their respective Official Plans and associated background studies, such as needs assessments, servicing plans, and financial strategies, to ensure alignment with the updated M.O.F. projections. It is clear, however, that Ontario municipalities will require improved processes and tools to monitor their Official Plans in a manner that allows decision makers more flexibility to address and respond to anticipated change.

In parallel, the Province is also proposing changes to inclusionary zoning policies, which could influence housing delivery outcomes within protected major transit station areas. Specifically, the Act proposes capping the affordable housing set-aside rate at 5% and limiting the affordability period to 25 years. While these measures may enhance project feasibility and encourage more market-based residential development near transit, they may also constrain the long-term supply and stability of affordable units delivered through inclusionary zoning policies. Municipalities will need to consider how these changes affect their broader housing strategies, particularly in areas where protected major transit station areas are a central tool for delivering mixed-income communities.

5. Concluding Remarks

Based on the proposed changes, municipalities may experience a reduction in overall D.C. revenue. The impacts of some of the potentially more significant changes (i.e., changes to the definition of capital cost, grouping of credits, defining local services, and methodology for benefit to existing will not be known until the release of the draft regulations for consultation. By moving legislative guidance to the regulations, as



opposed to the Act itself, the Province will have the ability to change the rules set out therein without the requirement of passing a Bill through the legislative process. This reduces transparency and the required consultation should the Province wish to change these rules in the future.

We will continue to monitor the proposed changes and will inform you of potential impacts to municipalities. As noted, we will be submitting further comments to the Province via the Environmental Registry of Ontario. Should you have any questions, please contact the undersigned or send an email to info@watsonecon.ca.

Yours very truly,

WATSON & ASSOCIATES ECONOMISTS LTD.

Andrew Grunda, MBA, CPA, CMA, CEO

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Sean-Michael Stephen, MBA, Managing Partner

Daryl Abbs, BA (Hons), MBE, PLE, Managing Partner

Jamie Cook, MCIP, RPP, PLE, Managing Partner

Jack Ammendolia, BES, PLE, Managing Partner

October 9, 2025

To our Municipal Clients:

Re: Regulatory Registry 25-MMAH016 Comments – Proposed Amendments to Operationalize Payment of Development Charges at Occupancy

In our continued efforts to keep our clients up to date on legislative changes that may impact them, we are writing to inform you of proposed regulatory changes to Ontario Regulation 163/24 (Building Code), under the *Building Code Act, 1992*. This letter provides a summary of the proposed changes and commentary on potential impacts to municipalities.

The Province is seeking comments via the Regulatory Registry at the following link: <https://www.regulatoryregistry.gov.on.ca/proposal/51914>. The deadline to submit comments is October 17, 2025.

1. Overview

As part of changes introduced through the *Protect Ontario by Building Faster and Smarter Act, 2025 (Bill 17)*, the *Development Charges Act, 1997 (D.C.A.)* would be amended to provide for payment of Development Charges (D.C.s) at the earlier of the day the building is first occupied, or the day an occupancy permit is issued for non-rental residential development. The changes would come into effect on a day named by order of the Lieutenant Governor (i.e., commencement). Note that as of the date of this letter, commencement has not occurred.

The proposed changes to the Building Code are meant to operationalize the deferral of payment of residential D.C.s to the time of first occupancy of a building or issuance of an occupancy permit. As such, the changes are proposed to:

- Require occupancy permits for non-rental residential buildings, including stacked townhouses, where a builder elects to defer D.C.s under subsection 26.1 (3.1)^[1] of the D.C.A. This would apply to buildings that are completed but not yet occupied that do not currently require an occupancy permit.
- Require a Chief Building Official to deny issuance of the occupancy permit until the municipality confirms the D.C.s have been paid in full.

^[1] Subsection 26.1 (3.1) of the D.C.A. refers to payment of D.C.s at occupancy for non-rental residential development. Note, as of the date of this letter, this section is not yet in force.



- Require that all existing life-safety construction requirements are met before an occupancy permit can be issued.

These changes do not apply to:

- A municipality that does not have a D.C. by-law;
- Rental housing and institutional development under subsection 26.1 of the D.C.A.; or
- Where an early or late payment agreement has been made pursuant to section 27 of the D.C.A.

2. Commentary

Note that the draft regulation has not yet been released. Our preliminary commentary, provided below, is based on the summary of the proposed changes provided on the Provincial Regulatory Registry website.

Removal of Requirement for Securities

When Bill 17 was first introduced, there was an indication that the payment of D.C.s for residential development would be deferred to occupancy, subject to the following:

- Payment of D.C.s would be required before the issuance of an occupancy permit; and
- In situations where an occupancy permit is not required, municipalities would have the ability to require financial securities.

The summary provided appears to indicate that all non-rental housing developments seeking payment of D.C.s at occupancy will be subject to an occupancy permit. It is unclear if this requirement will replace the option for municipalities to use financial securities in place of occupancy permits. If occupancy permits are required for all non-rental housing developments, this will have greater processing demands on municipal building permit operations.

Election of Use of Deferral

The summary of proposed changes uses the term “where a builder elects to defer D.C.s.” This implies that the builder will have the option to defer payment of D.C.s to occupancy. If, however, a builder does not elect to defer payment to occupancy, this will create a different administrative process that needs to be tracked by municipalities.



Note that the choice to defer D.C.s to occupancy may be in reference to changes included in Bill 17 (subsection 26.1 (12) of the D.C.A.^[1]).

Although making the deferral optional may create administrative complexities through a two-track system, allowing builders to continue to pay at the time of building permit (or as otherwise identified in the D.C. by-law) is positive, as it may alleviate some of the cashflow pressures created by the deferrals.

Previous Comments on Legislative Change

As noted in our previous correspondence of June 4, 2025, this change will: add significant administrative costs across the Province; create cashflow implications for D.C. projects, which will lead to a delay in development of growth-related infrastructure; conflict with subsection 26 (2) of the D.C.A.;^[2] and impact the residential rate freeze provisions of the D.C.A. We have attached our June 4, 2025 letter for ease of reference.

3. Consultation Topics

The Ministry is seeking feedback on the following topics:

- Practical considerations for requiring and withholding occupancy permits where D.C.s are deferred under subsection 26.1 (3.1) of the D.C.A. (including documentation of payment and municipal processes).
 - Municipal staff input will be valuable in consultations with the Ministry in this regard.
- Treatment of phased or partial occupancy developments.
 - If payment of D.C.s can be further delayed by phasing occupancy of a development, this would create additional administrative tracking requirements and would create further cashflow pressure on municipalities.
 - Any consideration to further phasing of the D.C.s should not include housing-enabling D.C. services such as water, wastewater, stormwater, and services related to a highway, as the capital investment in these services occurs prior to development.

^[1] Subsection 26.1 (12) of the D.C.A. states the following: “For greater certainty, a person required to pay a development charge under this section may pay the charge before the day it is payable even in the absence of an agreement under section 27.” Note that this section is not yet in force as of the date of this letter.

^[2] Subsection 26 (2) states that a municipality, by by-law, may require payment of D.C.s for certain services at the time of approval of a subdivision or consent agreement.



- Whether there is support for extending the time for municipalities to complete a prescribed inspection to permit occupancy, from two days after receipt of the notice to 10 days after receipt of the notice, where D.C.s have been deferred.
 - Given the additional administrative effort related to tracking D.C. deferrals and ensuring payment has been received prior to performing an occupancy inspection, granting municipal staff additional time to complete the process would appear to be a positive change.
- Any consequential improvements to occupancy-related provisions and other supports (e.g., templates for occupancy permits or prescribed notices, homebuyer and builder education) that would improve consistency and transparency and minimize disruption for homebuyers.
 - Municipal staff input will be valuable in consultations with the Ministry in this regard.

4. Concluding Remarks

The proposed changes to the Building Code to operationalize the deferral of payment of residential D.C.s to occupancy appear to simplify the initial legislative proposal by requiring all non-rental housing development to obtain an occupancy permit. This may be beneficial because it would be less administratively burdensome than administering financial security agreements. However, as the deferral of payment of D.C.s to occupancy (or occupancy permit) is optional, this will create a dual tracking system. In addition, this will require all municipal building departments to create an occupancy permitting process for these types of development, where one does not currently exist, potentially further delaying development processing times.

We anticipate further regulatory changes to the D.C.A., as noted by the Province in previous news releases. We will continue to monitor any changes and inform you of the potential impacts on municipalities.

Should you have any questions, please contact any of the undersigned or send an email to info@watsonecon.ca.

Yours very truly,

WATSON & ASSOCIATES ECONOMISTS LTD.

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Jack Ammendolia, BES, PLE, Managing Partner

Jena Doonan

From: Watson & Associates Economists Ltd. <info@watsonecon.ca>
Sent: October 29, 2025 3:04 PM
Subject: Changes to the D.C.A. regarding the timing of development charge collections
Attachments: Preliminary Assessment of Bill 17.pdf; Proposed changes to the Building Code to operationalize residential DC deferral to occupancy.pdf

To our Municipal Clients,

In our continued efforts to keep you informed of legislative amendments impacting municipalities, we want to advise you of the anticipated timing of the changes to the *Development Charges Act, 1997* (D.C.A.) regarding the timing of development charge (D.C.) collections.

As part of changes introduced through the *Protect Ontario by Building Faster and Smarter Act, 2025* (Bill 17), the D.C.A. has been amended to provide for the payment of D.C.s at the earlier of the day the building is first occupied, or the day an occupancy permit is issued for non-rental residential development. The changes were to come into effect on a day named by order of the Lieutenant Governor (i.e., commencement).

On October 23, 2025, the Province issued a commencement order stating that these changes would take effect on November 3, 2025.

As communicated in our October 9, 2025 letter, the Province is also proposing changes to the Building Code to operationalize the deferral of payment of D.C.s to occupancy (or occupancy permit) for non-rental residential development. We expect that prior to November 3, 2025, the proposed changes to the Building Code will be enacted.

Our May 15, 2025 letter regarding the proposed changes to the D.C.A. through Bill 17 and our October 9, 2025 letter regarding the proposed changes to the Building Code are attached to this email for your reference.

We will continue to monitor this situation over the coming days and keep you informed of any changes.

If you have any questions regarding the implications of these changes for your municipality and next steps that may be required, please do not hesitate to contact us.

Yours very truly,

WATSON & ASSOCIATES ECONOMISTS LTD.

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234-2025-4923

October 30, 2025

Dear Head of Council:

I am writing to update you on amendments to the *Development Charges Act, 1997* (DCA) that were made by Bill 17, the *Protect Ontario by Building Faster and Smarter Act, 2025*, and corresponding changes to Ontario's Building Code.

As you recall, our government introduced Bill 17 to help speed up the construction of new homes and infrastructure by streamlining development processes and reducing costs, in partnership with municipalities. Among the changes, the Bill:

- Amended the DCA to provide for payment of development charges (DCs) for non-rental residential developments to be made in full at the earlier of the date an occupancy permit is issued and the date a development is first occupied. This deferral would encourage residential construction activity by enhancing a developer's cashflow flexibility.
- Removed authority for municipalities to charge interest on any legislated DC deferral amounts, except to the extent such interest has accrued prior to these changes coming into force.

The amendments noted above require a commencement order to come into force. Following consultations with municipal and industry experts, the government has issued a commencement order to bring these changes into force on November 3, 2025.

To support the implementation of deferred development charges, I will be amending the Building Code to require that all non-rental residential buildings subject to a deferred development charge will now require an occupancy permit, which can only be issued once these deferred development charges have been paid. These targeted changes will establish a clear, enforceable payment trigger for municipalities while leaving all life-safety requirements for occupancy unchanged. These Building Code amendments will take effect alongside the DCA amendments on November 3, 2025. Municipalities without development charges, and requirements for other buildings, are unaffected.

... /2

I look forward to continuing to work together to get shovels in the ground to build more homes that Ontarians can afford. Please accept my best wishes.

Sincerely,

A handwritten signature in dark ink, appearing to read "Robert J. Flack". The signature is fluid and cursive, with a long horizontal stroke at the end.

Hon. Robert J. Flack
Minister of Municipal Affairs and Housing

- c. Municipal Chief Administrative Officer
 Robert Dodd, Chief of Staff
 Martha Greenberg, Deputy Minister
 Caspar Hall, Assistant Deputy Minister, Local Government Division
 David McLean, Assistant Deputy Minister, Housing Policy and Planning Division

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Minister of Finance | Ministre des Finances
PETER BETHLENFALVY

October 31, 2025

Dear Head of Council:

I am writing to provide you with an update on the 2026 Ontario Municipal Partnership Fund (OMPF).

We understand the importance of the Ontario Municipal Partnership Fund to communities across Ontario. The government is committed to supporting the economic vitality and sustainability of Ontario's small, northern, and rural municipalities.

To support these objectives, as announced in Fall 2024, the government will invest a further \$50 million into the OMPF for the payment cycle beginning in January 2026. This brings the two-year incremental investment to \$100 million, and increases the total funding envelope to \$600 million. This continued enhancement for 2026 will once again be targeted towards small, northern, and rural municipalities, as well as those with a limited property tax base. This funding will assist municipalities in providing critical services to people across the province.

With the further \$50 million enhancement to the OMPF, each of the program's core grant components will again increase in 2026. The program will remain responsive to changing circumstances of individual core grant recipient municipalities through annual data updates and related adjustments. Transitional assistance will also ensure that core grant recipient municipalities in northern Ontario receive at least 90 per cent of their 2025 OMPF allocation, while those in southern Ontario receive at least 85 per cent.

In addition, starting in 2026, municipalities who are ineligible for core grants will be gradually phased-out of Transitional Assistance over a five-year period. This adjustment will allow for further investment in municipalities with measurable challenges, through the OMPF's four core grant components.

The enhancement to the OMPF builds on the significant increases in support that the government is providing to municipalities, including:

- An additional \$1.6 billion investment through the Municipal Housing Infrastructure Program (MHIP), increasing the total investment to \$4 billion;

.../cont'd

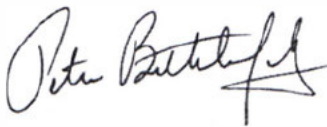
- A further \$1 billion investment through the Ontario Community Infrastructure Fund (OCIF) over five years, initiated in 2022; and
- An increase in annual funding for Connecting Links from \$30 million to \$45 million to support municipalities in addressing critical road and bridge improvement needs, extending the life cycle of their assets and advancing local development.

We have always been committed to working closely with our municipal partners and recognize how important the OMPF is for many municipalities. During consultations with municipalities over this past summer, the government heard perspectives and advice on municipal priorities for the program. We want to thank our municipal partners for their input on the future of the OMPF. In early 2026, the ministry will be engaging municipalities through a short survey to better understand how the OMPF is supporting local communities.

The Ministry of Finance's Provincial-Local Finance Division will be providing your municipal treasurers and clerk-treasurers with further details on your 2026 OMPF allocation. Supporting materials on the 2026 program are available on the ministry's website at [Ontario.ca/document/2026-ontario-municipal-partnership-fund](https://ontario.ca/document/2026-ontario-municipal-partnership-fund).

As we continue to work together to build up our communities and move Ontario's economy forward, maintaining a close relationship with our municipal partners remains critical. I look forward to our continued collaboration in building a stronger future for our province.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Bethlenfalvy', with a stylized flourish at the end.

Peter Bethlenfalvy
Minister of Finance

c: The Honourable Rob Flack, Minister of Municipal Affairs and Housing
The Honourable Lisa M. Thompson, Minister of Rural Affairs

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Minister of Finance | Ministre des Finances
PETER BETHLENFALVY

Le 31 octobre 2025

Madame la Présidente du Conseil, Monsieur le Président du Conseil,

La présente vise à faire le point sur le Fonds de partenariat avec les municipalités de l'Ontario (FPMO) pour 2026.

Nous savons toute l'importance que revêt le FPMO pour les collectivités ontariennes. Le gouvernement est résolu à favoriser la vitalité économique et la pérennité des municipalités de petite taille, du Nord et rurales de l'Ontario.

Pour atteindre ces objectifs, et dans la foulée de l'annonce faite à l'automne 2024, le gouvernement investira 50 millions de dollars de plus dans le FPMO pour le cycle de paiement qui commencera en janvier 2026. Cela portera son investissement cumulatif à 100 millions de dollars sur deux ans et le total de l'enveloppe de financement à 600 millions de dollars. Cette bonification maintenue pour 2026 sera destinée à nouveau aux municipalités de petite taille, du Nord et rurales, ainsi qu'à celles dont l'assiette d'impôt foncier est limitée. Ce financement aidera les municipalités à fournir des services essentiels à la population de toute la province.

Cette bonification supplémentaire de 50 millions de dollars du FPMO permet de rehausser à nouveau tous les volets de subvention de base du programme en 2026. Le programme demeurera adapté à la situation changeante des municipalités qui reçoivent la subvention de base au moyen de mises à jour des données annuelles et de rajustements connexes. Une aide transitoire permettra également aux municipalités du Nord de l'Ontario qui touchent la subvention de base de recevoir au moins 90 % de leur affectation au titre du FPMO de 2025, alors que celles du Sud de l'Ontario en recevront au moins 85 %.

De plus, à compter de 2026, il y aura une élimination progressive, échelonnée sur cinq ans, de l'aide transitoire aux municipalités qui ne sont pas admissibles à la subvention de base. Ce rajustement permettra d'accroître les investissements dans les municipalités ayant des besoins mesurables par l'entremise des quatre volets de subvention de base du FPMO.

.../cont'd

Cette bonification du FPMO s'ajoute à des hausses importantes du financement que le gouvernement accorde aux municipalités :

- investissement supplémentaire de 1,6 milliard de dollars dans le cadre du Programme pour l'infrastructure municipale et le logement (PIML), portant l'investissement total à 4 milliards de dollars;
- investissement de 1 milliard de dollars supplémentaires sur cinq ans à compter de 2022 par l'entremise du Fonds ontarien pour l'infrastructure communautaire (FOIC);
- augmentation du financement annuel au titre du Programme des routes de raccordement aux routes principales, lequel est passé de 30 millions à 45 millions de dollars, pour aider les municipalités à répondre aux besoins essentiels en matière d'amélioration des routes et des ponts, prolongeant le cycle de vie de leurs infrastructures et favorisant les aménagements locaux.

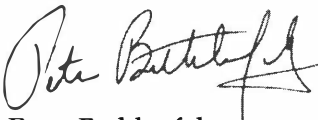
Nous tenons toujours à travailler en étroite collaboration avec nos partenaires municipaux et nous reconnaissons à quel point le FPMO est important pour bon nombre de municipalités. L'été dernier, lors de ses consultations auprès des municipalités, le gouvernement a pris connaissance de leurs perspectives et de leurs conseils sur les priorités municipales concernant ce programme. Nous remercions nos partenaires municipaux de leurs commentaires sur l'avenir du FPMO. Au début de 2026, le ministère mènera un bref sondage auprès des municipalités pour mieux comprendre le soutien que le FPMO apporte aux collectivités locales.

La Division des relations provinciales-municipales en matière de finances du ministère des Finances fournira à vos trésoriers et secrétaires-trésoriers de plus amples renseignements au sujet de votre affectation au titre du FPMO de 2026. Vous trouverez des documents à l'appui du programme de 2026 dans le site Web du ministère à ontario.ca/fr/document/fonds-de-partenariat-avec-les-municipalites-de-lontario-de-2026.

Alors que nous continuons d'unir nos efforts pour renforcer nos collectivités et faire progresser l'économie ontarienne, il reste essentiel de maintenir une relation étroite avec nos partenaires municipaux. Je me réjouis de poursuivre notre collaboration en vue de bâtir un avenir plus solide pour notre province.

Veuillez agréer mes salutations distinguées.

Le ministre des Finances,



Peter Bethlenfalvy

c. c. L'honorable Rob Flack, ministre des Affaires municipales et du Logement
L'honorable Lisa M. Thompson, ministre des Affaires rurales



**The Town of The Blue Mountains
Council Meeting**

File: Correction to July 14, 2025 Council Meeting Minutes
Date: Monday, October 20, 2025
Time: 2:49 PM

Moved by: Councillor Ardiel
Seconded by: Councillor Hope

THAT, at the July 14, 2025 Council Meeting, Council received the June 19, 2025 correspondence from the CANN Group;

AND THAT, in response to the correspondence received, Council passed the following two motions that, in error, included reference to "battery storage";

NOW THEREFORE, in order to correct the formal record of the July 14, 2025 Council Meeting minutes, Council directs the Town Clerk to amend the July 14, 2025 Council Meeting minutes, to remove the words "battery storage" from the two resolutions, and to circulate the corrected resolutions to all parties:

D.1.2 Sally Leppard, Co-Lead, Climate Action Now Network TBM (CANN) Re: Bill 5, Special Economic Zones and T.C. Energy's Pumped Storage Proposal

THAT Council of the Town of The Blue Mountains receives for information the June 19, 2025, correspondence from Sally Leppard, CANN regarding Bill 5, Special Economic Zones and T.C. Energy's Pumped Storage Proposal;

AND THAT Council communicate to the Province that the Town of The Blue Mountains requests that TC Energy's proposed ~~battery storage~~ project is excluded from designation as a Special Economic Zone under the regulations to be developed in Bill 5 - Protect Ontario by Unleashing our Economy Act 2025;

THAT Council of the Town of The Blue Mountains receives for information the June 19, 2025, correspondence from Sally Leppard, CANN regarding Bill 5, Special Economic Zones and T.C. Energy's Pumped Storage Proposal;

AND THAT Council requests Grey County Council and the Municipality of Meaford to request the Province to exclude TC Energy's proposed ~~battery storage~~ project from designation as a Special Economic Zone under the regulations to be developed in Bill 5 - Protect Ontario by Unleashing our Economy Act, 2025;

AND THAT the Town of The Blue Mountains welcomes enquiries from any municipalities or Indigenous Nations interested in making similar motions to the Town of The Blue Mountains

YES: 7

NO: 0

ABSENT: 0

The motion is Carried

YES: 7

Mayor Matrosovs
Councillor Maxwell

Deputy Mayor Bordignon
Councillor McKinlay

Councillor Ardiel
Councillor Porter

Councillor Hope

NO: 0

ABSENT: 0



The Municipality of
SOUTH DUNDAS

DATE: October 29, 2025

Resolution: 22-26- 942

MOVED BY		SECONDED BY	
Deputy Mayor St. Pierre	☒	Deputy Mayor St. Pierre	☐
Councillor Veinotte	☐	Councillor Veinotte	☐
Councillor Smyth	☐	Councillor Smyth	☐
Councillor Ward	☐	Councillor Ward	☒

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Municipality of South Dundas supports the concerns raised by the Riverside Snowmobile Club and the broader OFSC membership regarding the MTO's denial of the proposed 7% Ontario Snowmobile Trail Permit fee increase for the 2026 season;
2. The Municipality of South Dundas urges the Ministry of Transportation of Ontario to reconsider and reverse its decision to deny the permit fee increase, recognizing the critical importance of adequate funding for maintaining safe, accessible snowmobile trails;
3. The Municipality of South Dundas requests that the MTO provide a written explanation for the rationale behind the denial of this permit fee increase;
4. The Municipality of South Dundas recognizes the significant economic contribution of snowmobile tourism to local communities and the provincial economy, and supports measures to ensure the long-term sustainability of Ontario's snowmobile trail network;
5. The Municipality of South Dundas acknowledges the invaluable contribution of volunteers who maintain snowmobile trails and supports ensuring they have adequate resources to continue their essential work;
6. A copy of this resolution be forwarded to:
 - The Honourable Prabmeet Singh Sarkaria, Minister of Transportation
 - MPP Nolan Quinn, SDG Counties
 - The Honourable Stan Cho
 - The Honourable Victor Fedeli
 - The Honourable Neil Lumsden
 - Ontario Federation of Snowmobile Clubs (OFSC)



The Municipality of
SOUTH DUNDAS

DATE: October 29, 2025

Resolution: 22-26- 942

MOVED BY

Deputy Mayor St. Pierre
Councillor Veinotte
Councillor Smyth
Councillor Ward

☒
☐
☐
☐

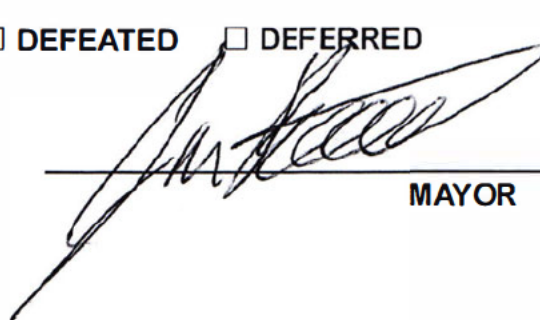
SECONDED BY

Deputy Mayor St. Pierre
Councillor Veinotte
Councillor Smyth
Councillor Ward

☐
☐
☐
☒

-
- Riverside Snowmobile Club
 - All municipalities within the United Counties of Stormont, Dundas and Glengarry

☒ CARRIED ☐ DEFEATED ☐ DEFERRED



MAYOR

	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

[REDACTED]

[REDACTED]

[illegible]

Hello,

Moved by: Councillor Fullarton
Seconded by: Councillor Severson

WHEREAS the directives call for the establishment of Major Project Identification Committees (MPLICs) in electricity planning regions by December 31, 2025, to better anticipate and coordinate major load growth and infrastructure needs; and

WHEREAS the St. Lawrence Region—including municipalities served by Hydro One and Rideau St. Lawrence Power—faces significant electricity infrastructure constraints that are currently limiting investment, job creation, and economic development; and

WHEREAS the 2021 Needs Assessment and 2022 Regional Infrastructure Plan failed to adequately reflect the region's growth potential and infrastructure needs, leaving communities at risk of missed opportunities until the next planning cycle begins in 2026; and

WHEREAS Cornwall Electric, serving the eastern portion of the region, benefits from a unique Power Purchase Agreement with Hydro-Québec, while the rest of the region remains at the furthest end of Ontario's bulk electricity system and faces ongoing limitations; and

WHEREAS municipalities across the region have expressed a shared interest in proactively coordinating energy planning to ensure local priorities are reflected in provincial forecasting and infrastructure development; and

WHEREAS the region is home to strategic energy assets, growing industrial demand, and a strong network of aligned municipal councils, economic development directors, and industry leaders ready to collaborate.

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the City of Brockville formally supports the creation of a St. Lawrence Region Energy Task Force to serve as a pilot model for proactive, integrated energy planning in Ontario; and

THAT this Task Force be established in partnership with the Ministry of Energy and Mines, the IESO, and other relevant provincial agencies, with a locally driven terms of reference that reflects the unique needs and opportunities of the St. Lawrence Region; and

THAT the Council urges the Honourable Stephen Lecce, Minister of Energy and Mines, to direct the IESO to begin immediate work with regional stakeholders to establish the St. Lawrence Region Energy Task Force ahead of the December 2025 MPIC deadline; and

THAT a copy of this resolution be forwarded to:

The Honourable Stephen Lecce, Minister of Energy and Mines
The Honourable Sam Oosterhoff, Associate Minister of Energy - Intensive Industries
Steve Clark, MPP, Leeds—Grenville—Thousand Islands and Rideau Lakes
The Independent Electricity System Operator (IESO)
The Ontario Energy Board (OEB)
United Counties of Leeds and Grenville
The Association of Municipalities of Ontario
The Association of Municipal Managers, Clerks and Treasurers of Ontario
All municipalities within the St. Lawrence Region



Jessica Blanchard
Deputy City Clerk

City of Brockville
1 King Street West, Brockville, ON, K6V 7A5
613-342-8772 X 4431

Direct line: 613-341-2210
jblanchard@brockville.com

October 30, 2025

Re: Rent Protection for Tenants

At its Council Meeting of October 28, 2025, the Council of the Corporation of the City of Cambridge passed the following Motion:

WHEREAS this council understands that the need for affordable rental housing not only applies to new builds but also to the protection of existing affordable units.

WHEREAS the removal of rent control in 2018 on any new residential rental unit opened the door to excessive year over year rent increases and the resulting anxiety and mental anguish that come with unpredictable rental costs and loss of housing security.

WHEREAS the loss of rent control has caused a high number of people across Ontario to be forced out of their homes due to their inability to afford their rent increases.

AND WHEREAS without protection from excessive and malicious rent increases, many Cambridge renters will also be at risk of being priced out of their own homes.

WHEREAS unlimited rent increases can be used as a tool by landlords acting in bad faith to remove existing tenants in order to replace them with new tenants at increased rates.

WHEREAS providing housing stability, maintaining affordable housing stock, and protecting renters from unfair rent increases is of utmost importance to this council.

AND WHEREAS This council recognizes that landlords are essential to a flourishing and affordable housing system,

AND WHEREAS maintaining Ontario as a location that is attractive to landlords is of utmost importance.

NOW THEREFORE BE IT RESOLVED that:

1. Cambridge City Council request the Province of Ontario provide adequate protection against excessive and malicious rent increases for all rental units occupied for residential purposes while maintaining the ability for landlords to operate a viable and sustainable business, and that the City Clerk for the City of Cambridge send a letter to Honourable Doug Ford Premier of Ontario, MPP Jess Dixon, MPP Brian Riddell, and other municipalities throughout Ontario for their endorsement consideration.

Should you have any questions related to the approved resolution, please contact me.

Yours Truly,



Jennifer Shaw
City Clerk

CC: (via email)
Honourable Doug Ford, Premier of Ontario
MPP Jess Dixon
MPP Brian Riddell
Ontario Municipalities



Date: 8 October 2025 2

Moved By: Councillor Kristen Rodrigues

Seconded By: Councillor Alex Boughen

Whereas conservation authorities serve a critical function in safeguarding Ontario's natural heritage, overseeing watershed management, mitigating flood risks, and advancing climate resilience;

And whereas the Province of Ontario's recent mandate to freeze conservation authority fees has significantly hindered their capacity to deliver essential services;

And whereas Conservation Authorities are now expected to process an increasing volume of permit applications under a fee structure that remains frozen, despite rising costs of living and wage pressures, further compounding operational and fiscal challenges;

And whereas municipalities are increasingly compelled to absorb the resulting financial shortfalls, leading to unsustainable downloading of costs onto local taxpayers;

And whereas the intent behind the provincial fee freeze was to reduce development-related expenses and accelerate housing supply;

And whereas this policy has inadvertently shifted the financial burden from a user-pay cost recovery model to the municipal tax base, thereby straining local budgets and compromising the principle of fair and equitable funding;

Now Therefore, be it resolved that the Council of the Town of Plympton-Wyoming urges the Province of Ontario to reconsider the fee freeze mandate and to implement a funding framework that protects municipal taxpayers from cost recovery deficits, while supporting a sustainable and balanced approach to conservation authority financing.

✓
Carried Defeated Deferred

	Yay	Nay
Gary L. Atkinson	☐	☐
Netty McEwen	☐	☐
Alex Boughen	☐	☐
Kristen Rodrigues	☐	☐
John van Klaveren	☐	☐
Mike Vasey	☐	☐
Bob Woolvett	☐	☐



Corporation of the Municipality of Calvin

Council Resolution

Date: October 29, 2025

Plympton-Wyoming Resolution-Conservation Fee Freeze

Resolution Number: 2025-310

Moved By: Councillor Moreton

Seconded By: Councillor Latimer

NOW THEREFORE BE IT RESOLVED THAT Council for the Corporation of the Municipality of Calvin supports the Town of Plympton-Wyoming-Conservation Reconsideration of the Fee Freeze Mandate and that a copy of this resolution as well as Plympton-Wyoming resolution be sent to the list of representatives provided by The Town of Plympton-Wyoming.

Result: Carried

CERTIFIED to be a true copy of
Resolution No. 2025-310 passed by the
Council of the Municipality of Calvin Township
on the 28th day of October, 2025.

Donna Maitland
CAO/Clerk/Treasurer

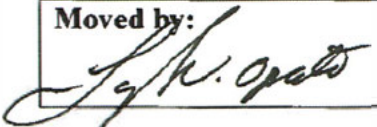
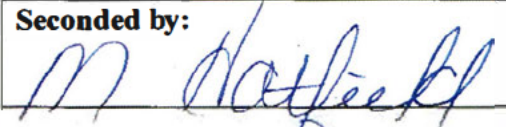


The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

Tuesday, October 21, 2025

Resolution # RC25170	Meeting Order: 8
Moved by: 	Seconded by: 

WHEREAS the Government of Ontario has introduced new regulations, effective January 1, 2025, requiring grocery stores with over 4,000 square feet of retail space to accept empty alcohol containers and return deposits as a condition of maintaining their liquor licenses; and

WHEREAS many large retailers have raised concerns about this obligation due to logistical challenges, including costs, space limitations, and insufficient infrastructure to manage high volumes of returned containers and local residents in Wawa are very upset that there will be no location in the community or area accepting empty alcohol containers; and

WHEREAS this change may negatively impact vulnerable populations, including low-income individuals who depend on bottle returns as a modest yet vital source of income and will increase the amount of waste being dumped at the municipal landfill; and

WHEREAS the ongoing privatization and deregulation of Ontario's previously effective bottle return program threaten to undermine decades of progress in sustainable waste management, environmental stewardship, and circular economy practices; and

WHEREAS the lack of a clear, accessible, and equitable alternative for recycling alcohol containers may place additional strain on municipal waste systems and contribute to increased environmental degradation;

October 17, 2025

The Beer Store
Corporate Office | 2258 Coleraine Drive
Bolton, ON L7E 3A9

Attention: Roy Benin

Dear Mr. Benin.

The closing of The Beer Store is the final nail in the coffin for those of us in the town of Wawa who are interested in our environment and recycling. I am not a consumer of alcohol, but since 1992, I have picked up the sad, abandoned packaging others have thrown out on the sides of our roads.

As a volunteer, I have cleaned our outdoors of trash by the truckloads and most of it was made up of beer and wine containers. Having a European background and knowing that even pop cans have a deposit of 10 cents on them there, it is with tears in my eyes that I see the loss of a place to turn in recyclables.

I fought the bureaucracy, wrote to companies and ministers about the abuse of our environment and the renewable resources until finally a deposit was established here in Ontario. The program encourages people to turn in their recyclables rather than putting them in the landfill and the pennies add up.

Here in the north, we live in an "untouched" wilderness and try to promote this for tourism, hunting, and fishing. Often, one of the first stops in town is The Beer Store. Why is this now closed when the nearest store is over 200 km away and there is now no place to accept the empties? Our grocery store had beer and wine when that program was first introduced, but has now cut back as they don't want to accept the recyclables. The one convenience store is also not set up for recyclables and doesn't carry the selection of products The Beer Store did.

So, while it is still possible to purchase a limited selection in our town, the loss of the recycling program affects us deeply. Many organizations, such as skating clubs, hockey teams, Boy Scouts/Girl Guides and even retirees profit from the deposit through bottle drives. These assist the community and keep our outdoors clean to benefit the environment as well. Cans and bottles do not disintegrate in the outdoors. To the contrary, broken glass hurts people and wildlife both. Why are we going backwards on this important recycling project? Why are we in the North forgotten.

We will be drowning in beer cans without a recycling program. What is the solution? Please find one as it is you and this government that have made these changes.

Sincerely,

A handwritten signature in blue ink that reads "Karin Grundt". The signature is written in a cursive, flowing style.

Karin Grundt
Garbologist
P.O. Box 1430
Wawa, ON P0S 1K0



The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

Tuesday, July 15, 2025

Resolution # RC25121	Meeting Order: 8
Moved by: <i>Cathy Cannon</i>	Seconded by: <i>Joseph Opato</i>

WHEREAS The Beer Store has closed more than 70 of its store locations across the Province since the Ford Government made the decision to end its exclusivity agreement with The Beer Store and allowed other locations like convenience and grocery stores to sell beer, wine and mixed alcoholic drinks; and

WHEREAS many of the retail stores being closed are in small, northern communities such as Chapleau, Atikokan, Powassan and Blind River where The Beer Store is very important to the local community; and

WHEREAS the presence of The Beer Store in Northern Ontario communities and in Wawa, provides good paying jobs, convenient access to beer sales for tourists looking to purchase a variety of Canadian made beer products not carried in other locations and contributes to the local and provincial economy; and

WHEREAS The Beer Store closure in Wawa would lead to job losses in the community and negatively impact the local economy;

NOWTHEREFORE Council of the Municipality of Wawa request that the Provincial Government take the steps necessary to preserve the presence of The Beer Store in small, rural and northern communities and that it request that The Beer Store reconsider its decision to close additional Beer Stores in Ontario, especially in small, northern communities.

AND FURTHER that a copy of this Resolution be forwarded to Premier Doug Ford, Honourable Peter Bethlenfalvy the Minister of Finance, Honourable Victor Fedeli the Minister of Economic Development, Job Creation and Trade, Bill Rosenberg the M.P.P. Algoma-Manitoulin, FONOM, NOMA, and AMO.

RESOLUTION RESULT	RECORDED VOTE		
☒ CARRIED	MAYOR AND COUNCIL	YES	NO
☐ DEFEATED	Mitch Hatfield		
☐ TABLED	Cathy Cannon		
☐ RECORDED VOTE (SEE RIGHT)	Melanie Pilon		
☐ PECUNIARY INTEREST DECLARED	Jim Hoffmann		
☐ WITHDRAWN	Joseph Opato		

Disclosure of Pecuniary Interest and the general nature thereof.

- ☐ Disclosed the pecuniary interest and general name thereof and abstained from the discussion, vote and influence.

Clerk: _____

MAYOR – MELANIE PILON	CLERK – MAURY O'NEILL
<i>M. Pilon</i>	<i>Maury O'Neill</i>



The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

NOW THEREFORE BE IT RESOLVED that the Council of the Corporation of the Municipality of Wawa supports the development of an accessible, province-wide, and publicly accountable alcohol container return system that:

1. Protects low-income earners and vulnerable residents who rely on bottle returns;
2. Closes gaps in the deposit-return cycle to reduce landfill waste and environmental harm;
3. Provides adequate infrastructure, training, and support to retailers participating in the return system;
4. Ensures strong, consistent enforcement and oversight of return program compliance;
5. Safeguards the public interest in recycling and waste diversion amid increasing privatization pressures;

AND BE IT FURTHER RESOLVED that the Council urges the Government of Ontario to collaborate meaningfully with municipalities, retailers, environmental organizations, and experts to implement a fair, effective, and inclusive solution that ensures the long-term success of Ontario's deposit-return and recycling systems;

AND BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Premier of Ontario, the Minister of the Environment, Conservation and Parks, the Association of Municipalities of Ontario (AMO), the Federation of Northern Ontario Municipalities (FONOM), and all Ontario municipalities for their support and consideration.

RESOLUTION RESULT		RECORDED VOTE		
☒	CARRIED	MAYOR AND COUNCIL	YES	NO
☐	DEFEATED	Mitch Hatfield		
☐	TABLED	Cathy Cannon		
☐	RECORDED VOTE (SEE RIGHT)	Melanie Pilon		
☐	PECUNIARY INTEREST DECLARED	Jim Hoffmann		
☐	WITHDRAWN	Joseph Opato		

Disclosure of Pecuniary Interest and the general nature thereof.

- ☐ Disclosed the pecuniary interest and general name thereof and abstained from the discussion, vote and influence.

Clerk: _____

MAYOR - MELANIE PILON	CLERK - MAURY O'NEILL



TOWN OF WASAGA BEACH

30 Lewis Street, Wasaga Beach
Ontario, Canada L9Z 1A1
Tel (705) 429-3844
mayor@wasagabeach.com

OFFICE OF THE MAYOR

October 29, 2025

The Right Honourable Mark Carney, Prime Minister of Canada
The Honourable Sean Fraser, Minister of Justice and Attorney General
The Honourable Gary Anandasangaree, Minister of Safety
The Honourable Ruby Sahota, Secretary of State
The Honourable Doug Ford, Premier of Ontario
The Honourable Doug Downey, Attorney General
The Honourable Michael Kerzner, Solicitor General

BY EMAIL ONLY

RE: Resolution from the Town of Wasaga Beach – Public Safety Requirements to Protect Our Communities

Please be advised that the Council of the Town of Wasaga Beach, during their October 23, 2025 Council meeting, and at the request of the Regional Municipality of Halton, passed the following resolution regarding Public Safety Requirements to Protect Our Communities.

Whereas community safety is a top priority for all levels of government;

And whereas, Council of the Town of Wasaga Beach supports the motion passed by the Regional Municipality of Halton, enclosed herewith;

Now therefore be it resolved that the Town of Wasaga Beach:

1. Supports Halton Region's motion and the steps already taken by the federal government, including Bill C-48;
2. Urges the Government of Canada to move quickly on its promise to further strengthen bail and sentencing laws;
3. Calls on the Province of Ontario to invest more in the justice system, including:
 - a. Better bail enforcement and monitoring,
 - b. More resources for prosecutors and courts,
 - c. More judges and detention facilities;
4. Supports a coordinated national approach involving all levels of government to improve community safety and fix gaps in bail and sentencing;

And be it further resolved that the Town of Wasaga Beach supports these future reforms:

- Expanding reverse onus for repeat violent offenders,
- Stronger mandatory bail conditions (e.g., firearm bans, curfews, electronic monitoring),
- Limits on multiple bail releases for serious violent offenders,
- Better information-sharing between police, prosecutors, and correctional services,
- Making community and victim impact a key part of bail decisions;



TOWN OF WASAGA BEACH

30 Lewis Street, Wasaga Beach
Ontario, Canada L9Z 1A1
Tel (705) 429-3844
mayor@wasagabeach.com

OFFICE OF THE MAYOR

And further that the Town supports reviewing time limits and rules in the Criminal Code that could lead to serious cases being thrown out;

And that this motion be shared with:

- Federal and provincial government leaders and relevant ministers,
- Local MPs and MPPs,
- Police and justice associations,
- Municipal associations like AMO and FCM,
- Regional Municipality of Halton
- All municipalities within the Province of Ontario

Should you have any questions, please contact me at mayor@wasagabeach.com or (705) 429-3844 ext. 2225.

Sincerely,

Brian Smith
Mayor, Town of Wasaga Beach

/mps

cc: Federal and provincial government leaders and relevant ministers,
Local MPs and MPPs,
Police and justice associations,
Municipal associations like AMO and FCM,
Regional Municipality of Halton
All municipalities within the Province of Ontario

[REDACTED]

NORTH
GLENGARRY
NORD

Ontario's Celtic Heartland
Le centre celtique de l'Ontario

[REDACTED]

From: Stasia Carr <scarr@assignack.ca>

[REDACTED]

[REDACTED]

Subject: re: mandatory training

Good afternoon,

For your information and consideration please see the resolution below, passed at the Township of Assiginack's Council meeting on October 21, 2025.

Resolution Number **97-10-2025**

Moved By Councillor Elliot **Seconded By** Councillor
Bowerman

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

AND WHEREAS the Township of Assiginack recognizes the vital importance of maintaining a fire department that is adequately equipped, housed, and staffed with volunteer firefighters who are properly trained to respond to any emergency within our boundaries or neighboring communities;

THEREFORE, BE IT RESOLVED THAT the Council of Assiginack supports the implementation of the Mandatory Firefighter Certification, understanding that there will be additional expenditures for training and related costs.

FURTHER, Council respectfully requests that the legislation be amended to provide a two-year extension, from July 1, 2026, until July 1, 2028, for the certification requirements. and also requests that the current two-year period for full certification from the date of hire be removed to better accommodate the realities faced by volunteer firefighters.

AND FURTHER, this resolution be sent to the Solicitor General, the Premier of Ontario, the Fire Marshal, the Association of Municipalities of Ontario (AMO), MPP Bill Rosenberg, and all Ontario municipalities.

Carried

Sincerely,

Stasia Carr

Clerk

Township of Assignack

156 Arthur Street

Manitowaning, ON P0P 1N0

705-859-3196

705-859-3010 – Fax

My regular office hours are Tuesday to Friday 8am to 5pm

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The Corporation of the Municipality of St. Charles
RESOLUTION PAGE



Regular Meeting of Council

Agenda Number: 5.4.2.
Resolution Number 2025-241
Title: Resolution of Support - Closure of Before and After School Programs
Date: October 15, 2025

Moved by: Councillor Pothier
Seconded by: Councillor Laframboise

WHEREAS the Council of the Municipality of Bluewater, at its Regular Meeting of September 2, 2025, passed a Resolution urging the Province of Ontario to address the staffing shortages leading to the closure of before and after school programs;

AND WHEREAS the Municipality of St-Charles is experiencing a similar challenge, whereby financing for before and after school programming is provided through the Manitoulin-Sudbury District Services Board, but the managing organization has been unable to recruit sufficient staff to operate programs in our local school, despite the existence of a substantial waiting list of families requiring care;

AND WHEREAS the Council of the Municipality of St-Charles recognizes the importance of before and after school programs in providing a trusted, safe, and consistent environment for children outside of regular school hours—support that many working parents and guardians rely upon to balance their employment and family responsibilities;

BE IT THEREFORE RESOLVED that the Council of the Municipality of St-Charles hereby supports the Municipality of Bluewater's September 2, 2025 resolution regarding the closure of before and after school programs;

AND BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the Honourable Doug Ford, Premier of Ontario; the Honourable Paul Calandra, Minister of Education; John Vanthof, MPP for Timiskaming—Cochrane; and all Ontario municipalities.

CARRIED


MAYOR

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



Regular Meeting of Council

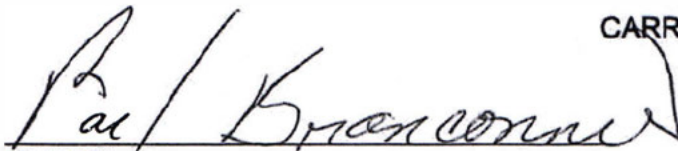
Agenda Number: 5.4.1.
Resolution Number 2025-241
Title: Resolution of Support - Stop the Spray Canada
Date: October 15, 2025

Moved by: Councillor Pothier
Seconded by: Councillor Laframboise

BE IT RESOLVED THAT Council for the Corporation of the Municipality of St.-Charles hereby supports the Resolution No. 125-2025 passed on August 7, 2025 by the The Corporation of the Township of Moonbeam, regarding the aerial spraying of glyphosate;

AND BE IT FURTHER RESOLVED THAT a copy of this Resolution be sent to the Minister of Environment, Conservation and Parks; our local Member of Provincial Parliament (MPP); the Association of Municipalities of Ontario (AMO); the Federation of Northern Ontario Municipalities (FONOM); and all Ontario Municipalities.

CARRIED


MAYOR



The Corporation of the Township of Moonbeam
53 St. Aubin Avenue, P.O. Box 330
Moonbeam, ON P0L 1V0
TEL (705)-367-2244 FAX (705)-367-2610
moonbeam@moonbeam.ca

ITEM REQUEST FORM

This Item Request Form and any written submission or background information for consideration by the Clerk and the Mayor must be submitted to the Clerk by:

9 a.m. - Ten (10) calendar days prior to the requested meeting date

Requester: Luc Léonard, Mayor		
Date: July 21, 2025		
Head of Department	Councillor X	Citizen
Email Address:		
Item to be discussed: /That Council adopt a resolution for provincial action to eliminate aerial spraying of glyphosate.		
Description of Item: Following an announcement on July 17, 2025 of the Ontario Ministry of Natural Resources in regards to the aerial spraying of the Gordon Cosens Forest which affects the Municipality of Moonbeam, attached is a resolution to urge the provincial government to take action to end the aerial spraying of glyphosate due to the negative impact on the environment; wildlife; use of land; drinking water; and human health.		

The Corporation of the Township of Moonbeam

WHEREAS, the use of aerial spraying of glyphosate for forestry poses significant biodiversity loss; harmful health affects on wildlife; loss of use of land for recreational, tourism, and hunting/ gathering purposes; water contamination; and concerns about the affects on human health.

- Loss of biodiversity as glyphosate kills broadleaf plants, and reduces habitat diversity. This can also lead to soil erosion due to loss of vegetation and loss of habitat and nutrient sources for wildlife, insects, and aquatic life. Glyphosate promotes monoculture, which reduces forest resilience, and also kills non-targeted species.
- Species such as moose, birds, snowshoe hares, and insects lose their food and shelter due to glyphosate spraying, and the ability to move away from spraying safely has not been adequately studied.
- Sprayed areas can look dead or scorched. The land use for recreation, tourism, and hunting/ gathering can be lost. Future growth of vegetation can be impeded, with an uncertain future for land use. Berries such as blueberries and raspberries are killed after being sprayed;
- Contamination of waterways including rivers, lakes and wetlands by winds carrying glyphosate and potential spills harming aquatic life and ecosystems;
- Contamination of drinking water sources with glyphosate, posing potential human health risks;

- Aerial glyphosate spraying can drift into nearby communities, roads, and waterways. Chronic exposure to glyphosate has suspected negative impact contributing to human health, including endocrine disruption and concerns that it is carcinogenic.

- The need for more comprehensive, long-term solutions that cannot be achieved through isolated municipal efforts;

AND WHEREAS, municipalities have a limited ability to address the issue of the aerial spraying of glyphosate, particularly on crown land, and require provincial leadership and regulation;

AND WHEREAS, the Province of Ontario has a responsibility to protect the environment and public health, and must take action to reduce the harm caused by aerial spraying of glyphosate;

THEREFORE, BE IT RESOLVED THAT:

1. The Municipality of Moonbeam urges the Federal and Provincial Governments to take immediate action to end the aerial spraying of glyphosate.
2. The Municipality of Moonbeam calls for the province to form and fund an expert stakeholder advisory committee to advise on the best courses of action to protect the land, vegetation, wildlife, waterways, air and humans from the harmful effects of aerial spraying of glyphosate.
3. The Municipality of Moonbeam commits to working with the Province of Ontario and other municipalities to advocate for stronger provincial leadership on aerial spraying of glyphosate.
4. The Municipality of Moonbeam directs its staff to actively participate in any provincial initiatives or task forces related to the aerial spraying of glyphosate.

BE IT FURTHER RESOLVED THAT:

A copy of this resolution be forwarded to the following: the Honourable Minister of Environment, Conservation and Parks, the Association of Municipalities of Ontario, and other relevant provincial and regional agencies.

July 21, 2025

Luc Léonard, Mayor

Brigitte Gravel, Clerk

October 27, 2025

The Right Honourable Mark Carney P.C., O.C., M.P.
Office of the Prime Minister of Canada
80 Wellington Street
Ottawa, ON K1A 0A2

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

Dear Prime Minister Carney and Premier Ford:

Re: Removing HST/GST from New Homes to Support Housing Affordability

At its meeting of October 21, 2025, the Council of the Town of Bradford West Gwillimbury adopted the enclosed motion calling on the Governments of Canada and Ontario to remove the federal and provincial portions of the HST from new homes purchased as primary residences.

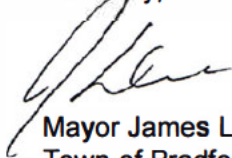
This measure would extend the relief already provided for purpose-built rental housing to families seeking to buy their first home. It represents a practical, immediate step toward improving affordability and supporting new housing supply.

For an average new home in our community, the 13 percent HST adds tens of thousands of dollars to the purchase price, a burden that directly undermines our shared goal of making homeownership affordable for working families and seniors. Removing that tax would provide meaningful relief.

Bradford West Gwillimbury is one of Ontario's fastest-growing municipalities, investing heavily in growth-related infrastructure while working to keep housing within reach. We urge both levels of government to work together on this change as part of a broader strategy to make homeownership attainable again for young Canadians. Simply put, cutting taxes in this way will help make life more affordable.

We would welcome the opportunity to contribute to any federal-provincial review of housing-related taxation and policy tools that can help deliver more affordable homes.

Sincerely,



Mayor James Leduc
Town of Bradford West Gwillimbury



Jonathan Scott
Councillor, Ward 2

encl.

cc:

Hon. François-Phillipe Champagne PC MP
Hon Peter Bethlenfaly MPP
Hon. Caroline Mulroney MPP
Federation of Canadian Municipalities (FCM)
All Ontario Municipalities

Hon. Gregor Robertson PC MP
Hon. Rob Flack MPP
Scot Davidson MP
Association of Municipalities of Ontario (AMO)

October 27, 2025

VIA EMAIL

Re: Removing HST/GST from New Homes to Support Housing Affordability

At its Regular Meeting of Council held on Tuesday, October 21, 2025, the Town of Bradford West Gwillimbury Council approved the following resolution:

Resolution 2025-343

Moved by: Councillor Scott

Seconded by: Councillor Duhaney

WHEREAS housing affordability is one of the most pressing issues facing Ontario families;

WHEREAS the federal government recently announced GST relief for first-time homebuyers on new homes, and the Province of Ontario removed the provincial share of HST on new purpose-built rental housing; and

WHEREAS the current HST rate on new homes in Ontario is 13%, which adds tens of thousands of dollars to the cost of a typical home, e.g. about \$117,000 on a \$900,000 home in Bradford before any existing rebates;

THEREFORE, BE IT RESOLVED that the Council of the Town of Bradford West Gwillimbury calls on the Government of Canada to remove the GST/HST from all new homes purchased as primary residences, and to work in partnership with the Government of Ontario to ensure full elimination of the provincial portion as well; and

BE IT FURTHER RESOLVED that this resolution be circulated to the Prime Minister of Canada, Minister of Finance and the Minister of Housing, Infrastructure and Communities; and to the Premier of Ontario, the Ontario Minister of Finance, the Ontario Minister of Municipal Affairs and Housing, our local MP and MPP, the Association of Municipalities of Ontario, and to all municipalities in Ontario.

CARRIED

Please find enclosed a letter from Mayor James Leduc and Ward 2 Councillor Jonathan Scott.

Thank you for your consideration of this request.

Regards,



Tara Reynolds
Clerk, Town of Bradford West Gwillimbury
(905) 775-5366 Ext 1104
treynolds@townofbwg.com

CC: Hon. Mark Carney, Prime Minister of Canada
Hon. François-Philippe Champagne, Minister of Finance
Hon. Gregor Robertson, Minister of Housing, Infrastructure and Communities
Hon. Doug Ford, Premier of Ontario
Hon. Peter Bethenfalvy, Minister of Finance, Ontario
Hon. Rob Flack, Minister of Municipal Affairs and Housing, Ontario
Scot Davidson, MP New Tecumseth-Gwillimbury
Hon. Caroline Mulroney, MPP York-Simcoe
Federation of Canadian Municipalities (FCM)
Association of Municipalities of Ontario (AMO)
All Municipalities in Ontario

September 30, 2025

CL 14-2025, September 25, 2025

DISTRIBUTION LIST

SENT ELECTRONICALLY

Motion Respecting State of Emergency on Mental Health, Homelessness and Addictions

Regional Council, at its meeting held on September 25, 2025, passed the following motion:

WHEREAS Niagara Region issued three separate declarations of emergency in the areas of homelessness, mental health and opioid addiction on February 23, 2023, recognizing that the scope and scale of the crisis surpasses the Region's capacity to respond effectively; and

WHEREAS following the submission of the three declarations of emergency, the Provincial Emergency Operations Centre (PEOC) has engaged with the Region's Community Emergency Management Coordinator (CEMC); and

WHEREAS these issues have continued to intensify and add further strain to the social support system in Niagara over the past two years; and

WHEREAS municipalities across Ontario are continuing to experience similar challenges; and

WHEREAS a coordinated, province-wide approach and associated funding support is required to address the growing emergency of mental health, homelessness and opioid addiction, the scale of which falls well beyond the scope of what a municipality can address.

NOW THEREFORE BE IT RESOLVED:

1. That Niagara Region **ADVOCATES** that the Province support a coordinated approach between the Ministry of Health, the Ministry of Municipal Affairs and Housing, and the Ministry of Children, Community and Social Services to address ongoing challenges related to mental health, homelessness and opioid addiction;
2. That Niagara Region **FORMALLY ADVOCATES** for Provincial funding to address identified gaps in programs and services contributing to the state of emergency including affordable housing, supportive housing, addictions treatment, and mental health supports for vulnerable populations; and

3. That this motion **BE SENT** to the Provincial and Federal Governments, FCM, AMO and all municipalities in Ontario.

Yours truly,



Ann-Marie Norio
Regional Clerk

:kl

CLK-C 2025-109

Distribution List

Premier of Ontario
Prime Minister of Canada
Federation of Canadian Municipalities (FCM)
Association of Municipalities of Ontario (AMO)
All Ontario Municipalities



VIA EMAIL

Friday, October 3, 2025

Corporate Services Department
Legal Services
Office of the Regional Clerk
1151 Bronte Road
Oakville, ON L6M 3L1

The Right Honourable Mark Carney, Prime Minister of Canada
The Honourable Sean Fraser, Minister of Justice and Attorney General
The Honourable Gary Anandasangaree, Minister of Safety
The Honourable Ruby Sahota, Secretary of State
The Honourable Doug Ford, Premier of Ontario
The Honourable Doug Downey, Attorney General
The Honourable Michael Kerzner, Solicitor General

Please be advised that at its meeting held on Wednesday, September 17, 2025, the Council of The Regional Municipality of Halton unanimously adopted the following resolution:

RESOLUTION: Public Safety Requirements to Protect Our Communities

WHEREAS community safety is the foremost responsibility of all levels of government, including federal, provincial/territorial, and municipal authorities;
AND WHEREAS recent violent home invasions in Halton Region and across Canada highlight the ongoing need to evaluate and strengthen bail laws and the administration of justice to better protect communities;

AND WHEREAS repeat violent offenders continue to be granted bail in some instances, placing victims, families, and first responders at risk, and public confidence in the justice system is undermined when such offenders are quickly returned to the community;

AND WHEREAS the federal government passed Bill C-48, which came into force in January 2024, introducing key reforms to the Criminal Code, including:

- A new reverse onus provision targeting repeat violent offending involving weapons,
- An expanded list of firearms offences triggering reverse onus,

- Requirements for courts to consider an accused's violent history and state on the record their consideration of community safety;

AND WHEREAS the federal government has committed to tabling additional legislation during the Fall 2025 session of Parliament to further strengthen community safety, including reforms related to bail and sentencing;

AND WHEREAS the provinces and territories are responsible for the administration of justice, including:

- Appointing justices of the peace and judges,
- Managing court operations and bail monitoring,
- Hiring and managing Crown Attorneys,
- Funding and overseeing provincial police services and detention centres;

AND WHEREAS on November 13, 2024, the Police Association of Ontario (PAO), the Ontario Provincial Police Association (OPPA), and the Toronto Police Association (TPA), representing 35,000 police members in Ontario, called for urgent action to ensure violent and repeat offenders are not released pending trial, and similar calls have been echoed by the Canadian Association of Chiefs of Police and Canada's Premiers;

AND WHEREAS strengthening bail provisions and the broader justice system requires ongoing collaboration across all levels of government, and doing so would reduce pressures on local police services, the courts, and municipalities;

NOW THEREFORE IT BE RESOLVED:

THAT Halton Regional Council:

1. Recognizes the steps already taken by the federal government through Bill C-48 and acknowledges the commitment to introduce further legislation in Fall 2025;
2. Calls on the Government of Canada to prioritize and expedite the introduction of its promised bail and sentencing reforms in the upcoming session of Parliament;
3. Calls on the Province of Ontario to invest in and strengthen the administration of justice, including:
 - Enhancing bail enforcement and monitoring,

- Increasing resources for Crown prosecutors and court operations, including the previously announced courthouse for Halton
- Expanding judicial capacity and detention infrastructure;
- 4. Encourages a national, coordinated approach involving all levels of government to ensure community safety is not compromised by gaps in bail or sentencing systems.

AND BE IT FURTHER RESOLVED:

- THAT Halton Regional Council calls for the following policy considerations in future reforms:
 - Expanding reverse onus provisions for repeat violent offenders,
 - Establishing stronger mandatory bail conditions, including firearm prohibitions, curfews, electronic monitoring, and no-contact orders,
 - Limiting multiple bail releases for individuals with histories of serious violent offences,
 - Improving inter-agency information sharing among police, Crown prosecutors, and corrections,
 - Prioritizing victim and community impact in bail decisions;
- THAT Halton Regional Council calls on the federal and provincial governments to review Criminal Code time limits and rules for stay of proceedings in cases involving serious and violent offences;
- THAT this motion be forwarded to:
 - The Prime Minister of Canada, the Minister of Justice and Attorney General of Canada, the Minister of Public Safety, the Secretary of State (Combatting Crime),
 - The Premier of Ontario, Attorney General of Ontario, the Solicitor General of Ontario,
 - All federal and provincial parties in the House of Commons and Ontario Legislature;
 - Halton's Members of Parliament and Members of Provincial Parliament,
 - The Canadian Association of Chiefs of Police, the Ontario Association of Chiefs of Police, the Police Association of Ontario, and the Ontario Provincial Police Association;
 - Ontario Association of Police Service Boards (OAPSB) and Canadian Association of Police Governance (CAPG);

- Halton's Local Municipalities;
- THAT this motion be shared with the Association of Municipalities of Ontario (AMO), the Federation of Canadian Municipalities (FCM), and all municipalities across Ontario and Canada, encouraging them to pass similar motions in a spirit of collaborative, cross-jurisdictional reform.

If you have any questions, please contact me at the email address below.

Sincerely,



Graham Milne
Regional Clerk
Graham.Milne@halton.ca

c.

The Honourable Pierre Poilievre, Leader of Official Opposition
Yves-François Blanchet, Leader of Bloc Québécois
Don Davies, Interim Leader of NDP
Elizabeth May, Leader of Green Party
Halton MPs
Halton MPPs
Canadian Association of Chiefs of Police
Ontario Association of Chiefs of Police
Police Association of Ontario
Ontario Provincial Police Association
Ontario Association of Police Boards
Canadian Association of Police Governance
City Clerk's Office, City of Burlington
Valerie Petryniak, Town Clerk & Director, Legislative Services, Town of Halton Hills
Meaghen Reid, Director, Legislative & Legal Services/Town Clerk, Town of Milton
William Short, Town Clerk, Town of Oakville
Association of Municipalities of Ontario (AMO)
Federation of Canadian Municipalities (FCM)
all municipalities across Ontario and Canada



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

October 23, 2025

SENT VIA EMAIL

Re: Norfolk County Council – Letter of support for the Regional Municipality of Waterloo

On behalf of the Council of the Corporation of Norfolk County, Council passed the following resolution on October 15, 2025, Council-in-Committee meeting:

Resolution No. CIC-263

Moved By: Councillor Van Paassen

Seconded By: Councillor Brunton

That Council support the resolution from the municipality of Waterloo, and send a letter to all ministers, ministries and all municipalities.

In addition, Council endorsed the following resolution made by the Regional Municipality of Waterloo

Whereas under Ontario Regulation 391/2, Blue Box producers are fully accountable and financially responsible for their products and packaging once they reach their end of life and are disposed of for 'eligible' sources only; and

Whereas 'ineligible' sources, which producers are not responsible for, include business improvement areas, places of worship, daycares, camp grounds, public facing and internal areas of municipal-owned buildings, and not-for-profit organizations, such as shelters and food banks; and

Whereas the province amended Ontario Regulation 391/2 to not expand services for new public space recycling; and

Whereas should a municipality continue to provide services to the 'ineligible' sources, the municipality will be required to oversee the collection, transportation, and processing of the recycling, assuming 100% of the costs;

Therefore, be it resolved that Region of Waterloo Council request that the province amend Ontario Regulation 391/21, Blue Box so that producers are responsible for the end-of-life management of recycling products from all sources as stated above; and

Further that Council request the support of all Ontario Municipalities; and

That Minister McCarthy be asked to provide more information on the estimated \$171M in savings for municipalities through this program. of their residents and businesses

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

Sincerely,

T. Rodrigues

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

October 28, 2025

SENT VIA EMAIL

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

Dear Premier Ford,

Re: East Gwillimbury's Opposition to the *Protect Ontario by Unleashing Our Economy Act, 2025*.

For your information and records, at its meeting of Municipal Council held on October 21, 2025, the Council of the Town of East Gwillimbury enacted as follows:

WHEREAS on April 17, 2025, the Government of Ontario brought forth Bill 5: "Protect Ontario by Unleashing Our Economy", a broad omnibus legislation that introduces sweeping changes to multiple environmental and planning statutes, including the Environmental Assessment Act, Endangered Species Act, Ontario Heritage Act, and others; and

WHEREAS this legislation was passed through the legislature in 49 days, thus limiting opportunities to provide feedback; and

WHEREAS Bill 5 received Royal Assent on June 5, 2025; and

WHEREAS the "Protect Ontario by Unleashing Our Economy" Act, 2025 enables the creation of Special Economic Zones (SEZs), which allow the provincial cabinet to exempt projects from compliance with municipal bylaws, environmental protections, and Indigenous consultation obligations; and

WHEREAS lands under protection through various provisions, such as the Oak Ridges Moraine and the Greenbelt Protected Countryside, constitute 83% of the total EG area, which makes EG relevant in environmental stewardship for the Region and the Province; and

WHEREAS the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan are foundational to protecting the ecological and hydrological integrity of the region, and the provisions in the Protect Ontario by Unleashing Our Economy Act, 2025 directly conflict with the objectives of these plans; and

Town of East Gwillimbury

19000 Leslie Street, Sharon, Ontario L0G 1V0 | 905-478-4282 | Fax: 905-478-2808
www.eastgwillimbury.ca

WHEREAS in alignment with the 2022 – 2024 Strategic Plan, EG Council declared a Climate Emergency in 2023 and approved the EG's Thinking Green Environmental Strategy in 2024, highlighting EG's commitments and efforts to preserve and restore the environment as EG grows; and

WHEREAS the Town of East Gwillimbury achieved 92% of its 2024 housing target, regardless of current environmental provisions, demonstrating that promoting sustainable growth is not only responsible but necessary;

THEREFORE BE IT RESOLVED THAT Council acknowledges the stated goals of economic growth and development in the Protect Ontario by Unleashing Our Economy Act, 2025, but expresses serious concerns with the Act as it interferes with local planning, limits public consultation, is inconsistent with the principles of free, prior and informed consent in consultation processes with Indigenous communities, and weakens protections to heritage and species, and formally opposes the Protect Ontario by Unleashing Our Economy Act, 2025 in its current form; and

THAT Council endorses the position of the Association of Municipalities of Ontario (AMO) in requesting that municipalities be included in the development of any regulatory frameworks related to Special Economic Zones; and

THAT Council directs staff to submit this resolution to:

- *The Honourable Doug Ford, Premier of Ontario*
- *The Honourable Rob Flack, Minister of Municipal Affairs and Housing*
- *The Honourable Todd McCarthy, Minister of the Environment, Conservation and Parks*
- *The Honourable Caroline Mulroney, Minister of Francophone Affairs, President of the Treasury Board, and MPP for York-Simcoe*
- *The Association of Municipalities of Ontario (AMO)*
- *All Ontario municipalities for their awareness and consideration*
- *The Rural Ontario Municipal Association (ROMA)*
- *Donna Big Canoe, Chief of the Chippewas of Georgina Island First Nation*
- *Abram Benedict, Ontario Regional Chief (ORC) for the Chiefs of Ontario; and*

THAT Council encourages residents to contact their MPPs to express concerns about the impacts of the Protect Ontario by Unleashing Our Economy Act, 2025, on local governance, environmental protection, and Indigenous rights..

If you have any further questions, feel free to contact the undersigned.

Yours truly,



Amanda McNeil, Hon. B.A., M.M.St.
Legislative Coordinator

CC:

The Honourable Rob Flack, Minister of Municipal Affairs and Housing
The Honourable Todd McCarthy, Minister of the Environment, Conservation and Parks
The Honourable Caroline Mulroney, Minister of Francophone Affairs, President of the
Treasury Board, and MPP for York-Simcoe
The Association of Municipalities of Ontario (AMO)
All Ontario municipalities
The Rural Ontario Municipal Association (ROMA)
Donna Big Canoe, Chief of the Chippewas of Georgina Island First Nation
Abram Benedict, Ontario Regional Chief (ORC) for the Chiefs of Ontario

October 17, 2025

Sent by email

See Distribution List on page 6

Re: Provincial Decision on Automated Speed Enforcement (ASE)

The following recommendation of the Committee of Council Meeting of October 1, 2025 was approved by Council on October 15, 2025, pursuant to Council Resolution C230-2025:

CW303-2025

Whereas the Province of Ontario filed enabling regulations in December 2019, to prescribe the locations, fines, and signage for municipalities to utilize Automated Speed Enforcement Cameras (ASE) as a tool to address speeding and improve public safety; and,

Whereas the Province's ASE legislative framework, together with provincial encouragement in 2019, has led municipalities such as Brampton - where auto-insurance rates remain among the highest in Ontario - to implement ASE technology to improve safety, reduce speeding, and prevent serious collisions and fatalities; and,

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

Whereas some cities have implemented ASE incorrectly, Brampton is part of the vast majority of municipalities who have implemented best practices endorsed by the Ministry of Transportation and the Ontario Traffic Council - including speed thresholds - that prioritize public safety, resulting in safer roads; and,

Whereas consistent with local, regional, national and international research by third parties including Sick Kids & Toronto Metropolitan University, the Canadian Automobile Association, the Ontario Association of Chiefs of Police, the Traffic Injury Research Foundation, and the Ontario Traffic Council; the City of Brampton's ASE program has resulted in significant reductions in speed, increased speed compliance in Community Safety and School Zones, and changes in driver behaviour as outlined in the September 10, 2025 Council report titled "Automated Speed Enforcement – Traffic Safety Update";

Whereas the average recorded speed for ticket issued is 15.7 km/h over the posted limit, demonstrating that Brampton's existing threshold is both reasonable and aligned with best practices; and

Whereas between twenty and thirty percent of ASE ticket revenue is collected by the Province of Ontario.

Whereas Brampton is working to improve road safety and uphold its commitment to Vision Zero, through its ASE program and complementary traffic-calming measures such as speedbumps/humps, roundabouts, road diets, and improved signage, in order to reduce speeds, prevent collisions, and promote lawful driving behaviour.

Whereas the City of Brampton has already implemented a significant number of speedbumps, likely the most in the province with 834 locations and anticipates installing an additional 33 individual locations this year, but because speedbumps cannot be deployed in all areas around schools, a comprehensive approach to traffic calming, including Automated Speed Enforcement, has proven effective in reducing vehicle speeds, changing driver behaviour, preventing fatal collisions, and enhancing public safety;

Whereas polling in Brampton demonstrates strong and consistent public support for ASE as a tool to reduce speeding, including: Mainstreet Research (Early September 2025) showing 65% overall support, and the City-led Telephone Townhall poll (July 2025) showing 86% of participants support for speed cameras near schools and parks to help curb speeding; and

Whereas despite clear evidence and proven results from cities like Brampton, municipalities were caught off guard by the Premier's sudden announcement to cancel ASE programs across the province, made without adequate notice and consultation;

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

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

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

Whereas Brampton's ASE program is considered best-practice and rather than banning, the Premier should meet with Mayor Patrick Brown and other municipal leaders to develop improved provincial legislation, regulations and program standards related to the ASE program; and,

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

Whereas should the ASE program be cancelled, the considerable municipal investments to implement this provincially shaped program must be reimbursed, and additional funding must be provided to implement alternate, although not necessarily as effective, traffic calming measures.

Therefore be it resolved:

1. That Brampton City Council formally opposes the Province's decision to abruptly cancel ASE, a public safety tool enabled through provincial regulations in December 2019; and,
2. That a letter from Council be sent to the Premier, the Minister of Transportation, and local MPPs outlining Brampton's position, calling for the continuation of ASE, and Brampton Council request that the Premier meet with Mayor Patrick Brown, and other municipal leaders to negotiate consistent implementation across municipalities that utilizes best practices to uphold the public safety benefits of ASE; and,
3. That the City of Brampton immediately implement the following ASE program enhancements to accommodate concerns and maintain the technology as an effective public safety tool:
 - a. Limit the use of ASE cameras to school locations
 - b. Maintain the existing threshold and implement variable threshold speeds:
 - Maintain existing speed threshold during peak hours around schools
 - Implement a higher speed threshold for non-peak hours to enforce excessive speeding & stunt driving
 - c. Develop and implement a process to limit the number of tickets that can be issued to a single license plate within a defined period of time, excluding excessive speeding or stunt driving
 - d. Prohibit the operation of an ASE camera for six months following a speed limit change
 - e. Require that surplus ASE revenues be reinvested in road safety-related infrastructure, initiatives, and education
 - f. Require that staff report annually to Council, through the budget process, on the allocation and use of surplus ASE revenues
 - g. Require that staff report annually to Council on outcomes of the ASE program (e.g., number of tickets, speed reductions, speed limit compliance, collisions, injuries/fatalities, etc.); and,

4. That the City of Brampton request the Provincial government to amend their legislation, regulations and program standards governing ASE as follows:
 - a. Restrict the use of ASE to School locations
 - b. Use of ASE in areas that do not contain schools must be approved by the Minister of Transportation, supported by data clearly demonstrating the need and a description of why alternative traffic calming measures are not suitable for the location.
 - c. Eliminate provincial fees and charges from ASE tickets, including:
 - MTO fee, currently \$8.25 per ticket, for providing registered license plate owner information
 - Victim surcharge fee ranging from \$10 to \$125 - or 25% of the fine for speeding offences greater than \$1,000
 - d. Develop a revised fee schedule for ASE tickets that reduces the cost for lower speed infractions while maintaining higher penalties for excessive speeding and stunt driving
 - e. Extend voluntary electronic notification (SMS and/or email) to license plate holders to reduce the notification period for ASE offences, similar to license plate renewal notifications
 - f. Develop new signage to include language indicating that the location is speed camera enforced
 - g. Develop more visible ASE signage that includes the speed limit
 - h. Require municipalities to reinvest surplus ASE revenue into road safety-related infrastructure, initiatives and education
 - i. Require greater transparency from municipalities by implementing the following reporting requirements:
 - Report annually to municipal Council on how surplus ASE funds are spent.
 - Require annual public reporting of program outcomes (e.g., number of tickets, speed reductions, speed limit compliance, collisions, injuries/fatalities, etc.).

- j. Establish program standards across all municipalities for key program elements - like speed thresholds - through a process led by the Ministry of Transportation and in consultation with municipalities to ensure consistency and transparency for all municipalities in Ontario.
 - k. That the Ministry of Transportation provide greater oversight and enforcement of Municipal ASE programs through regular audits; and
5. That, should the provincial government proceed with banning the use of ASE despite Brampton's immediate actions to address concerns and requests to work collaboratively with the Province and other municipalities to continue these programs, the Province must reimburse municipalities for all costs incurred to implement ASE program; and,
 6. Staff be directed to report back on potential impacts of an ASE ban on Brampton's road safety strategy and financial investments; and,
 7. That a copy of this resolution be sent to the Premier of Ontario, the Minister of Transportation, Brampton members of Provincial Parliament, local MPPs across the Region of Peel, all Ontario Municipalities, the Association of Municipalities of Ontario (AMO), the Ontario Association of Chiefs of Police (OACP), and the Ontario Traffic Council; and,
 8. That the City develop an advocacy campaign consistent with this motion.

Note: Item **RM 45/2025** has been added to the Referred Matters List for the report requested in clause 6 of the recommendation above, and assigned to Michael Kralt, Director, Automated Enforcement and Court Administration, Legislative Services.

Yours truly,

Sonya Pacheco

Sonya Pacheco
Legislative Coordinator, City Clerk's Office
Tel: 905-874-2178
sonya.pacheco@brampton.ca

(CW – 7.2)

Distribution List

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

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

Regional Municipality of Peel Members of Provincial Parliament (MPP):

The Honourable Charmaine Williams, MPP – Brampton Centre
Charmaine.Williams@pc.ola.org

The Honourable Prabmeet Singh Sarkaria, MPP - Brampton South
Prabmeet.Sarkaria@pc.ola.org

The Honourable Graham McGregor, MPP – Brampton North
Graham.McGregor@pc.ola.org

Hardeep Singh Grewal, MPP – Brampton East
Hardeep.Grewal@pc.ola.org

Amarjot Sandhu, MPP – Brampton West
Amarjot.Sandhu@pc.ola.org

The Honourable Sylvia Jones, MPP – Dufferin – Caledon
sylvia.jones@pc.ola.org

Deepak Anand, MPP - Mississauga – Malton
deepak.anand@pc.ola.org

Rudy Cuzzetto, MPP - Mississauga – Lakeshore
rudy.cuzzetto@pc.ola.org

Natalia Kusendova, MPP – Mississauga – Centre
natalia.kusendova@pc.ola.org

Silvia Gualtieri, MPP – Mississauga East – Cooksville
silvia.gualtieri@pc.ola.org

Sheref Sabawy, MPP – Mississauga – Erin Mills
sheref.sabawy@pc.ola.org

The Honourable Nina Tangri, MPP – Mississauga – Streetsville
nina.tangri@pc.ola.org

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

Ontario Traffic Council
traffic@otc.org

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

All Ontario Municipalities

City of Brampton:

Mayor and Members of Council
Marlon Kallideen, Chief Administrative Officer
Laura Johnston, Commissioner, Legislative Services
Peter Pilateris, Commissioner, Public Works and Engineering
Michael Kralt, Director, Automated Enforcement and Court Administration, Legislative Services
Shane Loftus, Director, Road Maintenance, Operations and Fleet, Public Works and Engineering
Christopher Ethier, Director, Intergovernmental Affairs and Advocacy, Office of the CAO
Andrzej Hoffmann, Senior Advisor, Intergovernmental Affairs and Advocacy, Office of the CAO
Genevieve Scharback, City Clerk, Legislative Services



October 24, 2025

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

Sent by Email

Dear: Honorable Doug Ford,

RE: Municipality of Tweed – Collaborative Action on Sustainable Waste Management in Ontario.

The Council of the Corporation of Tay Valley Township at its meeting held on October 21st, 2025 adopted the following resolution:

RESOLUTION #C-2025-10-22

MOVED BY: Fred Dobbie
SECONDED BY: Marilyn Thomas

“WHEREAS, the Council of the Corporation of Tay Valley Township Support the Municipality of Tweed's resolution regarding waste incineration and a more Robust Recycling Program;

AND WHEREAS, It is incumbent upon the members of council, MPP's and MPs to make the decisions that will result in the most positive outcomes for now and future generations;

AND WHEREAS, with large urban centres now looking in rural areas of our province and entire country for lands to bury their garbage waste;

AND WHEREAS, a large landfill site owned by a large urban centre which receives 50% of their garbage at the present time is expected to be full by 2029 creating more environmental impacts;

AND WHEREAS, continuing to bury garbage in the ground will result in our future generations having lost potable groundwater as a result of garbage leachate rendering it unusable;

AND WHEREAS, burying garbage, particularly organic waste in landfills, leads to the production of methane a greenhouse gas, which escapes into the atmosphere and contributes to climate change causing more environmental destruction;

AND WHEREAS, we continue to destroy our environment jeopardizing our future generations;

AND WHEREAS, we have worldwide technology that will allow us the use of clean incineration and also produce much needed electric energy;

AND WHEREAS, the incineration of household and other municipal waste has a long tradition in Germany, which currently has 156 municipal thermal waste incineration facilities with an aggregate annual capacity of around 25 million tons;

AND WHEREAS, with a strong focus on community involvement, innovative infrastructure, and sustainable practices, Germany has set a high bar for municipal recycling programs that the rest of the world can learn from and emulate;

AND WHEREAS, at the present time, Germany recycles 66.1% of its garbage waste at a municipal level. This places the country as the most effective and prominent country when it comes to recycling in the entire world. This highlights the citizen's strength and motivation to deal with environmental issues on a daily basis;

AND WHEREAS, German schools often integrate recycling education into their curriculum. This early exposure to the importance of recycling instills a sense of responsibility in the younger generation, creating a culture of sustainability that transcends generations;

BE IT RESOLVED THAT, the Council of Tay Valley Township support the Municipality of Tweed in investigating the possibility of working together with Ontario Municipalities, Provincial and Federal Governments and manufacturing partners to form a working group to ensure that waste disposal issues can be resolved quickly, efficiently and effectively with the use of incineration, more robust recycling programs and sustainable practices, so that future generations will not suffer from our environmental mismanagement;

AND THAT, this support be sent to Premier Ford, Marit Stiles, Leader of the Official Opposition Party, and all Ontario Municipalities."

ADOPTED



If you require any further information, please do not hesitate to contact the undersigned at (613) 267-5353 ext. 130 or deputyclerk@tayvalleytwp.ca

Sincerely,

A handwritten signature in blue ink that reads "Aaron Watt".

Aaron Watt, Deputy Clerk

cc: Marit Stiles, Leader of the Official Opposition Party,
All Municipalities in Ontario



CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

322 Main Street South P.O. Box 759

Exeter Ontario

N0M 1S6

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

Toll Free: 1-877-204-0747

www.southhuron.ca

October 23, 2025

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

Premier's Office

Room 281

Main Legislative Building, Queen's Park

Toronto, ON M7A 1A5

Dear Hon. Doug Ford,

Re: Ontario Community Infrastructure Fund

Please be advised that South Huron Council passed the following resolution at their October 20, 2025, Regular Council Meeting:

418-2025

Moved By: Aaron Neeb

Seconded by: Jim Dietrich

That South Huron Council supports the Township of Edwardsburgh Cardinal September 29, 2025, Resolution regarding Ontario Community Infrastructure Fund (OCIF); and

That this supporting resolution and originating correspondence be circulated to the Premier, Minister of Infrastructure, Minister of Municipal Affairs and Housing, Minister of Finance, MPP Thompson, AMO, OSUM, FCM, all Ontario municipalities.

Result: Carried

Please find attached the originating correspondence for your reference.

Respectfully,

Kendra Webster, Legislative & Licensing Coordinator

Municipality of South Huron

kwebster@southhuron.ca

519-235-0310 x. 232

Encl.

cc: Minister of Infrastructure Hon. Kinga Surma, kinga.surma@pc.ola.org;
Minister of Municipal Affairs and Housing, Hon. Rob Flack,
rob.flack@pc.ola.org; Minister of Finance, Hon. Peter Bethlenfalvy,
peter.bethlenfalvy@pc.ola.org; MPP Lisa Thompson,
lisa.thompson@pc.ola.org; AMO, resolutions@amo.on.ca; OSUM,
osum@osum.ca; FCM, resolutions@fcm.ca; and all Ontario Municipalities



EDWARDSBURGH CARDINAL

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Toll Free: 866-848-9099
E-mail: mail@twpec.ca

P.O. Box 129,
18 Centre St.
Spencerville, Ontario
K0E 1X0

VIA EMAIL

Tuesday, October 14, 2025

The Honourable Doug Ford, Premier of Ontario
The Honourable Kinga Surma, Minister of Infrastructure
The Honourable Rob Flack, Minister of Municipal Affairs and Housing
The Honourable Francois-Phillipe Champagne, Minister of Finance
Association of Municipalities of Ontario (AMO)
Ontario Small Urban Municipalities (OSUM)
Federation of Canadian Municipalities (FCM)
The United Counties of Leeds and Grenville
All Upper- and Lower-Tier Municipalities in Ontario

Please be advised that at its Regular Council meeting held on Monday, September 29, 2025, the Council of the Township of Edwardsburgh Cardinal unanimously adopted the following resolution:

RESOLUTION: Ontario Community Infrastructure Fund (OCIF)

WHEREAS the Township of Edwardsburgh Cardinal acknowledges that municipal infrastructure—roads, bridges, water and wastewater systems—underpins public safety, economic vitality and quality of life in Ontario's rural and small urban communities;

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

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

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

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

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

NOW THEREFORE BE IT RESOLVED THAT

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

6. The Ministry of Infrastructure publish an annual OCIF performance report—including program disbursements, allocation adjustments and reserve expenditures—in a transparent, publicly accessible online dashboard.
7. The Clerk of the Township of Edwardsburgh Cardinal forward this resolution to:
 - o The Honourable Doug Ford, Premier of Ontario
 - o The Honourable Kinga Surma, Minister of Infrastructure
 - o The Honourable Rob Flack, Minister of Municipal Affairs and Housing
 - o The Honourable Francois-Phillipe Champagne, Minister of Finance
 - o Association of Municipalities of Ontario (AMO)
 - o Ontario Small Urban Municipalities (OSUM)
 - o Federation of Canadian Municipalities (FCM)
 - o The United Counties of Leeds and Grenville
 - o All upper- and lower-tier municipalities in Ontario

If you have any questions, please contact me at the email address below.

Sincerely,



Natalie Charette
Interim Clerk
clerk@twpec.ca



EDWARDSBURGH CARDINAL

Phone: 613-658-3055
Fax: 613-658-3445
Toll Free: 866-848-9099
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P.O. Box 129,
18 Centre St.
Spencerville, Ontario
K0E 1X0

The Corporation of The Township of Stone Mills

4504 County Road 4, Centreville, Ontario K0K 1N0
Tel. (613) 378-2475 Fax. (613) 378-0033
Website: www.stonemills.com



October 22, 2025

Sent Via Email Only

Re: Advocacy for Funds to Effectively Manage the Emerald Ash Borer Infestation

Please be advised that during the regular Council meeting of September 15, 2025, Township of Stone Mills Council passed the following motion,

Resolution 19-695-2025

Whereas the Emerald Ash Borer (EAB) infestation has resulted in a substantial increase in dead ash trees throughout Ontario, resulting in extensive ecological, economic, and public safety challenges;

And Whereas dead ash trees contribute to potential hazards, including falling limbs, compromised power lines, and blocked transportation routes, posing significant threats to public safety;

And Whereas removing and replacing dead ash trees is a costly undertaking that imposes financial burdens on municipalities, private organizations, and individual property owners;

Therefore, Be It Resolved That the Council of the Township of Stone Mills formally requests that the Provincial and Federal governments establish a dedicated fund to assist municipal governments, private organizations, and property owners in effectively managing the removal and replanting of trees, thereby addressing the aftermath of the EAB infestation.

Be It Further Resolved That funding support should encompass:

1. Grants for municipalities to fund community-wide removal and replanting initiatives.
2. Financial assistance for private organizations engaged in environmentally restorative work.
3. Subsidies for individual property owners to safely remove and replace dead ash trees.

And Be It Further Resolved That this request be forwarded to relevant Provincial and Federal ministries and agencies involved in environmental management, forestry, and public safety.

Be It Finally Resolved That a supporting letter be drafted and disseminated to other municipalities across Ontario to encourage regional advocacy and collaboration in addressing this ecological challenge.

Moved By Councillor Fenwick
Seconded By Deputy Woodcock
Carried

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



Brandi Teeple
Township Clerk
Township of Stone Mills
4504 County Road 4
Centreville, ON, K0K 1N0
Phone: 613 378-2475 ext. 225
Email: bteeple@stonemills.com

cc. Mark Carney, Prime Minister of Canada
Doug Ford, Premier of Ontario
Mike Harris, Minister of Natural Resources
Todd McCarthy, Minister of the Environment, Conservation and Parks
Rob Flack, Minister of Municipal Affairs and Housing
Julie Dabrusin, Minister of Environment and Climate Change
Marjorie Michel, Minister of Health
Ric Bresee, MPP Hastings-Lennox & Addington-Tyendinaga
Shelby Kramp-Neuman, MP Hastings-Lennox & Addington-Tyendinaga
Quinte Conservation
Canadian Food Inspection Agency
The Association of Municipalities of Ontario
All Ontario Municipalities

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

Public Meeting of Planning

Minutes

Monday September 8, 2025

5:30 p.m.

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
SDG Clerk: Kimberley Casselman

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 agenda for the Public Meeting of Planning on Monday September 8, 2025.

Carried

3. RATIFY MINUTES

Resolution No. 2

Moved By: Brian Caddell

Seconded By: Jeff Manley

THAT the Council of the Township of North Glengarry accepts the minutes of the Public Meeting of Planning of Monday August 11, 2025.

Carried

4. ZONING AMENDMENTS

Z-05-2025: Eastwood Dairy Farms

OWNER: EASTWOOD DAIRY FARMS

ADDRESS: 20500 Laggan-Glenelg Road (County Road 24), Dalkeith

Lochiel Concession 6, Part Lot 35; 14R3565 Parts 1 & 2

Roll 0111 016 014 16000 & 0111 016 014 15000

PURPOSE: To re-zone the retained portion of Consent Application No. B-5-25 (215.4 acres) of the property from General Agricultural (AG) to General Agricultural Special Exception (AG-261) to prohibit residential development and;

To re-zone the severed portion of Consent Application No. B-5-25 (2.7 acres) from General Agricultural (AG) to General Agricultural Special Exception (AG-262) to prohibit agricultural uses.

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

No questions or comments were received

Z-06-2025: Reynald Blais

OWNER: Chantal, Denis & Reynald BLAIS

ADDRESS: 20521 Glen Robertson Road (County Road 10), Alexandria

Lochiel Concession 2, Part Lot 34; RP14R4318 Part 2

Roll 0111 016 005 22000

PURPOSE: To re-zone the property from Rural (RU) to Rural Special Exception (RU-25) to permit a secondary dwelling on the subject lands.

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

No questions or comments were received

SPDA By-law No. 28-2025: Marseni Real Estate Inc.

OWNER: MARSENI REAL ESTATE INC

ADDRESS: 10 Mechanic Street West, Maxville

Plan 32 Part Mill Lot; 14R1736 Parts 1, 2 & 3
Roll 0111 014 000 58200

PURPOSE: Agreement between MARSENI REAL ESTATE INC (Marc Brisson) and the Corporation of the Township of North Glengarry to permit the development of two new 9-unit apartment buildings for a total of 18 new units and the reconfiguration of the parking lot for the existing 12-unit apartment building, located at 10 Mechanic Street West, Maxville.

The clerk 3 times asked for comments from the public in attendance and from members of Council.
No questions or comments were received

5. OLD BUSINESS
None

6. NEW BUSINESS
None

7. NOTICE OF MOTION
None

8. ADJOURNMENT
Resolution No. 3
Moved By: Jeff Manley
Seconded By: Jacques Massie

THERE being no further business to discuss, the Public Meeting of Planning was adjourned at 6:01 pm.

Carried

CAO/Clerk/Deputy Clerk

Mayor/Deputy Mayor

THE CORPORATION OF THE TOWNSHIP OF NORTH GLENGARRY

**BY-LAW 40-2025
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 November 10, 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 10th day of November 2025.

CAO/Clerk / Deputy Clerk

Mayor / Deputy Mayor

I, hereby certify that the forgoing is a true copy of By-Law No. 40-2025, duly adopted by the Council of the Township of North Glengarry on the 10th day of November 2025

Certified CAO/Clerk / Deputy Clerk

Date