

Proposed changes to the *Transit-Oriented Communities (TOC) Act, 2020*, would reduce barriers to implementing the Transit Oriented Communities (TOC) by:

- Amending the definition of a “Transit Oriented Communities project” to include projects along the GO and LRT network more efficiently,
- Removing OIC approval requirements for any agreements between the Minister (or an entity with delegated powers) and a municipality, and
- Enabling the Minister to delegate certain responsibilities to Infrastructure Ontario for the purpose of developing TOCs.

We are interested in receiving your comments on these proposed changes. Comments can be made through the Environmental Registry of Ontario from May 12, 2025, to June 11, 2025:

- [ERO 025-0504](#): Proposed *Transit-Oriented Communities Act, 2020*, changes to reduce barriers to implementing municipal agreements.

## **Ministry of Transportation**

Schedule 2 of the bill proposes a change to the *Building Transit Faster Act, 2020* (BTFA) that, if passed, would extend the use of the BTFA measures to all provincial transit projects. This change would remove barriers to building transit faster and get shovels in the ground quicker to build major provincial transit projects that connect communities.

A proposed amendment to the *Metrolinx Act, 2006*, permits the Minister of Transportation to request certain information and data from municipalities or municipal agencies necessary to support the development of provincial transit projects or Transit-Oriented Communities projects.

You may provide your comments on the proposed change to the BTFA through the Environmental Registry of Ontario (ERO) notice [ERO 025-0450](#) and the Ontario Regulatory Registry notice ([RR 25-MTO005](#)) and the Metrolinx Act ([RR 25-MTO006](#)) from May 12, 2025 to June 11, 2025.

The government invites you to review the [Environmental Registry of Ontario](#) and [Regulatory Registry of Ontario](#) posting links provided above and share any feedback you may have. If you have any questions, please reach out to my Director of Stakeholder and Caucus Relations, Tanner Zelenko, at [Tanner.Zelenko@ontario.ca](mailto:Tanner.Zelenko@ontario.ca).

In the face of economic uncertainty, we must protect Ontario by speeding up construction so we can lower housing costs and keep workers on the job. I look forward to continued collaboration with you, our municipal partners, to create the homes that Ontario need today, tomorrow, and in the decades to come.

Sincerely,

*Original Signed by*

Hon. Robert J. Flack

Minister of Municipal Affairs and Housing

c. The Honourable Kinga Surma, Minister of Infrastructure

The Honourable Prabmeet Sarkaria, Minister of Transportation

The Honourable Graydon Smith, Associate Minister of Municipal Affairs and Housing

Robert Dodd, Chief of Staff, Minister's Office

Matthew Rae, Parliamentary Assistant, Municipal Affairs and Housing

Laura Smith, Parliamentary Assistant, Municipal Affairs and Housing

Brian Saunderson, Parliamentary Assistant, Municipal Affairs and Housing

Martha Greenberg, Deputy Minister, Municipal Affairs and Housing

David McLean, Assistant Deputy Minister, Municipal Affairs and Housing

Caspar Hall, Assistant Deputy Minister, Municipal Affairs and Housing

Donna Maitland, CAO/Clerk/Treasurer

Donna Maitland, CAO/Clerk/Treasurer

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13 mai 2025

Président du conseil,

Le 12 mai 2025, j'ai présenté la *Loi de 2025 visant à protéger l'Ontario en construisant plus rapidement et plus efficacement* ([projet de loi 17](#)). Grâce à cette législation et à d'autres changements, nous donnons suite aux recommandations et aux demandes des dirigeants municipaux visant à faciliter et à accélérer la construction de nouvelles maisons et des infrastructures dont l'Ontario a besoin, comme les transports en commun, les routes, les réseaux d'approvisionnement en eau et de traitement des eaux usées.

Le projet de loi contient des mesures concrètes pour protéger l'Ontario prises par le ministère des Affaires municipales et du Logement, le ministère de l'Infrastructure et



le ministère des Transports. Les détails sur l'éventail des mesures se trouvent dans le communiqué de presse ici.

### ***Loi sur le code du bâtiment – Ministère des Affaires municipales et du Logement***

L'annexe 1 du projet de loi propose des modifications à la *Loi sur le code du bâtiment*, notamment :

- Ajouter une disposition pour préciser que les municipalités n'ont pas le pouvoir de créer ou d'appliquer leurs propres normes de construction.
- Éliminer l'exigence d'une approbation provinciale secondaire des produits de construction novateurs pour les produits qui ont déjà fait l'objet d'une « évaluation de la conformité au Code canadien » par le Centre canadien de matériaux de construction ([25-MMAH004](#)). Les commentaires peuvent être formulés par l'intermédiaire du Registre de la réglementation de l'Ontario (RR) du 12 mai 2025 au 11 juin 2025.

### ***Loi sur les redevances d'aménagement – Ministère des Affaires municipales et du Logement***

L'annexe 4 du projet de loi propose des modifications à la *Loi de 1997 sur les redevances d'aménagement* afin d'uniformiser la méthodologie et le cadre relatifs aux redevances d'aménagement et d'améliorer la prévisibilité des coûts, notamment :

- Créer un pouvoir de réglementation pour fusionner les catégories de services pour les crédits de redevances d'aménagement.
- Créer un pouvoir de réglementation pour préciser ce qui constitue un « service local ».
- Étendre l'exclusion des redevances d'aménagement aux aménagements non locatifs à usage d'habitation. Voici les changements connexes :
  - Donner aux municipalités le pouvoir, dans les circonstances énoncées dans la réglementation, d'exiger une garantie financière pour le paiement reporté des redevances d'aménagement dans le cas d'aménagements non locatifs à usage d'habitation;
  - Retirer aux municipalités le pouvoir d'exiger des intérêts sur les montants de report des redevances d'aménagement prévues par la loi.
- Permettre aux municipalités d'apporter des changements à leurs règlements sur les redevances d'aménagement dans le seul but de les réduire ou de supprimer l'indexation sans se conformer à certaines exigences procédurales.
- La création d'un pouvoir de réglementation pour prescrire des exceptions, y compris des exceptions conditionnelles, aux dépenses en immobilisations qui peuvent être recouvrées par les redevances d'aménagement.
- Pourvu que les tarifs gelés de redevances d'aménagement sur un aménagement ne s'appliquent pas si les tarifs actuels en vigueur de redevances d'aménagement entraînent un paiement moins élevé.

- Exempter les foyers de soins de longue durée au sens du paragraphe 2 (1) de la *Loi de 2021 sur le redressement des soins de longue durée* des redevances d'aménagement des municipalités.

Nous souhaitons recevoir vos commentaires sur ces mesures proposées. Les commentaires peuvent être formulés par l'intermédiaire du Registre de la réglementation de l'Ontario (RR) du 12 mai 2025 au 11 juin 2025 :

- [RR 25-MMAH003](#) : Modifications à la *Loi de 1997 sur les redevances d'aménagement* pour simplifier et normaliser le cadre des redevances d'aménagement.

### ***Loi sur l'aménagement du territoire* – Ministère des Affaires municipales et du Logement**

Les annexes 3 et 7 du projet de loi proposent des modifications à la *Loi sur l'aménagement du territoire* et à la *Loi de 2006 sur la cité de Toronto* qui aideraient à simplifier et à normaliser les processus d'aménagement municipal. S'ils sont adoptés, les changements proposés vont :

- Donner le pouvoir d'adopter des règlements pour limiter les études municipales complètes sur les demandes et mieux reconnaître les rapports de planification préparés par des professionnels agréés prescrits;
- Supprimer la nécessité de certaines variances mineures;
- Donner au ministre des Affaires municipales et du Logement le pouvoir d'imposer des conditions à une utilisation autorisée par un arrêté de zonage ministériel;
- Simplifier les approbations de planification pour les écoles publiques de la maternelle à la 12<sup>e</sup> année.

Nous souhaitons recevoir vos commentaires sur ces mesures proposées. Les commentaires peuvent être transmis par l'entremise du Registre environnemental de l'Ontario du 12 mai 2025 au 11 juin 2025 :

- [REO 025-0461](#) : Modifications proposées à la *Loi sur l'aménagement du territoire* et à la *Loi de 2006 sur la cité de Toronto* (annexes 3 et 7 du projet de loi n° 17 – *Loi de 2025 visant à protéger l'Ontario en construisant plus rapidement et plus efficacement*).

Nous aimerions également recevoir vos commentaires sur les modifications réglementaires connexes. Le gouvernement entreprend des consultations de 45 jours sur les propositions suivantes, du 12 mai 2025 au 26 juin 2025 :

- [REO 025-0462](#) : Projet de règlement – Remplir la demande (en sollicitant des commentaires sur le projet de règlement pour répondre aux exigences relatives à la demande complète, soit les exigences relatives à l'étude et au rapport, et les présentations des professionnels agréés).
- [REO 025-0463](#) : Projet de règlement – Variations de plein droit par rapport aux exigences relatives à la marge de reculement (demande de rétroaction sur un projet de règlement qui permettrait des variations « de plein droit » si



une proposition se situe dans les 10 % des exigences en matière de marges de recul par rapport aux limites de propriétés applicables aux terrains spécifiés).

Les affichages du Registre environnemental fournissent des détails supplémentaires sur les changements proposés.

### ***Loi sur le ministère de l'Infrastructure – Ministère de l'Infrastructure***

L'annexe 6 du projet de loi propose des modifications à la *Loi de 2011 sur le ministère de l'Infrastructure* afin de donner au ministre de l'Infrastructure le pouvoir de demander des renseignements et des données aux municipalités et aux organismes municipaux, au besoin, pour appuyer les projets d'infrastructure financés par la province. Cela permettrait d'accélérer la mise en place des infrastructures essentielles dont nos collectivités en croissance ont besoin, tout en favorisant l'emploi et la croissance économique. Les commentaires peuvent être formulés par l'intermédiaire du Registre de la réglementation de l'Ontario ([RR 25-MOI003](#)) du 12 mai 2025 au 11 juin 2025.

### ***Loi de 2020 sur les collectivités axées sur le transport en commun – Ministère de l'Infrastructure***

Les changements proposés à la *Loi de 2020 sur les collectivités axées sur le transport en commun* réduiraient les obstacles à la mise en œuvre des collectivités axées sur le transport en commun :

- Modifier la définition d'un « projet de collectivités axées sur le transport en commun (CATC) » pour y inclure des projets le long du réseau GO et du train léger sur rail plus efficacement;
- Supprimer les exigences d'approbation par décret pour toute entente entre le ministre (ou une entité détenant des pouvoirs délégués) et une municipalité;
- Permettre au ministre de déléguer certaines responsabilités à Infrastructure Ontario aux fins de développement des CATC.

Nous aimerions recevoir vos commentaires sur ces changements proposés. Les commentaires peuvent être transmis par l'entremise du Registre environnemental de l'Ontario du 12 mai 2025 au 11 juin 2025 :

- [REO 025-0504](#): Changements proposés à la *Loi de 2020 sur les collectivités axées sur le transport en commun*, visant à réduire les obstacles à la mise en œuvre des ententes municipales.

### **Ministère des Transports**

L'annexe 2 du projet de loi propose une modification à la *Loi de 2020 sur la construction plus rapide de transport en commun* qui, si elle est adoptée, étendrait le recours aux mesures de la *Loi* à tous les projets provinciaux de transport en commun. Ce changement éliminerait les obstacles à la construction plus rapide de réseaux de transport en commun et accélérerait le début des travaux pour la

réalisation d'importants projets provinciaux de transport en commun qui relient les collectivités.

Une modification proposée à la *Loi de 2006 sur Metrolinx* permet au ministre des Transports de demander certains renseignements et données aux municipalités ou aux organismes municipaux nécessaires pour appuyer l'élaboration de projets provinciaux de transport en commun ou de projets de collectivités axées sur le transport en commun.

Vous pouvez fournir vos commentaires sur le changement proposé à la *Loi* par l'entremise de l'avis [025-0450](#) du Registre environnemental de l'Ontario (REO) et de l'avis [25-MTO005](#) du Registre réglementaire de l'Ontario, et sur la *Loi de 2006 sur Metrolinx* ([RR 25-MTO006](#)), du 12 mai 2025 au 11 juin 2025.

Le gouvernement vous invite à consulter les liens ci-dessus du [Registre environnemental de l'Ontario](#) et du [Registre réglementaire de l'Ontario](#) et à lui faire part de vos commentaires. Si vous avez des questions, veuillez communiquer avec mon directeur des relations avec les intervenants et relations avec le groupe parlementaire, Tanner Zelenko, au [tanner.zelenko@ontario.ca](mailto:tanner.zelenko@ontario.ca).

Dans un contexte d'incertitude économique, nous devons protéger l'Ontario en accélérant la construction afin de réduire les coûts du logement et de maintenir les emplois. Je me réjouis à l'idée de poursuivre notre collaboration avec vous et nos partenaires municipaux pour créer les logements dont l'Ontario a besoin aujourd'hui, demain et au cours des décennies à venir.

Cordialement,

*Original signé par*

L'honorable Robert J. Flack

Ministre des Affaires municipales et du Logement

c. L'honorable Kinga Surma, ministre de l'Infrastructure

L'honorable Prabmeet Sarkaria, ministre des Transports

L'honorable Graydon Smith, ministre associé du Logement

Robert Dodd, chef de cabinet, Bureau du ministre

Matthew Rae, adjoint parlementaire, Affaires municipales et Logement

Brian Saunderson, adjoint parlementaire, Affaires municipales  
et Logement

Laura Smith, adjointe parlementaire, Affaires municipales et  
Logement (Logement)



Martha Greenberg, sous-ministre, Affaires municipales et Logement

Caspar Hall, sous-ministre adjoint, Division des administrations locales, Affaires municipales et Logement

David McLean, sous-ministre adjoint, Division des politiques de logement et de la planification, Affaires municipales et Logement

Donna Maitland, CAO/Clerk/Treasurer

Donna Maitland, CAO/Clerk/Treasurer

**Ministry of  
Municipal Affairs  
and Housing**

**Ministère des  
Affaires municipales  
et du Logement**



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234-2025-2204

May 13, 2025

Dear Head of Council,

On May 12, 2025 I introduced the *Protect Ontario by Building Faster and Smarter Act, 2025* ([Bill 17](#)). Through this legislation, and other changes, we are responding to recommendations and requests from municipal leaders to make it easier and faster to build new homes and infrastructure Ontario needs like transit, roads, water, and wastewater systems.

The bill contains bold actions to protect Ontario from the Ministry of Municipal Affairs and Housing, the Ministry of Infrastructure and the Ministry of Transportation. Details about the range of measures can be found in the [news release](#).

**Building Code Act – Ministry of Municipal Affairs and Housing**

Schedule 1 of the Bill proposes changes to the *Building Code Act* which include:

- Adding a provision to clarify that municipalities do not have the authority to create or enforce their own construction standards.
- Eliminating the requirement for a secondary provincial approval of innovative construction products for products that have already undergone a “Canadian Code Compliance Evaluation” by the federal Canadian Construction Materials Centre ([25-MMAH0042](#)). Comments can be made through the Regulatory Registry of Ontario (RR) from May 12, 2025, to June 11, 2025.

**Development Charges Act – Ministry of Municipal Affairs and Housing**

Schedule 4 of the Bill proposes changes to the *Development Charges Act, 1997*, to standardize the development charge (DC) methodology and framework and improve predictability of costs, include:

- Creating a regulation-making authority to merge service categories for DC credits.
- Creating a regulation-making authority to specify what constitutes a “local service.”
- Expanding the DC deferral to non-rental residential developments. Related changes include:



- Providing municipalities authority, in circumstances set out in regulation, to require financial security for payment of deferred DCs for non-rental residential developments; and
- Removing authority for municipalities to charge interest on any legislated DC deferral amounts.
- Enabling municipalities to make any changes to their DC by-laws for the sole purpose of reducing DCs or removing indexing without undertaking certain procedural requirements.
- Creating a regulation-making authority to prescribe exceptions, including conditional exceptions, to capital costs that are eligible to be recovered from DCs.
- Providing that the frozen DC rates on a development would not be applicable if the current DC rates in effect would result in a lower payment.
- Exempting long-term care homes within the meaning of subsection 2 (1) of the *Fixing Long-Term Care Act, 2021* from municipal DCs.

We are interested in receiving your comments on these proposed measures. Comments can be made through the Regulatory Registry of Ontario (RR) from May 12, 2025, to June 11, 2025:

- [RR 25-MMAH003](#): Changes to the *Development Charges Act, 1997*, to Simplify and Standardize the Development Charge (DC) Framework.

### **Planning Act – Ministry of Municipal Affairs and Housing**

Schedules 3 and 7 of the Bill propose changes to the *Planning Act* and the *City of Toronto Act, 2006* that would help streamline and standardize municipal development processes. If passed, the proposed changes would:

- Provide authority for regulations to limit municipal complete application studies and provide greater recognition of planning reports prepared by prescribed certified professionals,
- Remove the need for certain minor variances,
- Give the Minister of Municipal Affairs and Housing the authority to impose conditions on a use permitted by a Minister's zoning order, and
- Streamline planning approvals for publicly funded kindergarten to grade 12 schools.

We are interested in receiving your comments on these proposed measures. Comments can be made through the Environmental Registry of Ontario from May 12, 2025, to June 11, 2025:

- [ERO 025-0461](#): Proposed Planning Act and City of Toronto Act, 2006 Changes (Schedules 3 and 7 of Bill 17- Protect Ontario by Building Faster and Smarter Act, 2025).

We are also interested in receiving any comments you may have on associated regulatory changes. The government is undertaking 45-day consultations on the following proposals from May 12, 2025, to June 26, 2025:

- [ERO 025-0462](#): Proposed Regulations – Complete Application (seeking feedback on proposed regulations to address complete application requirements (study/report requirements) and submissions from certified professionals)
- [ERO 025-0463](#): Proposed Regulation – As-of-right Variations from Setback Requirements (seeking feedback on a proposed regulation that would allow variations to be permitted “as-of-right” if a proposal is within 10% of requirements for setbacks from property lines applicable to specified lands)

The Environmental Registry postings provide additional details regarding the proposed changes.

### **Ministry of Infrastructure Act – Ministry of Infrastructure**

Schedule 6 of the Bill proposes changes to the *Ministry of Infrastructure Act, 2011* (MOIA), to provide the Minister of Infrastructure with the authority to request information and data from municipalities and municipal agencies, where needed to support provincially funded infrastructure projects. This would help speed up the delivery of critical infrastructure that our growing communities need, while also supporting jobs and economic growth. Comments can be made through the Regulatory Registry of Ontario ([RR-25MOI003](#)) from May 12, 2025, to June 11, 2025.

### **Transit-Oriented Communities Act – Ministry of Infrastructure**

Proposed changes to the *Transit-Oriented Communities (TOC) Act, 2020*, would reduce barriers to implementing the Transit Oriented Communities (TOC) by:

- Amending the definition of a “Transit Oriented Communities project” to include projects along the GO and LRT network more efficiently,
- Removing OIC approval requirements for any agreements between the Minister (or an entity with delegated powers) and a municipality, and
- Enabling the Minister to delegate certain responsibilities to Infrastructure Ontario for the purpose of developing TOCs.

We are interested in receiving your comments on these proposed changes. Comments can be made through the Environmental Registry of Ontario from May 12, 2025, to June 11, 2025:

- [ERO 025-0504](#): Proposed *Transit-Oriented Communities Act, 2020*, changes to reduce barriers to implementing municipal agreements.

### **Ministry of Transportation**

Schedule 2 of the bill proposes a change to the *Building Transit Faster Act, 2020* (BTFA) that, if passed, would extend the use of the BTFA measures to all provincial transit projects. This change would remove barriers to building transit faster and get shovels in the ground quicker to build major provincial transit projects that connect communities.



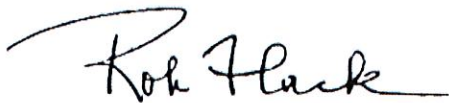
A proposed amendment to the *Metrolinx Act, 2006*, permits the Minister of Transportation to request certain information and data from municipalities or municipal agencies necessary to support the development of provincial transit projects or Transit-Oriented Communities projects.

You may provide your comments on the proposed change to the BTFA through the Environmental Registry of Ontario (ERO) notice [ERO 025-0450](#) and the Ontario Regulatory Registry notice ([RR 25-MTO005](#)) and the Metrolinx Act ([RR 25-MTO006](#)) from May 12, 2025 to June 11, 2025.

The government invites you to review the [Environmental Registry of Ontario](#) and [Regulatory Registry of Ontario](#) posting links provided above and share any feedback you may have. If you have any questions, please reach out to my Director of Stakeholder and Caucus Relations, Tanner Zelenko, at [Tanner.Zelenko@ontario.ca](mailto:Tanner.Zelenko@ontario.ca).

In the face of economic uncertainty, we must protect Ontario by speeding up construction so we can lower housing costs and keep workers on the job. I look forward to continued collaboration with you, our municipal partners, to create the homes that Ontario need today, tomorrow, and in the decades to come.

Sincerely,



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

- c. The Honourable Kinga Surma, Minister of Infrastructure  
The Honourable Prabmeet Sarkaria, Minister of Transportation  
The Honourable Graydon Smith, Associate Minister of Municipal Affairs and Housing  
Robert Dodd, Chief of Staff, Minister's Office  
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Brian Saunderson, Parliamentary Assistant, Municipal Affairs and Housing  
Martha Greenberg, Deputy Minister, Municipal Affairs and Housing  
David McLean, Assistant Deputy Minister, Municipal Affairs and Housing  
Caspar Hall, Assistant Deputy Minister, Municipal Affairs and Housing  
Municipal Chief Administrative Officers

## NEWS RELEASE

## Ontario Getting Homes and Infrastructure Built Faster and Smarter

Province introducing legislation and new funding to cut red tape and speed up home construction in partnership with municipalities

May 12, 2025

Municipal Affairs and Housing

Transportation

Finance

Infrastructure

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**VAUGHAN** — Today, Ontario is introducing the *Protect Ontario by Building Faster and Smarter Act, 2025* to help speed up the construction of new homes and infrastructure, including by streamlining development processes and reducing costs in close partnership with municipalities. The province is also increasing its historic investment in housing-enabling infrastructure by adding \$400 million in immediate funding to the Housing-Enabling Water Systems Fund (HEWSF) and Municipal Housing Infrastructure Fund (MHIP) for a total of nearly \$2.3 billion over four years across the HEWSF and the MHIP.

"We are taking bold action to protect Ontario in the face of economic uncertainty by speeding up construction so we can lower housing costs and keep workers on the job," said Rob Flack, Minister of Municipal Affairs and Housing. "The legislation we're tabling today responds to recommendations and requests from municipal leaders, and will help build the homes and infrastructure Ontario needs."

The *Protect Ontario by Building Faster and Smarter Act, 2025*, if passed, and related actions would:

- Spur new construction by simplifying and standardizing development charges based on measures that were developed in consultation with municipalities, including measures that some municipalities have already implemented. Ontario will work with municipalities to continue simplifying, streamlining and reducing costly local development fees that can add hundreds of thousands of dollars to the cost of new homes.



- Remove barriers for Canadian manufacturers who want to introduce innovative materials, systems and building designs that could reduce construction costs and expedite projects.
- Streamline and improve planning and delivery for transit-oriented communities, creating more jobs and housing options near transit.
- Reduce costs and speed up project approvals with consistent building construction standards across Ontario municipalities.
- Significantly speed up getting shovels in the ground to build major transit projects by extending measures in the *Building Transit Faster Act, 2020* to all provincial transit projects.
- Simplify, streamline and bring consistency and transparency to development applications, land use planning approvals, and contents of municipal official plans. These changes would make it easier and faster to build residential, commercial and industrial buildings within and across Ontario's municipalities.
- Ontario's road building standards can differ across the province's 444 municipalities, causing unnecessary cost and delays. The province will consult with municipalities and stakeholders by fall 2025 on framework legislation for greater harmonization and clarified governance of municipal standards, which will lead to cost savings through more efficient design and technical review, greater construction efficiencies and streamlined procurement processes.

"We are pulling out all the stops to protect and build up Ontario during this time of economic uncertainty," said Kinga Surma, Minister of Infrastructure. "Our expanded investments will ensure we can build even more homes, create more jobs and protect the most critical infrastructure that people depend on every day."

Through HEWSF, the province has already allocated nearly \$1.3 billion for water and waste-water infrastructure projects that will enable the construction of approximately 600,000 homes. Ontario has also invested approximately \$700 million in MHIP. Combined with the new \$400 million (\$315 million for HEWSF and \$85 million for MHIP) this brings the new total investment to nearly \$2.3 billion.

"I applaud Premier Ford, Minister Flack, and the Government of Ontario for taking bold and creative action to address the housing crisis," said Steven Del Duca, Mayor for the City of Vaughan. "The status quo simply isn't working, and families across

Ontario — including mine — deserve to see real change. I want my kids to have the opportunity to own a home in the city where they grew up. In Vaughan, we're doing our part by reducing development charges by 50 per cent and using every tool available to get more homes built, faster. I welcome the province's leadership in cutting red tape, standardizing approvals, and building a more efficient, affordable future for all Ontarians."

Through the Building Faster Fund, the government has also provided municipalities with \$286.8 million for community and housing-enabling infrastructure last year, along with \$120 million dedicated for small, rural and Northern municipalities without housing targets which is being delivered through the HEWSF and MHIP. This is in addition to the \$1 billion in flexible loans for housing-enabling water infrastructure projects available to municipalities through the [Infrastructure Ontario Loan Program](#).

"I'm grateful for the province's leadership in introducing these much-needed measures to address the housing crisis," said Carolyn Parrish, Mayor for the City of Mississauga. "Municipalities cannot tackle this challenge alone -- we need support like this to cut red tape, streamline approvals, and create the conditions for faster, more affordable housing development. Mississauga's Housing Task Force has demonstrated that bold reforms and innovative policies can drive real progress, and these provincial measures will encourage cities across Ontario to accelerate their own housing initiatives. This kind of collaboration across all levels of government is critical to meeting the urgent housing needs of our residents and building a more sustainable future for residents all over Ontario."

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#### Quick Facts

- The *Protect Ontario by Building Faster and Smarter Act, 2025* and other proposed measures consist of 20 initiatives that would accelerate provincial permitting and approvals.
- The proposals work together with measures proposed in Bill 2, [the \*Protect Ontario through Free Trade within Canada Act, 2025\*](#) and Bill 5, [the \*Protect Ontario by Unleashing Our Economy Act, 2025\*](#), as part of the government's plan to protect Ontario by strengthening internal trade relationships, supporting faster provincial development and supporting buying local.
- Ontario is currently investing nearly \$1.3 billion through first and second intakes of [HEWSF](#) to support 77 water infrastructure projects that will help municipalities build approximately 600,000 new homes across the province. HEWSF helps municipalities build, repair, rehabilitate and expand critical drinking water, wastewater and stormwater infrastructure.



- Ontario is investing \$175 million through the MHIP Health and Safety Water Stream to help municipalities and First Nations build, repair and expand the capacity of aging water, flood and erosion infrastructure.
- The province is also currently investing \$400 million through the MHIP Housing-Enabling Core Servicing Stream to support the construction of up to 160,000 new homes and ensure these growing communities are connected to reliable roadways. MHIP provides funding for core infrastructure projects that support growing and developing communities.

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#### Quotes

"Under the leadership of Premier Ford, our government is making historic investments in public transit to tackle gridlock, connect communities and keep Ontarians on the job as we continue to grapple with President Trump's unjustified trade war. Now more than ever, we must remove barriers to building transit and take bold, decisive action that supports our growing population and protects Ontario's jobs."

**- Prabmeet Sarkaria  
Minister of Transportation**

"In the face of global uncertainty, Ontario is embracing the opportunity to grow the economy and create stronger, more vibrant communities. Our government is doubling down on our efforts to get more homes built through key investments to support the construction of housing-enabling infrastructure, while empowering municipalities across the province to build faster and smarter for the wellbeing of people today, and for future generations."

**- Peter Bethlenfalvy  
Minister of Finance**

"As a former mayor and past President of the Association of Municipalities of Ontario, I understand the day-to-day challenges municipalities face in getting shovels in the ground. This legislation reflects what we've heard from local leaders. It removes red tape, respects taxpayer dollars, and gets homes and infrastructure built faster where people need them most. This is just another tool our government is providing to help communities grow stronger and more resilient for future generations."

**- Graydon Smith**

**Associate Minister of Municipal Affairs and Housing**

"We are instilling hope for young people across Ontario that their government is throwing everything at this to reduce housing costs and get more affordable housing built. Our government's significant investment in infrastructure is helping to lay the foundations for more housing, built faster, so the next generation can achieve the same dream of homeownership as the last."

**- Stephen Lecce**

**Minister of Energy and Mines, Member of Provincial Parliament (MPP) for King-Vaughan**

"AMO is firmly behind the province's commitment to streamlining approvals and enhancing transparency to get more homes built faster in Ontario. Minister Flack's approach highlights what we can achieve when the province, municipalities and the development sector all work together towards a shared goal. We look forward to finding new and innovative ways of funding the infrastructure that communities need to support growth and the economy, and maintain the quality of life that remains Ontario's key competitive advantage."

**- Robin Jones**

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



"Our members are fully committed to building more homes faster and to working with all levels of government to make that happen. Our communities need more than just housing; they need parks, schools, community centres, safe roads, and other essential services that make neighbourhoods complete. We look forward to working closely with the provincial government on enabling regulations for this legislation to accelerate housing development and deliver the vital services our residents rely on and deserve."

**- Marianne Meed Ward**  
**Chair of Ontario's Big City Mayors (OBCM), Mayor of Burlington**

"The current housing crisis demands a swift, decisive, and coordinated response from all levels of government. While the legislation introduced today marks a significant step forward in reducing red tape and speeding up construction, it's clear that we are still facing an urgent crisis that requires immediate action. Our industry, municipalities, and the federal government must work with the provincial government to implement these measures effectively and swiftly. Only through a crisis-led approach—prioritizing housing needs and removing unnecessary barriers—can we truly accelerate home building, address the housing shortage, and ensure that Ontarians have access to safe, affordable homes."

**- Scott Andison**  
**CEO, Ontario Home Builders' Association (OHBA)**

"In this period of economic and tariff uncertainty, prioritizing housing is both a strategic imperative and a socio-economic win-win. It provides much-needed homes in a region facing a housing deficit and affordability challenges, while also protecting Canadian jobs and stimulating the economy. BILD and the entire industry applaud the provincial government for delivering concrete, meaningful changes through the Protecting Ontario by Building Faster and Smarter Act, 2025—measures that will accelerate homebuilding in the GTA, help new home buyers, and strengthen Ontario's domestic industry and workforce."

**- David Wilkes**

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

"RESCON has been advocating for significant regulatory changes that will facilitate the construction of more homes in an expedited manner, and which will assist in reducing costs for homebuyers and homebuilders. Under the leadership of Minister of Municipal Affairs and Housing Rob Flack, we welcome the major changes to processes and regulations that will go a long way towards addressing these challenges. We commend Minister Flack and the government for these important steps."

**- Richard Lyall**

**President, Residential Construction Council of Ontario (RESCON)**



"We thank Premier Ford, Minister Flack, and Minister Sarkaria for introducing legislation that, if passed, will launch formal consultations on harmonizing construction and design specifications across Ontario municipalities. For far too long, fragmented and inconsistent standards have created unnecessary duplication, inefficiencies, and increased costs for industry and government alike. This long-overdue step toward harmonization will bring greater consistency, reduce barriers to market access, and allow us to deliver critical infrastructure faster and more affordably. By working together to modernize the way we build roads, we can ensure better value for taxpayers and stronger outcomes for Ontario communities."

- Walid Abou-Hamde  
CEO, Ontario Road Builders' Association (ORBA)

"The suite of reforms proposed in today's announcement will not only help to re-ignite our housing market, but will also help to unlock tens of thousands of good paying jobs that are the very backbone of our economy and provide a permanent foundation for the middle class to succeed."

- Jack Oliveira  
Business Manager, Labourers' International Union of North America  
(LiUNA) Local 183

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#### Additional Resources

[Protect Ontario by Building Faster and Smarter Act, 2025](#)

[Protect Ontario through Free Trade within Canada Act](#)

[Protect Ontario by Unleashing Our Economy Act, 2025](#)

[Housing-Enabling Water Systems Fund](#)

[Municipal Housing Infrastructure Program](#)

[Ontario Builds: our infrastructure plan](#)

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#### Related Topics

Business and Economy

Information about Ontario's economy and how to do business here. Includes economic development opportunities, research funding, tax credits for business and the Ontario Budget. [Learn more](#)

#### **Home and Community**

Information for families on major life events and care options, including marriage, births and child care. Also includes planning resources for municipalities. [Learn more](#)

#### **Jobs and Employment**

We've got the resource and supports to help connect job seekers with employers. [Learn more](#)

#### **Media Contacts**

Alexandra Sanita

Office of the Minister of Municipal Affairs and Housing  
[alexandra.sanita2@ontario.ca](mailto:alexandra.sanita2@ontario.ca)

MMAH Communications Branch  
[MMA.media@ontario.ca](mailto:MMA.media@ontario.ca)

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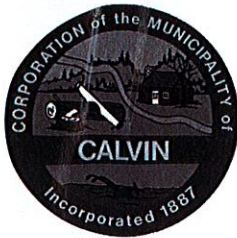
[Accessibility](#)

[Privacy](#)

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## MUNICIPALITY OF CALVIN

1355 PEDDLERS DRIVE, MATTAWA ON, POH 1V0

Tel: (705) 744-2700 • Fax: (705) 744-0309

[building@calvintownship.ca](mailto:building@calvintownship.ca) • [www.calvintownship.ca](http://www.calvintownship.ca)

### BUILDING REPORT

**MONTH: April, 2025**

1. NUMBER OF PERMITS ISSUED	1
2. TOTAL MONTHLY VALUE	\$15,000
3. TOTAL FEES COLLECTED	\$205
4. TOTAL BUILDING VALUE TO DATE	\$25,000
5. TOTAL FEES COLLECTED TO DATE	\$385

#### COMMENTS:

Permit: 03-2025 Type: Deck Value: \$15,000 Fee: \$205

  
 SHANE CONRAD  
 CHIEF BUILDING OFFICIAL

## Building Report

April 2025

April 02: - Submitted March building report to MPAC, CMHC, StatsCan.

- Emails and phone calls.
- Submitted March building report to council.
- Traveled to 457 Morrow Rd. for inspection.

April 04: - Call from property owner about decks

April 07: - Text from property owner about deck build.

April 09: - Emails and phone calls.

- Researched zoning requirements for bees and dogs.
- Travelled to 188 Homestead Rd. for inspection.
- Reviewed plans for purposed porches on Moreau Rd.

April 11: - Call from property owner.

April 16 – Emails and phone calls.

- Travelled to 170 Peddlers Dr. for site visit and Q & A with property owners.
- Finished plan review and issued permit 03-2025 for porches on Moreau Rd.

April 23: - Emails & phone calls

- Plan review for purposed garage on Homestead Rd.
- Drafted letter to property owner on Peddlers Dr. about short term rental.

April 28: - Call from Property owner wanting to meet.

April 30: - Emails and phone calls.

- Travelled to Stewards Rd. for inspection.
- Went over ADU's with property owner.

A handwritten signature in dark ink, appearing to read 'Shane Conrad', with a stylized, cursive script.

Shane Conrad CBO



8

# ADMINISTRATIVE MATTERS

## **Public Notice of Application for Consent**

### **Clause 53(5) (a) of the Planning Act**

**The East Nipissing Planning Board has received the following consent application:**

**Application No: 2025-03**

**Applicant: Benjamin Seguin**

**Agent: Jean-Guy Seguin**

**Subject Lands: 0 Suzanne Road**

**Purpose: Creation of three new lots**

**See Attached Sketches**

#### **Other Applications**

Inquires and written submission about the applications can be made to JoAnne Montreuil, Secretary of the East Nipissing Planning Board, PO Box 31, Mattawa ON P0H 1V0 Telephone (705) 825-2523 or, by email: [admin@enpb.ca](mailto:admin@enpb.ca)

The meeting to hear the applications will be on **May 26, 2025 at 6 pm, at the Municipality of Mattawan Hall located at 947 Hwy 533, Mattawa ON.**

#### **Need to Make Submissions:**

If a person or public body that files an appeal of the decision to the East Nipissing Planning Board, in respect of the proposed consent does not make written submissions to the Board, before the Board give or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

#### **Requesting Notice of Decision:**

Any person or public body may appeal a decision of the East Nipissing Planning Board, not later than 20 days after the notice of decision is given. If you wish to be notified of the decision of the Board, in respect to the proposed consent, you must make a written request to the Board at the address above.

#### **Getting Additional Information:**

Additional information about the application is available by contacting the numbers listed above.



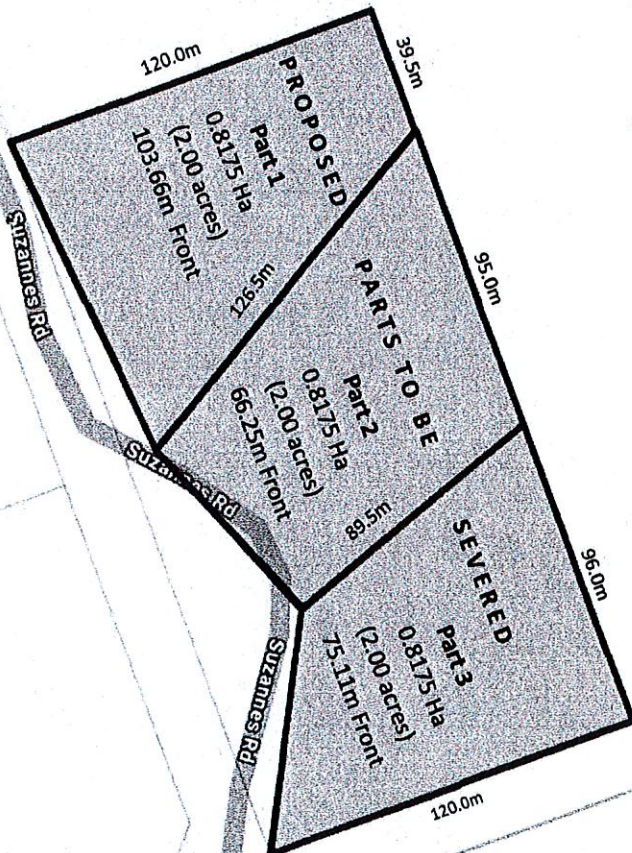
PIN# 49110-0271

Part of Lot 16, Concession 7

Part 1 Plan 36R15282

Calvin Township (Mattawa)

PROPOSED RETAINED  
Approx. 8.57 Ha (21.17 acres)





# APPLICATION FOR CONSENT

The Planning Act, Section 53(2), Ontario Regulation 197/96 as amended

1.0 APPLICATION INFORMATION			
Complete the information below. All communication will be directed to the Primary Contact with a copy to the Owner.			
1.1 Name of Owner(s). An owner's authorization is required in Section 8, if the applicant is not the owner.			
Name of Owner BENJAMIN SEGUIN	Home Telephone No. 705 493-3678	Business Telephone No. 705 493-3678	
Address 181 Water ST Box 896 MATHAWA ONT	Postal Code POH 1V0	Fax No.	
Email BENSEGS.87@GMAIL.COM.			Cell No.
1.2 Agent/Solicitor/Applicant: Name of the person who is to be contacted about the application. If different than the owner. (This may be a person or firm acting on behalf of the owner. See Section 8)			
Name of Contact Person/Agent JEAN-GUY SEGUIN	Home Telephone No. 705-744-8800	Business Telephone No. SAME	
Address 559 PINE ST MATHAWA ONT	Postal Code POH 1V0	Fax No.	
Email: JGSEGUIN123456@GMAIL.COM			Cell No.
1.3 Indicate to whom correspondence is to be sent (check one please)			
<input type="checkbox"/> Owner <input checked="" type="checkbox"/> <u>Authorized Agent</u> <input type="checkbox"/> Solicitor			

2.0 LOCATION OF THE SUBJECT LAND (COMPLETE APPLICABLE PORTS ONLY)			
2.1 Municipal Address (mailing address) 0 Susame Road			Postal Code POH 1V0
Concession Number(s) 7	Lot Number(s) Part Lot 16	Registered Plan No. RP 36 R 15282	Lot(s)/Block(s)
Reference Plan No.	Part Number(s)	Parcel Number(s)	Former Township:
Assessment Roll No. 4222-000-001-28706			



3.0 PURPOSE OF APPLICATION	
3.1	<p>Type and Purpose of the proposed transaction (check appropriate space):</p> <p> <input checked="" type="checkbox"/> Creation of a new lot  <input type="checkbox"/> Addition to a lot  <input type="checkbox"/> Right-of-way  <input type="checkbox"/> Easement  <input checked="" type="checkbox"/> Other purpose (please specify)  <u>CREATION OF 3 NEW LOTS.</u> </p>
3.2	<p>Name of person(s), if known, to whom land or interest in land is to be transferred, leased or changed: <u>UNKNOWN</u></p>
3.3	<p>If a lot addition, identify/describe the lands to which the parcel will be added (Also illustrate on the required sketch):</p>

4.0 DESCRIPTION OF SUBJECT LAND AND SERVING INFRASTRUCTURE	
4.1 Lands to be Severed	
<p>Frontage(m): ① 103.66m ② 66.25m ③ 75.11m</p> <p>Depth (m): ① 130m ② 126.5m ③ 120m</p> <p>Area (hec/acre): <u>BETWEEN 2 AND 2.5 ACRES</u></p> <p>① 2 acres ② 2 acres ③ 2 acres</p>	<p>Existing Use: <u>VACANT</u></p> <p>Proposed Use: <u>UNKNOWN</u></p> <p>Existing Buildings/Structures: <u>0</u></p> <p>Proposed Buildings/Structures: <u>?</u></p>
4.2 Lands to be Retained	
<p>Frontage(m): <u>± 245.81m</u> <u>please see sketch.</u></p> <p>Depth (m): <u>± 300m</u></p> <p>Area (hec/acre): <u>2.17 acres</u></p>	<p>Existing Use: <u>VACANT</u></p> <p>Proposed Use: <u>UNKNOWN</u></p> <p>Existing Buildings/Structures: <u>0</u></p> <p>Proposed Buildings/Structures: <u>SO FAR 0</u></p>



4.3 Are there any easements or restrictive covenants affecting the subject lands?  
If yes, please describe the easement or covenant and its effect.

Yes ☐ No ☒

4.4 Type of Access (Check appropriate box and state road name):

Severed

☐  
☒  
☐  
☐  
☐  
☐  
☐

Retained

☒  
☒  
☐  
☐  
☐  
☐  
☐

Provincial Highway (#):  
Municipal Road, Maintained Year Round: SUZANNE ROAD  
Municipal Road, Seasonally Maintained:  
County/District Road (#):  
Private Road:  
Right-of-way:  
Water Access:

4.5 If located on a Municipal Road or Provincial Highway, is there an existing Municipal Road or Provincial Highway approved entrance to the proposed severed lot? ☐ Yes ☒ No

If no, please indicate on sketch, location of proposed entrance for Public Works Manager's inspection purposes.

4.6 If located on water:

- a) What is the name of the water body? NO  
b) Describe the location of parking and docking facilities to be used and the distance from the subject lands. Indicate whether parking is public or private

4.7 Water Supply for Retained land shall be provided by:

- ☐ Municipal piped water  
☐ Privately Owned and Operated Communal Well  
☒ Privately owned & operated individual wells for each lot  
☐ Other (specify, e.g., lake, bottled):

4.8 Water Supply for Severed Parcel(s) shall be provided by:

- ☐ Municipal piped water  
☐ Privately Owned and Operated Communal Well  
☒ Privately owned & operated individual wells for each lot  
☐ Other (specify, e.g., lake, bottled):

4.9 Sewage Disposal for Retained land shall be provided by:

- ☐ Municipal sanitary sewers  
☐ Privately owned communal collection  
☒ Privately owned individual septic system for each lot  
☐ Other (specify):

If the application would permit development on privately owned and operated individual or communal septic systems, and more than 4,500 litres of effluent produced per day as a result of the development being completed, a servicing options report and a hydrogeological report is required.

Title and date of servicing options report and/or hydrogeological report:



<b>4.10 Sewage Disposal for Severed Parcel(s) shall be provided by:</b>			
<input type="checkbox"/>	Municipal sanitary sewers	<input checked="" type="checkbox"/>	Privately owned individual septic system for each lot
<input type="checkbox"/>	Privately owned communal collection	<input type="checkbox"/>	Other (specify):
If the application would permit development on privately owned and operated individual or communal septic systems, and more than 4,500 litres of effluent produced per day as a result of the development being completed, a servicing options report and a hydrogeological report is required. Title and date of servicing options report and/or hydrogeological report:			
<b>4.11 Storm Drainage</b> (Indicate the proposed storm drainage system)			
<input type="checkbox"/>	Storm Sewers	<input checked="" type="checkbox"/>	Ditches
<input type="checkbox"/>	Swales	<input type="checkbox"/>	Other (please state)
<b>4.12 Other Services</b> (Check if the service is available)			
<input checked="" type="checkbox"/>	Electricity	<input checked="" type="checkbox"/>	School Bussing
<input type="checkbox"/>	Garbage Collection		

<b>5.1</b>	
Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under the Planning Act? Yes <input type="radio"/> No <input checked="" type="radio"/> Unknown <input type="radio"/> If Yes and if known, provide below, the application file number and the decision made on the application.	
<b>5.2</b>	
Has any land been severed from the parcel originally acquired by the current owner of the subject land? Yes <input checked="" type="radio"/> No <input type="radio"/> Unknown <input type="radio"/> If yes and if known, indicate previous severances on the required sketch and supply the following information for each lot severed. Date of transfer: <u>September 4, 2024</u> Name of Transferee: <u>Robert and Diane Chrissie</u> Land use of parcel: <u>Rural / Residential</u>	
<b>5.3</b>	
Has any land been severed from the parcel by the prior owner(s)? Yes <input checked="" type="radio"/> No <input type="radio"/> Unknown <input type="radio"/> If yes and if known, please provide below any names & if possible, current addresses of prior owners of which you may be aware: <u>Robert &amp; Diane Chrissie</u>	
<b>5.4</b>	
Did the current owner acquire the subject land as a result of a consent (i.e. was a lot severed and transferred to the current owner)? Yes <input checked="" type="radio"/> No <input type="radio"/> If yes, prior owner should be noted in 5.3 above.	
<b>5.5</b>	
Current Zoning (Specify zone symbol): <u>R</u>	
<b>5.6</b>	
Current Official Plan Land Use Designation: <u>Rural / Residential</u>	



5.7 Is the subject land currently the subject of a proposed official plan or official plan amendment that has been submitted for approval? Yes ☐ No ☒ If yes, specify the file number and status of the application:

5.8 If the subject lands are the subject of any other application under the *Planning Act*, please fill out required fields on page 1.

5.9 Has the property ever been subject to an application under the *Planning Act*? Yes ☐ No ☒  
If the answer was yes, please indicate the file number and status of the application:

Has any land been severed from the parcel originally acquired by the owner of the subject land? Yes ☐ No ☒  
If the answer was 'yes', please indicate the date of the transfer, the name of the transferee and the uses of the severed land:

5.10 Is the application consistent with policy statements issued under subsection 3(1) of the *Planning Act*?  
Yes ☐ No ☐ If yes, please explain how the application is consistent with the Provincial Policy Statement, reference section numbers:

#### 5.11 Land Use Features

ARE THERE ANY OF THE FOLLOWING USES OR FEATURES ON THE SUBJECT LANDS AND/OR WITHIN 500 METRES OF THE SUBJECT LANDS	ON THE SUBJECT LANDS	WITHIN 500 METRES OF SUBJECT LANDS
An agricultural operation (any livestock facility, occupied or vacant, including manure storage). If yes, please submit a Minimum Distance Separation (MDS) calculation with application (contact Secretary Treasurer for More Information)	<input type="checkbox"/>	<input type="checkbox"/>
A landfill site (active or non-operating)	<input type="checkbox"/>	<input type="checkbox"/>
A sewage treatment plant or waste stabilization pond	<input type="checkbox"/>	<input type="checkbox"/>
A Municipal or Federal Airport (including an aerodrome)	<input type="checkbox"/>	<input type="checkbox"/>
A municipal wellhead within 1000 m	<input type="checkbox"/>	<input type="checkbox"/>
An operating mine site within 1000 m (specify mine site)	<input type="checkbox"/>	<input type="checkbox"/>
A rehabilitated or abandoned mine site or mine hazards	<input type="checkbox"/>	<input type="checkbox"/>
An operating pit within 150 m or quarry within 500 m.	<input type="checkbox"/>	<input type="checkbox"/>
Any industrial use	<input type="checkbox"/>	<input type="checkbox"/>
Provincial Park or Crown Lands	<input type="checkbox"/>	<input type="checkbox"/>
An active or abandoned rail line and/or trail	<input type="checkbox"/>	<input type="checkbox"/>
A natural gas or petroleum pipeline	<input type="checkbox"/>	<input type="checkbox"/>
A floodplain	<input type="checkbox"/>	<input type="checkbox"/>
Significant wildlife habitat and/or significant habitat of Species at Risk (including but not limited to endangered and threatened species)	<input type="checkbox"/>	<input type="checkbox"/>
Fish habitat	<input type="checkbox"/>	<input type="checkbox"/>



A contaminated site	<input type="checkbox"/>	<input type="checkbox"/>
Utility Corridor, electricity generating station, transformer (high voltage electric transmission line)	<input type="checkbox"/>	<input type="checkbox"/>
An active railway line, railway yard or Provincial Highway	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

5.12 Is there a Provincially Significant Wetland (Class 1, 2 or 3) on or within 120 metres of the subject lands?  
Yes ☐ No ☒

5.13 Do the subject lands contain any known cultural heritage, archaeological resources and/or areas of archaeological potential?  
Yes ☐ No ☒ Unknown ☐

5.14 If yes to 5.13, does the application propose to develop lands within the subject lands that contain known cultural heritage, archaeological resources and/or areas of archaeological potential?  
Yes ☐ No ☒ Unknown ☐

Note: If yes to 5.13 or 5.14, please contact the Ministry of Tourism and Culture to determine the need for any additional information or reports.

5.15 a) Has there been an Industrial Use, Commercial Use or an Orchard, on the subject lands or adjacent lands?  
Yes ☐ No ☒ Unknown ☐

b) If yes, specify the use(s):

c) Has the grading of the subject lands been changed by adding/removing earth or other material(s)?  
Yes ☐ No ☒ Unknown ☐

d) Has a gas station been located on the subject lands or adjacent lands at any time?  
Yes ☐ No ☒ Unknown ☐

e) Has there been petroleum or other fuel stored on the subject land or adjacent lands?  
Yes ☐ No ☒ Unknown ☐

f) Is there any reason to believe the subject lands may have been contaminated by former uses on the site or adjacent lands?  
Yes ☐ No ☒ Unknown ☐

g) If yes to any of 5.15 a) to f), has an Environmental Site Assessment (ESA) been conducted under the Environmental Assessment Act or has a Record of Site Condition (RSC) been filed?  
Yes ☐ No ☐ Unknown ☐


6. OTHER INFORMATION	
6.1	Is there any other information that you think may be useful to the East Nipissing Planning Board or other agencies in reviewing this application? If so, explain below or attach a separate sheet if necessary.
<hr/> <hr/> <hr/>	



7.01 AFFIDAVIT OR SWORN DECLARATION

Declaration for the prescribed information: I (we) Benjamin Seguin of the Town of Mattawa in the District of Nipissing make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true. Furthermore, I (We) agree to allow the Municipality, its employees and agents to enter upon the subject land for the purpose of conducting a site inspection that may be necessary to process the application.

Sworn (or Declared) before me at the Municipality of Mattawa in the District of Nipissing, this 15<sup>th</sup> day of April, 2025

  
Commissioner of Oaths (include stamp below)

  
Signature of Applicant/Solicitor or Authorized Agent

8.01 AUTHORIZATION (If not the owner)

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed. I Benjamin Seguin am the owner of the land that is the subject of this application for consent and I authorize Jean-Guy Seguin to make this application on my behalf.

Signature of Owner

Date

Apr 15<sup>th</sup> 2025

10.03 AGREEMENT TO INDEMNIFY

AGREEMENT TO INDEMNIFY

The applicant hereby agrees to indemnify and save harmless the East Nipissing Planning Board from all costs and expenses that the Board may incur in connection with the processing of the applicant's application for approval under the Planning Act. Without limiting the foregoing, such costs and expenses will include all legal, engineering, planning, advertising and consulting fees and charges incurred or payable by the Board to process the application together with all costs and expenses arising from or incurred in connection with the Board being required, or...



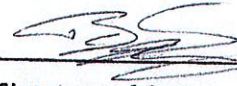
requested by the applicant, to appear at the hearing of any appeal to the Local Planning Appeal Tribunal from any decision of the Board, as the case may be, approving the applicant's application.

The applicant acknowledges and agrees that if any amount owing to the Board in respect of the application is not paid when due, the Board will not be required to process or to continue processing the application, or to appear before the L.P.A.T. in support of a decision approving the application until the amount has been paid in full.

The applicant further acknowledges and agrees that any amount owing by the applicant to the Municipality is, when due, a debt of the applicant and the Board may, in addition to any other remedies available to it at law, recover the amount owing together with interest from the applicant by action.

APR 15<sup>th</sup> 2025

Date

  
Signature of Owner

BENJAMIN Seguin  
Owner's Name: Printed

#### PERSONAL INFORMATION

Personal information collected on this form is collected under the authority of the Planning Act, R.S.O. 1990, as amended and will be used to assist in making a decision on this matter. All names, Addresses, opinions and comments will be made available for public disclosure.

Questions Regarding this collection should be forwarded to:

Secretary of the East Nipissing Planning Board \_\_\_\_\_, Ontario \_\_\_\_\_,

Phone: \_\_\_\_\_

- 11.1 All information requested in this form is mandatory and is either prescribed under Ontario Regulation 197/96 as amended or is required by the Committee of Adjustment.
- 11.2 If an application is deemed to be incomplete, it will be returned, and the time period referred to in subsection 53 (14) of the *Planning Act* for an appeal to the Ontario Municipal Board for failure to make a decision does not begin.
- 11.3 Please indicate on the enclosed key map, the location of the subject property.
- 11.4 In order to enable the required personnel to inspect the property, please provide on Page 10, clear & concise directions to the subject land. If property is not located on a highway or municipal road, please provide a sketch below or on the reverse. Please note it is very important that the directions are adequate. If the inspectors are unable to locate the subject lands because of poor directions, your application may be delayed.
- 11.5 It is required that two (2) copies of the application along with the prescribed fee be filed with the Secretary Treasurer of the \_\_\_\_\_ of \_\_\_\_\_ accompanied by the prescribed fee in cash or by cheque payable to the \_\_\_\_\_ of \_\_\_\_\_.



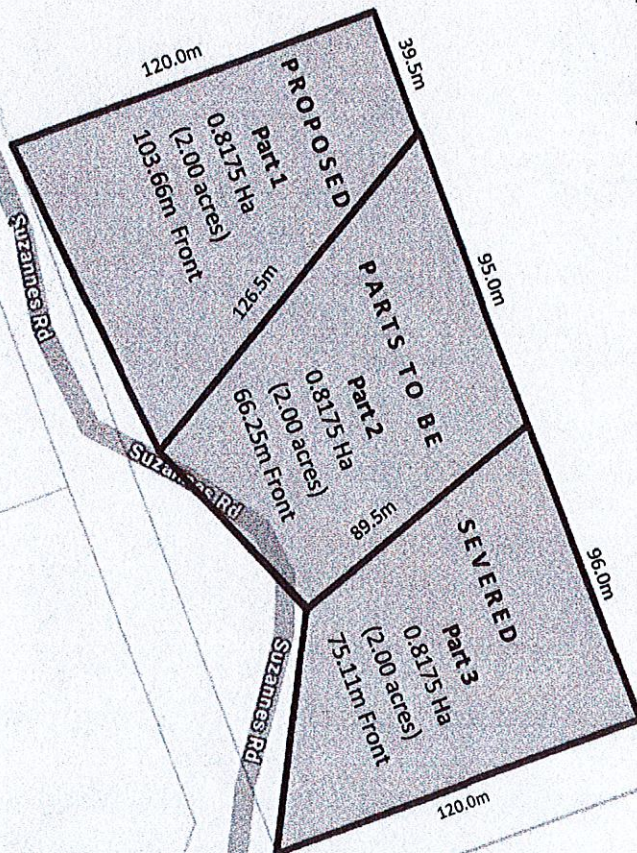
PIN# 49110-0271

Part of Lot 16, Concession 7

Part 1 Plan 36R15282

Calvin Township (Mattawa)

PROPOSED RETAINED  
Approx. 8.57 Ha (21.17 acres)







Planners | Surveyors | Biologists | Engineers

May 14, 2025  
231099-109

**Municipality of Calvin**  
1355 Peddlers Drive, R.R.#2  
Mattawa, ON  
POH 1V0

Re: Consent Application No. 2025-03 (Seguin)

A consent to sever application has been submitted to the East Nipissing Planning Board. TULLOCH has been asked, by the Municipality of Calvin, to complete a planning review of the application. This letter provides a description of the request, site information, and a review of the application for consistency with the Provincial Planning Statement, 2024, conformity with the East Nipissing Official Plan, and the Municipality of Calvin's Zoning By-law No. 2022-019. It is our understanding that the Municipality is invited to provide comments to the East Nipissing Planning Board regarding this application. The purpose of this letter is to offer professional planning opinion and recommendations to assist Council in preparing an informed response to the Board.

## Request

A Consent Application has been submitted by Benjamin Seguin, on behalf of Jean-Guy Seguin requesting to sever 0 Suzannes Road for the purpose of creating three new lots having frontage on Suzannes Road.

## Site Information

### Site Description

The property is legally described as being *Part 1 on Plan 36R-15282, Part of Lot 16, Concession 7, in the Township of Calvin, District of Nipissing*. The subject property was created by consent on June 26, 2024. It is designated "Rural Policy Area" under the East Nipissing Official Plan and is zoned "Rural" by Zoning By-law No. 2022-019.

The property has existing frontage along Highway 630 to the west, and Suzannes Road to the south. The lands have a lot area of approximately 11.0ha (27.2ac). The lands are currently vacant.



A portion of the property is within the North Bay-Mattawa Conservation Authority's (NBMCA) regulated area due to the presence of an unevaluated wetland, as shown in Figure 1 below.

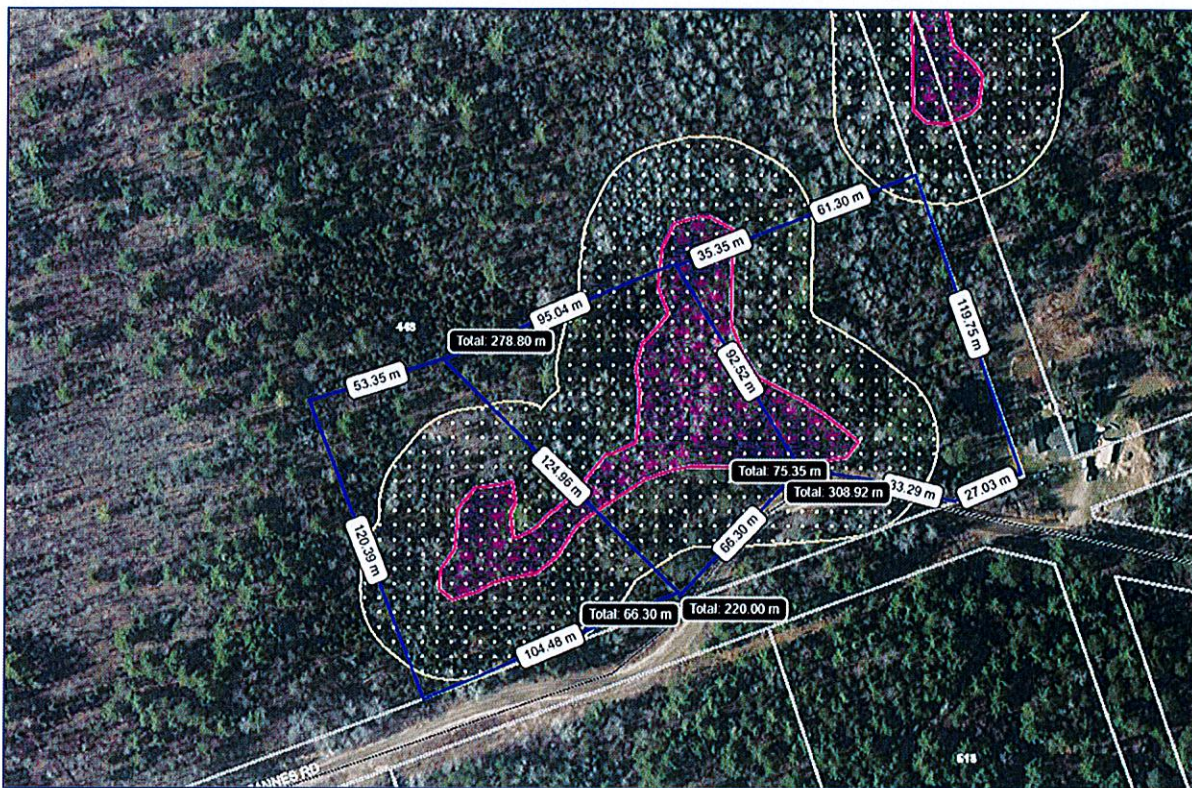


Figure 1: Screenshot of NBMCA mapping showing unevaluated wetland (pink), approximate location of proposed new lots (blue) and NBMCA regulated area (yellow)

## Surrounding Land Uses

The subject property is in an area characterized by rural residential land uses. West of the property, across Highway 630 are waterfront residential lots fronting onto Smith Lake.

## Policy Review

In reviewing the requested consent to sever, planning decisions shall be consistent with the Provincial Planning Statement (PPS 2024) and conform with the ENPB Official Plan. The Municipality of Calvin Zoning By-law is also reviewed to ensure that the proposed new lot complies with the provisions of the applicable zone.

The proposal is to sever an existing lot for the purpose of creating three new rural lots. Figure 2 below shows the sketch submitted with the application. The lots are each proposed to be 0.8 hectares in size, with more than 30 metres of frontage on Suzannes Road. The proposed retained lot is approximately 8.57 hectares with more than 30 metres of frontage on Suzannes Road.





The Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

PPS is a policy statement issued under the authority of section 3 of the Planning Act and came into effect on October 20, 2024. The PPS applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024. Relevant sections of PPS 2024 are addressed below.

**Section 2.5.1 (Rural Area in Municipalities) reads:**

*“Healthy, integrated and viable rural areas should be supported by:*

- i. building upon rural character, and leveraging rural amenities and assets*



...

*iv. using rural infrastructure and public service facilities efficiently*

...

**Section 2.6.1** (Rural Lands in Municipalities) reads:

*"On rural lands located in municipalities, permitted uses are:*

...

*c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services*

..."

**Section 2.6.2** states that:

*"Development that can be sustained by rural service levels should be promoted"*

**Section 2.6.3** states that:

*"Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure."*

The applicant is proposing to create three new rural lots, each fronting a municipally maintained road and contributing to the existing rural character of the area. Suitability of septic systems are determined by the North- Bay Mattawa Conservation Authority (NBMCA). At this time, TULLOCH is not aware of any comments received from the NBMCA regarding this application. The NBMCA is the authority that issues permit for septic system installations, and for a fee, they will comment on whether the proposed new lot can accommodate a septic system. It is recommended that the applicant be directed to complete an "ON-SITE SEWAGE SYSTEM REVIEW – PLANNING ACT PROPOSAL" application form with the NBMCA for each lot to be created. Once the NBMCA review is complete, Calvin Council, and by extension the East Nipissing Planning Board, will be in a better position to consider lot creation that is consistent with Provincial Policy, specifically Section 2.6.1. As such, we recommend that Calvin Council seek deferral of the application until such time that confirmation is received that the proposed severed lots are capable of accommodating septic systems. This is particularly important given that the subject lands are located within the NBMCA regulated area. If this information has already been provided to the East Nipissing Planning Board, and it has been determined that the severed lots can accommodate septic systems, this policy can be considered satisfied.

Regarding other sections of the PPS 2024, there are no concerns relating to natural and/or cultural heritage features, agricultural uses, resource extraction (mineral or petroleum), or natural and/or human made hazards.



We are of the opinion that the proposal to sever a portion of the subject lands for the purpose of creating three new rural lots is consistent with the PPS, 2024, provided that the properties are deemed suitable for locating individual private septic systems.

### East Nipissing Official Plan

The East Nipissing Official Plan is the Municipality of Calvin's policy document that guides the municipality's land use objectives and goals to direct growth and development. When evaluating a consent application, it must be demonstrated that the proposal conforms with the Official Plan.

The subject property is designated as "Rural Policy Area" and contains an area regulated by the North Bay-Mattawa Conservation Authority. Relevant sections of the Official Plan are summarized and addressed below:

**Section 2.2** (Growth and Development Concept) reads, in part:

*"The intent of the Plan is to maintain the rural character of the Planning Area where low density residential development will prevail intermixed with resource-based activities, resource-based recreational uses and other rural land uses. Development is intended to occur on large lots (having a minimum 0.8 ha) with large frontages (30 m). The focus of new development in the Rural Policy Area will be infill on vacant lots of record and in areas serviced by existing roads and municipal services."*

**Section 2.5** (Lot Size Criteria), further adds that:

*"The minimum lot area for any new lot creation shall be 0.8 ha [1.97 ac.]...*

*...*

*Lots shall be of a size and shape to suitably accommodate:*

- all existing and new buildings, accessory uses and structures. Consideration should also be given to potential future expansion.*
- individual on-site water and sewage services and stormwater facilities including an adequate separation distance between a drilled well and a septic tank or sewage disposal system*
- access, parking and loading facilities*
- snow storage*
- setbacks from roads, water bodies and physical constraints, and*
- to provide a sufficient land area to allow development where constraints exist such as topography, organic soils, rock, slopes, wetlands, narrow bays and peninsulas, flooding hazard or erosion hazard or to accommodate North Bay-Mattawa Conservation Area Regulation Limits"*

**Section 2.6** (Lot Access Criteria), states, in part that:



"Access to development shall be by one of the following means:

- Frontage on an improved year-round maintained Municipal road;
- ...."

In accordance with Section 2 of the Official Plan, the proposed new lots and the retained lot meet the minimum lot area and frontage requirements. Each of the proposed lots exceeds 0.8 hectares in size and provides at least 30 metres of frontage on an improved, year-round municipally maintained road.

As illustrated in Figure 1, the subject lands contain an unevaluated wetland in the area where the new lots are proposed. We recommend that it be confirmed—through consultation with the NBMCA—that the proposed lots contain sufficient building envelopes to accommodate future dwellings and septic systems. It is noted that, while a dwelling and septic system may be constructed within 30 metres of a wetland, such development would require a permit from the NBMCA pursuant to Section 28 of the Conservation Authorities Act. As mentioned previously in this report, the applicant should be directed to complete an "ON-SITE SEWAGE SYSTEM REVIEW – PLANNING ACT PROPOSAL" application form with the NBMCA for each lot to be created. Once this review has taken place, it can be determined whether the proposal meets Section 2.5 of the OP.

**Section 7.20** of the Official Plan provides criteria for the creation of all new lots by subdivision or consent. These criteria are summarized in Table 1 below:

OP Policy	Comment	Conformity with OP
<b>7.20.1 Development shall conform to the land use policies for the land use designations shown on the Land Use Schedules.</b>	It is assumed that the lots are for rural-residential use. Residential use is permitted in the Rural Policy Area.	Yes
<b>7.20.2 Up to three new lots may be created for a lot existing as of the approval date of this Plan (excluding the retained lot). Additional consents may be created under limited circumstances such as separating one or more surplus dwellings on an existing lot.</b>	The proposal represents the creation of four lots from a lot that existed as of the approval date of the plan (2021), as the subject property was created in 2024. Per this policy, a maximum of two more lots can be permitted, not the three proposed. As a result, the proposal to create three new lots exceeds the limit permitted by the Plan.	No
<b>7.20.5 Development shall comply with the provisions of the zoning by-law. Where a zoning by-law amendment is required, such amendment shall be in force before the consent/subdivision receives final approval.</b>	The proposed lots and retained lot appear to meet the minimum required lot area of 0.8ha required for a dwelling, and lot frontage of 30m.	Yes



7.20.6 Lots shall have frontage on and direct access to a year-round maintained public road, except for islands or water access only lots and where applicable to a provincial highway or as otherwise provided by Section 2.6 of this Plan.	The new lots and retained lots have access on Suzannes Road, a year-round maintained road.	Yes
7.20.7 Development shall not result in traffic hazards from limited site lines on curves, grades or near intersections.	It is our understanding that entrances are reviewed prior to final approval by the Municipality of Calvin. Due to the bend in Suzannes Road where the lots are proposed, we recommend that this be added as a condition of any provisional approval to be reviewed in advance of the lots being created.	Yes

### Zoning By-law No. 2022-019

The subject property is zoned "Rural – R". Permitted uses in the R zone include a variety of rural and residential uses. The proposed new lots and retained lot meet the lot area (0.8ha) and frontage requirements (30m) of the Rural zone.

### Conclusion

We recommend that the application be deferred to allow the applicant time to revise the proposal to apply for two new lots, instead of three. The proposal to create three new lots exceeds the limit permitted by the East Nipissing Official Plan. We also recommend that the applications be deferred until comments are received from the NBMCA that the proposed new lots are large enough to accommodate future development, including a private sewage system, given that the lots are regulated by NBMCA due to the presence of an unevaluated wetland. With a revised proposal for two new lots, and supportive NBMCA comments, any future provisional approval should include standard conditions of consent, including, but not limited to, the requirement for an entrance permit for the severed lots, and that any travelled road situated on the severed lots be surveyed and transferred to the Municipality for road purposes.

Sincerely yours,

*MacKenzie Van Horn*

**MacKenzie Van Horn, MCIP, RPP**  
Planner | Project Manager

*[Signature]*

**Steve McArthur**  
Senior Planner | Project Manager



## **BY-LAW NO. 2025-24**

**Being a by-law to grant permission to Richard Gould for the reproduction, adaptation, and distribution of the publication entitled Calvin Remembers, and to authorize the preparation and dissemination of an updated electronic version of said publication.**

**WHEREAS** Richard Gould, the recognized author of the historical publication entitled Calvin Remembers, a work copyrighted by the Municipality in 1987, has reported that he continues to receive requests for copies of the publication;

**AND WHEREAS** all rights to the publication are reserved and no part thereof may be reproduced in any form without the written consent of the copyright holder, being the Corporation of the Municipality of Calvin;

**AND WHEREAS** Mr. Gould has expressed his desire and intention to reproduce, update, and distribute the publication in electronic format, at his own expense;

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

**That** permission is hereby granted to Mr. Richard Gould to reproduce, adapt, update, and distribute in whole or in part the publication Calvin Remembers, originally copyrighted by the Municipality of Calvin in 1987;

**That** the permission granted shall include the right to:

- Prepare an electronic version of the publication;
- Update the content as appropriate;
- Print and distribute a second edition or updated version;
- Carry out the above activities at his own cost;

**That** the rights and conditions under which this permission is granted shall be as further outlined in the attached letter, marked as Schedule "A", which forms part of this by-law;

**That** all other rights not explicitly granted herein shall remain with the Corporation of the Municipality of Calvin;

**That** this by-law shall come into force and effect on this date and time of passing, May 20. 2025.

\_\_\_\_\_  
William Moreton, Deputy Mayor

\_\_\_\_\_  
Donna Maitland, CAO





## **SCHEDULE A to By-Law 2025-24**

**May 20, 2025**

**To Whom it May Concern,**

**The Corporation of the Municipality of Calvin, the copyright holder of the book titled “Calvin Remembers”, originally published in 1987, hereby grants Richard Gould, located at 415 Bronson Lake Road, the non-exclusive right and permission to:**

- **Reproduce the Work in whole or in part;**
- **Adapt, modify, and update the content of the Work as necessary;**
- **Prepare an electronic version of the Work;**
- **Prepare, print, and distribute a second edition or other updated versions of the Work in any format, including but not limited to print and digital formats.**

**This permission is granted on a royalty-free and applies worldwide and in perpetuity unless otherwise revoked in writing with 30 days’ notice.**

**Proper attribution to the original author and the Corporation of the Municipality of Calvin as the copyright holder shall be maintained in all reproduced or derivative works unless otherwise agreed upon.**

**Six printed copies of any printed updated edition of the Work and an Accessibility of Ontario Disability Act (AODA) compliant electronic version of the Work shall be provided by Richard Gould to the Municipality; one printed copy shall be donated by him to the Mattawa Museum and to the Municipality’s contracted library and to each secondary school located in Mattawa.**

**Media events to announce newly published Work shall always include the participation of and acknowledgement of the Corporation of the Municipality of Calvin.**

**This permission does not transfer ownership of the copyright. All rights not expressly granted herein are reserved by the copyright holder.**

**William Moreton  
Deputy Mayor**

**Donna Maitland  
CAO Clerk Treasurer**

May 13, 2025

FONOM Conference, May 2025 -- A report re attendance – Prepared and Submitted by Mayor Gould

The impression I had of the FONOM conference was that it was focused on three major themes: The need for more housing and a solution to homelessness; the necessity of dealing with the economic threats from the current political situation with the United States including the need to cut red tape; and, the intention of developing the far north of the province with respect to energy, mining and resources.

The conference opened with a presentation on AI which was very interesting. Speaker Olya Sanakoev explained how AI could be used by municipalities to automate many of the tedious reporting tasks that are necessary in municipalities. Software companies are promoting software solutions, but many of these tasks can be accomplished by utilizing free AI tools. Security was brought up by a number of people, but it was stated that careful planning can mitigate the risks, but the risks of piracy exist no matter what we do.

Nuclear fuel transportation was discussed, but the effects in Calvin will be limited as most fuel will travel north on highway 11.

Matt Sikstrom of OPG gave a strong presentation concerning Electric Power on Monday and this was followed by an IESO presentation on Tuesday. Ontario's energy mix is 53% nuclear, 25% hydro, 13% gas and oil, 8% wind and only 1% solar. A strong case was made for the development of hydro generating plants in Northern Ontario stating that hydro electric plants have greater longevity and a strong ROI. Although all indications were that the province would be able to produce the electricity we need, we did not learn about improvements to the electrical delivery system – the grid, which is still problematic in Calvin.

One of my concerns about the sustainability of Enbridge was put to rest when I learned that the pipeline would continue to transport gas, but possibly in the far future it could be used to transport hydrogen fuel.

On Wednesday we heard from a number of provincial ministers. The Honorable Vic Fedeli, Minister of Economic Development, Job Creation and Trade, spoke first giving a powerful speech about economic strength and growth in Ontario. He spoke about our current strength in the market with nickel, aluminum and critical minerals and he spoke about the future. Northern Ontario is an incredible resource for hydro electric facilities and mining. Northern Ontario is at the front line of protecting our economy, he said. He also spoke about cutting red tape. If there is a proposed project, there will be "one permit, one process." When the north prospers, the rest of the province follows, he stated.

The Hon. George Pirie Minister of Northern Economic Development and Growth, was the next to speak. He also spoke strongly about developing the north and he too brought up the one permit, one process agenda. Attention will be given to rail and road transport to the north and the Ring of Fire region will



drive the economy forward. He talked about hydro electric generation on the many rivers in the north, and about the potential of mining development. He said that our population in the north peaked in 1996 and it was time to grow. There was even talk about a port being built on James Bay as a way of transporting Ontario goods across the globe.

We then heard from The Hon. Mike Harris, Minister of Natural Resources, who also addressed the need for growth in the north. He talked about Bill 5, the Protect Ontario by Unleashing our Economy Act, 2025, which would drastically change the red tape and permitting situation in Northern Ontario. He was a strong advocate for cutting red tape in the province.

We also heard from the Hon. Graydon Smith, Associate Minister of Municipal Affairs and Housing, the Hon. Prabmeet Singh Sarkaria, Minister of Transportation, and others. The tone of all the speakers was that minister representation is now strongly from Northern Ontario and Northern Ontario is going to be the driving engine of the province.

Richard Gould, Mayor, Calvin



# THE MUNICIPALITY OF CALVIN

## REPORT TO COUNCIL

### PUBLIC WORKS DEPARTMENT

To: Mayor and Council  
 Subject: Public Works Superintendent's Report  
 Author: Ann Carr, Public Works Superintendent  
 Date: May 20<sup>th</sup>, 2025  
 Report No.: PWS-2025-07

#### **Purpose:**

To update Council of the operations of the Public Works, Landfill and Recreational Departments.

#### **Public Works:**

- Decommissioned winter operations- removed plows and wings, changed winter tires over.
- Grading roads to bring back the crown on the roads before calcium is applied.
- Ordered calcium for delivery/second week of June.
- Laid 10 loads (150 tonne approximately) on Stewart's Road and Latimer Lane to help with muddy conditions and to provide a surface for grading. (Removed from stockpile in municipal yard purchased in 2024).
- Windstorm event-Boundary Road was closed and Suzannes Road East due to trees and power lines being down. 26 trees were on the roads. Great effort with Public Works and Fire Department working together.
- Started laying gravel on Moreau Road using NORDS funding (Northern Ontario Resource and Development). The roads department is doing all the hauling of the material and application.
- Built a new pier for the dock on Smith Lake. The last one was rotten and would no longer hold the dock in place when it was windy.
- Public Works Superintendent attended the Good Roads Conference and attended the following:
  - board of directors meeting with the Association of Ontario Road Supervisors (AORS),
  - annual general meeting of AORS,
  - minimum maintenance standards review,
  - tackling incivility practical strategies for municipalities,
  - innovative municipal asset management and decision making and prioritization,
  - advancements in winter operations planning and maintenance activities.
- Prepared the cemetery for reopening and Mothers Day.
- 2018 Backhoe Loader has no brakes. Called Brandt Tractor to come out to look at it on March 31<sup>st</sup>, ordered right side brakes and replaced them for \$6525.36. One day later the brakes were still not functioning properly. Mechanic returned and changed out the differential oil. Brakes worked again for 20 minutes or so. May 13, 2025, mechanic returns to pull differential out and ship it to Sudbury to be looked at. A remanded differential is \$30,000.00 minus core charges from Brandt Tractor. Awaiting another quote to come in for a remanded differential. Previous parts that have been installed are under warranty and should be reimbursed (\$4000.00).
- Attended a learning session with the Ministry of Labour in the Township of Nipissing. Discussed common health and safety issues that Public Works Departments may face as we are unique due to the fact we function under the industrial and construction legislation.





# THE MUNICIPALITY OF CALVIN

## REPORT TO COUNCIL

### PUBLIC WORKS DEPARTMENT

- Traffic Counters will be placed on roads through out the Municipality beginning May 26<sup>th</sup>. It will take approximately six weeks to complete the traffic counts of different road sections.
- The North Bay Mattawa Conservation Authority approached the Municipality to install a culvert and to remediate a section of the road going into Eau Claire Gorge. The NBMCA agreed to be invoiced for \$7366.90 and has provided a purchase order agreement. Costing is based on Ontario Provincial Standards for equipment charges (OPSS.Prov127).

#### Landfill:

- Working on changing the slope of the landfill face. The face should be at a 3:1 slope as per O. Reg 232/98. Looking into the cost of a bulldozer rental to make the job more efficient as well as to protect the tires on the backhoe. Currently we have been working on it a few days a week using the backhoe.
- Working with GFL so far has been effective and the transition has been seamless.

#### Recreation:

- Built a new pier for the dock on Smith Lake out of cement. The last one was rotten and would no longer hold the dock in place when it was windy. Dock is now placed for use.
- Yard and Park maintenance has begun.

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#### Recommendation:

**WHEREAS**, the Public Works Superintendent has provided a report for Council,  
**AND FURTHERMORE**, Council accepts the report as provided.

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Respectfully yours,

I concur with this report,



Ann Carr  
Public Works Superintendent



Donna Maitland  
CAO, Clerk Treasurer