



**REGULAR MEETING OF COUNCIL
AGENDA
MONDAY MAY 26, 2025 AT 6:00 P.M.**

**DR. S. F. MONESTIME MUNICIPAL COUNCIL CHAMBERS
160 WATER STREET, MATTAWA ON**

<p>Zoom Meeting Access: 1-647-374-4685 Meeting ID Code: 871 0409 6506 Passcode: 879124</p>

- 1. Meeting Called to Order**
- 2. Announce Electronic Participants**
- 3. Adoption of Agenda**
 - 3.1 To Adopt the agenda as presented or amended
 - That the agenda dated May 26, 2025 be adopted as amended
- 4. Disclosures of a Conflict of Interest**
- 5. Presentations and Delegations**
- 6. Adoption of Minutes**
 - 6.1 Regular Meeting of May 12, 2025
 - 6.2 To adopt the minutes as presented or amended
 - That Council adopt the May 12, 2025 minutes
- 7. Notice of Motions**
 - 7.1 Voyageur Days Permit to Sale Liquor
- 8. Correspondence**
 - 8.1 Various Municipalities (Town of Petawawa, Town of Goderich, Township of Springwater, Municipality of North Perth, City of Quinte North, Town of Shelburne, Town of Orangeville)
 - Opposition to Proposed Amendments to Expand Strong Mayor Powers
 - 8.2 FONOM – Resolutions for Public Health Programs, Policing Costs, Provincial/Municipal Fiscal Review, Expand Producer Responsibility, Ministry of Transportation
 - 8.3 Municipality of Mattawan – Support for Mattawa Area Business & Tourism Development Organization
 - 8.4 Minister of Municipal Affairs & Housing – Protect Ontario by Building Faster & Smarter Act, 2025
 - 8.5 AMO – Proposed Legislation on Planning Approvals & Development Charges

8.6 Mattawa / North Bay Algonquin First Nation – Celebration of National Indigenous People's Day on June 20, 2025

8.7 OPP – Realignment of Services

8.8 Paul Laperriere, CAO/Treasurer – Celebration and Otto Holden Dam Tour

8.9 Bell – Infrastructure Upgrades

9. Standing Committee Recommendations/Reports – Motions

10. Information Reports – Motions

10.1 Mattawa Marina Rehabilitation – Report # 25-28R
Report from Councillor Spencer Bigelow

10.2 Insurance Renewal – Report # 25-29R
Report by Paul Laperriere, CAO/Treasurer

10.3 Town of Mattawa Sign – Report # 25-30R
Report by Paul Laperriere, CAO/Treasurer

11. By-Laws

11.1 By-Law 25-10 – Appoint Municipal Auditor
BEING a by-law to appoint Baker Tilly SNT as the municipal audit firm for the Corporation of the Town of Mattawa and its local boards on a year-to-year basis.

12. Old Business

12.1 Beautification Committee Terms of Reference & Committee Structure

12.2 Council Presentation from April 28, 2025 – Newly Formed Non Profit Corporation

13. New Business

14. Questions from Public Pertaining to Agenda

15. In Camera (Closed) Session

15.1 Dorion Road Reconstruction - Update

In accordance with the Municipal Act, 2001 Section 239 (2)(i)

i) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization

15.2 Library Board Members

In accordance with the Municipal Act, 2001 Section 239 (2)(b)

b) personal matters about an identifiable individual, including municipal or local board employees

16. Return to Regular Session

16.1 That the Council Return to Regular Session at _____ p.m.

17. Motions Resulting from Closed Session

18. Adjournment

18.1 Adjournment of the meeting

- That the May 26, 2025 meeting adjourn at _____ p.m.

DATE: MONDAY MAY 26, 2025

3.1

THE CORPORATION TOWN OF MATTAWA

MOVED BY COUNCILLOR _____

SECONDED BY COUNCILLOR _____

BE IT RESOLVED THAT the meeting agenda dated Monday May 26, 2025 be adopted as amended to include a motion under Section 7 titled Voyageur Days Permit to Sale Liquor and an In Camera (Closed) Session item under Section 15 titled Library Board Members.

THE CORPORATION OF THE TOWN OF MATTAWA

The minutes of the Regular Meeting held Monday May 12, 2025, at 6:00 p.m. in the Dr. S.F. Monestime Council Chambers.

Council Present: Mayor Raymond A. Bélanger
Councillor Mathew Gardiner
Councillor Fern Levesque
Councillor Laura Ross
Councillor Garry Thibert
Councillor Spencer Bigelow

Staff Present: Amy Leclerc, Clerk/Revenue Services Clerk
Paul Laperriere, CAO/Treasurer
Dexture Sarrazin, Director of Community Services
Melody Byers, Executive Assistant

*When a recorded vote is requested and the minutes indicate the recorded vote was "Unanimous" it means all Councillors present and noted above voted in favour unless otherwise indicated.

1. Meeting Called to Order

Meeting Called to Order by Mayor Bélanger at 6:00 p.m.

2. Announce Electronic Participants

Clerk announced that there was no online participation.

3. Adoption of Agenda

3.1 To Adopt the agenda as presented or amended

Resolution Number 25-93

Moved by Councillor Spencer Bigelow

Seconded by Councillor Laura Ross

BE IT RESOLVED THAT the meeting agenda dated Monday May 12, 2025 be adopted.

CARRIED – unanimous

4. Disclosures of a Conflict of Interest

Mayor Bélanger declared a conflict of interest on agenda items 7.1, 8.1 and 8.2

5. Presentations and Delegations

5.1 Andre Clement, Integrity Consultants Inc – Draft Strategic Plan

6. Adoption of Minutes

6.1 Regular Meeting of April 28, 2025

6.2 To adopt the minutes as presented or amended

Resolution Number 25-94

Moved by Councillor Mathew Gardiner

Seconded by Councillor Fern Levesque

BE IT RESOLVED THAT Council adopt the minutes of the Regular Meeting of April 28, 2025.

CARRIED – unanimous

Mayor Bélanger declared a conflict of interest on item numbers 7.1, 8.1 and 8.2 and removed himself from council chambers.

7. Notice of Motions

7.1 Support to Oppose Strong Mayor Powers

Resolution Number 25-95

Moved by Councillor Fern Levesque

Seconded by Councillor Laura Ross

WHEREAS the Government of Ontario announced an expansion of strong mayor powers to an additional 169 municipalities that took effect May 1, 2025;

AND WHEREAS the Corporation of the Town of Mattawa was included in the additional 169 municipalities that gained such powers;

AND WHEREAS these powers allow mayors to unilaterally override council decisions, appoint senior municipal staff, and set budgets without majority council approval, undermining the principles of democratic governance;

AND WHEREAS municipal governance functions best through a collaborative decision-making process where elected councils, representing the collective voice of their communities, work alongside experienced municipal staff and the proposed powers has raised significant concerns regarding the centralization of power, erosion of local democracy, reduced accountability and the potential for the abuse of power;

AND WHEREAS there is no evidence to suggest that strong mayor powers have increased housing starts, contrary to the provincial government's stated justification for their implementation;

AND WHEREAS the Association of Municipal Managers, Clerks and Treasurers of Ontario (AMCTO) has raised concerns that strong mayor powers blur the lines between political leadership and administration expertise, threatening the neutrality of municipal public service;

AND WHEREAS the Town of Mattawa has a long history of collaborative, transparent and accountable local governance built upon a foundation of Council debated and shared decision-making;

AND WHEREAS a growing number of municipalities and elected officials across Ontario are questioning the appropriateness of the strong mayor system and are calling for its reconsideration or appeal.

THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Town of Mattawa opposes the expansion of strong mayor powers and formally request that the Premier of Ontario and the Minister of Municipal Affairs and Housing immediately remove

the Town of Mattawa from the list of municipalities that was granted strong mayor powers under the designated legislation.

AND FURTHER THAT a copy of this resolution be sent to the Premier of Ontario, the Minister of Municipal Affairs and Housing, the Association of Municipalities of Ontario (AMO) and all Ontario municipalities.

CARRIED – Recorded vote and the vote was unanimous

8. Correspondence

- 8.1 Various Municipalities (Township of Zorra, Town of Plympton-Wyoming, Municipality of South Huron, Municipality of Bluewater, Municipality of North Middlesex, Town of Parry Sound, Town of Cobalt, Town of Deep River, City of Stratford, Town of Essex) – Opposition to Proposed Amendments to Expand Strong Mayor Powers

Council spoke on correspondence item # 8.1.

- 8.2 Minister of Municipal Affairs & Housing – Follow Up Letter for Strong Mayor Powers

Mayor Bélanger returned to council chambers

- 8.3 MPAC – In Touch Newsletter

- 8.4 Community Living Mattawa – 4th Annual Texan Horseshoe Tournament Donation Request

Council spoke on correspondence item # 8.4 and directed staff to return to Council with a formal response to the request.

9. Standing Committee Recommendations/Reports – Motions

10. Staff Reports – Motions

11. By-Laws

- 11.1 By-Law 25-09 – Administrative Policies & Procedures

BEING a by-law to set the Administrative Policies and Procedures governing all municipal employees.

Resolution Number 25-96

Moved by Councillor Mathew Gardiner

Seconded by Councillor Fern Levesque

BE IT RESOLVED THAT Council of the Corporation of the Town of Mattawa adopt By-Law 25-09 being a by-law to set the Administrative Policies and Procedures governing all municipal employees.

CARRIED – Recorded vote and the vote was unanimous

12. Old Business

- 12.1 Council – Food Cycler Municipal Solutions

- 12.2 Beautification Committee Terms of Reference & Committee Structure

13. New Business

14. Questions from Public Pertaining to Agenda

A member of the audience requested more information on correspondence item 8.3

15. In Camera (Closed) Session

15.1 Proposed Business Plan

In accordance with the Municipal Act, 2001 Section 239 (2)(k)

k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board

Resolution Number 25-97

Moved by Councillor Laura Ross

Seconded by Councillor Spencer Bigelow

BE IT RESOLVED THAT this Council proceed in Camera at 6:58 pm in order to address a matter pertaining to k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

CARRIED – unanimous

16. Return to Regular Session

16.1 That the regular session reconvene

Resolution Number 25-98

Moved by Councillor Laura Ross

Seconded by Councillor Garry Thibert

BE IT RESOLVED THAT the regular meeting reconvene at 7:37 p.m.

CARRIED – unanimous

Mayor Bélanger advised the closed session was pertaining to a proposed business plan.

17. Motions Resulting from Closed Session

18. Adjournment

18.1 Adjournment of the meeting

Resolution Number 25-99

Moved by Councillor Garry Thibert

Seconded by Councillor Mathew Gardiner

BE IT RESOLVED THAT the May 12, 2025 meeting adjourn at 7:38 p.m.

CARRIED – unanimous

Mayor

Clerk

DATE: MONDAY MAY 26, 2025

6.2

THE CORPORATION TOWN OF MATTAWA

MOVED BY COUNCILLOR _____

SECONDED BY COUNCILLOR _____

BE IT RESOLVED THAT Council adopt the minutes of the Regular Meeting of May 12, 2025.

DATE: MONDAY MAY 26, 2025

7.1

THE CORPORATION TOWN OF MATTAWA

MOVED BY COUNCILLOR _____

SECONDED BY COUNCILLOR _____

BE IT RESOLVED THAT Council of the Town of Mattawa permits the sale of alcohol at Explorer's Point on Friday July 25, Saturday July 26 and Sunday July 27, 2025 with the understanding that all rules and regulations will be followed as set by the Liquor Control Board of Ontario.

AND FURTHER THAT Council of the Town of Mattawa endorses and supports the 2025 Mattawa Voyageur Days Festival as an event of municipal significance.



TOWN OF PETAWAWA

1111 Victoria Street, Petawawa, Ontario K8H 2E6

☎ (613) 687-5536

✉ gserviss@petawawa.ca

🌐 petawawa.ca

OFFICE OF THE MAYOR

DELIVERED ELECTRONICALLY

Honorable Rob Flack
Minister of Municipal Affairs and Housing
777 Bay Street, 17th floor
Toronto, Ontario
M7A 2J3

April 29, 2025

RE: Proposed Amendments to O. Reg. 530/22 to Expand Strong Mayor Powers and Duties to Additional Municipalities

Dear Minister Flack,

Thank you for your letter dated April 9, 2025, regarding the expansion of Strong Mayor Powers and Duties to the Town of Petawawa. Our Council discussed this issue in an open forum at our council meeting on April 23rd and are firmly of the belief that this effort undermines the value of collaboration between the Mayor, Councillors, and Staff. Increasing the powers of the Mayor to push forward Provincial Priorities would eliminate shared decision making, create divisiveness at the council table, and blur the lines between administrative and political roles. Our council believes that this would result in an erosion of the democratic process at the Municipal level, especially in a small city like Petawawa.

Although we don't always agree unanimously on all matters, our council works as a cohesive unit, firmly focused on the goals of advancing and encouraging growth and making our community a wonderful place in which to live and invest. Each of member of council brings their own set of skills, knowledge, values and perspectives to achieve these goals, and has worked extremely well together.

Since it was sworn in, our Council has been collectively focused on advancing provincial priorities by delivering much needed housing, building infrastructure that supports community growth and the construction of new homes, including housing-enabling infrastructure such as water and wastewater. The largest community in Renfrew County, Petawawa has grown significantly over the last decade (roughly 25%) and added a large amount of new housing to meet market demands. In 2024, Petawawa increased the size of its planning department to

reduce permit processing times, 120 new dwellings (Single Family Detached/Row Housing/Multi-family) were constructed, and there are many more dwellings underway:

Structure type	In Pre-Consultation or going through Planning Approvals	Planning Approvals Complete (under construction)
Single Family Detached	533	61
Row Housing	24	96
Apartment	348	60
Additional Residential Unit	0	44
Total Units	905	261

Further to this, Garrison Petawawa and Canadian Nuclear laboratories are reporting that they will need to house 1100 individuals and their families as they expand operations. Based on this need and other factors, our municipality is working with private sector and nonprofit developers to meet the demand for both market and affordable housing. To be forthright, where the municipality needs help the most to support housing development and foster densification is access to additional funding to extend utilities, such as water and wastewater services, to developable lands to meet future growth needs. Petawawa has faced a significant reduction in Payment In Lieu of Taxes (PILT) over the past two fiscal years (\$2.3 million over 2024 and 2025) due to the Business Education Tax discount as well as an annual reduction in Ontario Municipal Partnership Funding over the past decade which has hampered our ability to extend necessary water and wastewater infrastructure vital to delivering new homes. The community's Ontario Community Infrastructure Funding was reduced in 2025 as well.

In closing, our Council requests that the Ontario Government excludes the Town of Petawawa from its proposed amendments to O. Reg. 530/22 to Expand Strong Mayor Powers and Duties to Additional Municipalities, and work with the municipality to identify funding to support expansion of its storm, water and wastewater treatment systems to support future residential and commercial growth. Thank you for your attention to this matter. Please feel free to contact me through our offices if you wish to discuss this further.

Sincerely,

A handwritten signature in grey ink, appearing to read 'GS' with a stylized flourish.

Gary Serviss
Mayor of Petawawa

Copied: Doug Ford, Premier
Billy Denault, MPP, Renfrew—Nipissing—Pembroke

Enc. Resolution – Opposition to Strong Mayor Designation for the Town of Petawawa



TOWN OF PETAWAWA

1111 Victoria Street, Petawawa, Ontario K8H 2E6

☎ (613) 687-5536

✉ gserviss@petawawa.ca

🌐 petawawa.ca

April 28, 2025

Delivered Electronically

Attn: The Honourable Doug Ford, Premier of Ontario

Re: Resolution - Opposition to Strong Mayor Designation for the Town of Petawawa

At its Council-In-Committee meeting on **April 28, 2025**, Petawawa Town Council passed a **Resolution** in response to the Province's recent proposal to designate Petawawa as a "**Strong Mayor**" municipality, effective May 1, 2025.

WHEREAS the Province of Ontario has proposed to designate the Town of Petawawa as a "Strong Mayor" community, granting enhanced powers to the Mayor effective May 1, 2025; and,

WHEREAS the Strong Mayor powers significantly alter the balance of governance at the municipal level, undermining the role of Council in decision-making and weakening the fundamental democratic principle of majority rule; and,

WHEREAS the Town of Petawawa has a long history of collaborative, transparent, and accountable local governance built upon a foundation of Council-debate and shared decision-making; and,

WHEREAS many municipally elected officials across the province and members of the public have expressed significant concern regarding the imposition of these powers; and,

WHEREAS the Town of Petawawa did not formally request or express a desire to be designated under the Strong Mayor framework; and,

WHEREAS a growing number of municipalities and elected officials across Ontario are questioning the appropriateness of the Strong Mayor system and are calling for its reconsideration or repeal;

THEREFORE BE IT RESOLVED that Petawawa Town Council formally request that the Premier of Ontario and the Minister of Municipal Affairs and Housing immediately remove the Town of Petawawa from the list of municipalities designated under the Strong Mayor legislation;

AND BE IT FURTHER RESOLVED that a copy of this resolution be sent to the Premier of Ontario, the Minister of Municipal Affairs and Housing, all regional Members of Provincial

Parliament, all Ontario municipalities, and the Association of Municipalities of Ontario (AMO) for their awareness and support.

We thank you for your attention to this matter and urge you to respect the democratic wishes of our Council and community.

Sincerely,

A handwritten signature in dark ink, appearing to read 'G. Serviss', with a stylized flourish at the end.

Gary Serviss
Mayor, Town of Petawawa
(613) 687-5536
gserviss@petawawa.ca
petawawa.ca

CC:
The Honourable Rob Flack (Minister of Municipal Affairs and Housing)
Regional Members of Provincial Parliament
All Ontario Municipalities
The Association of Municipalities of Ontario (AMO)

Friday, May 9, 2025

Hon. Rob Flack
Minister of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, ON M7A 2J3

SENT VIA EMAIL: rob.flack@pc.ola.org

Re: Town of Goderich Opposition to Amendments to O. Reg. 530/22 to Strong Mayor Powers

Dear Hon. Rob Flack,

Please be advised of the following motion that was passed at the April 28, 2025, Goderich Town Council meeting:

Moved By: Councillor Kelly
Seconded By: Councillor Petrie

WHEREAS on April 9, 2025, the Ontario Ministry of Municipal Affairs and Housing announced the expansion of Strong Mayor powers to 169 additional municipalities, including the Town of Goderich, as a Strong Mayor community granting enhanced powers to the Mayor, effective May 1, 2025;

AND WHEREAS the 169 municipalities affected by the April 9 Strong Mayor powers letter supplied insufficient time for any meaningful feedback and coordinated response on O.Reg. 530/22 from Councils given the six (6) business day turnaround deadline for comments of April 16 - procedural notice provisions to call a special Council meeting and short notice scheduling conflicts of Council members;

AND WHEREAS the Strong Mayors powers has raised significant concerns regarding the centralization of power, reduced accountability, alters the balance of governance at the municipal level by ultimately undermining the role of Council and decision-making by weakening the fundamental democratic principle of majority rule, diminishes the role of elected municipal councillors in representing the diverse interests of the community, and the potential for the abuse of power;

AND WHEREAS the Town of Goderich has a long history of collaborative, transparent, and accountable local governance built upon a foundation of Council debate and shared decision-making;

AND WHEREAS Strong Mayor Powers would have the effect of fundamentally altering the historic model of local governance, which has existed for almost two centuries;

AND WHEREAS the Province is undermining the local governance model and municipal independence by attempting to advance its priorities through municipalities, and downloading its responsibilities to the same;

AND WHEREAS municipal elected officials across the province and members of the public have expressed significant concerns regarding the negative impacts on public trust, democratic participation, and municipal decision-making processes if Mayors are granted the ability to by-pass Council decisions without adequate consultation or oversight;

AND WHEREAS the Town of Goderich did not formally request or express a desire to be designated under the Strong Mayors framework;

AND WHEREAS a growing number of municipalities and elected officials across the province of Ontario are questioning the appropriateness of a Strong Mayor system, and are calling for its reconsideration or repeal;

NOW THEREFORE BE IT RESOLVED the Council of the Town of Goderich formally expresses its opposition to the Ontario government's proposal to expand Strong Mayor powers, in order to preserve local democracy, transparency, and accountability;

AND THAT the Council of the Town of Goderich request the Premier of Ontario, and the Minister of Municipal Affairs and Housing immediately remove the Town of Goderich from the list of municipalities designated under Strong Mayors legislation;

AND THAT the Town of Goderich encourages advocacy for democratic principles and for municipal governance systems that prioritize collaboration, inclusivity, and democratic engagement;

FURTHER BE IT RESOLVED THAT a copy of this motion be forwarded to The Honourable Doug Ford, Premier of Ontario, The Honourable Rob Flack, Minister of Municipal Affairs and Housing, and MPP for Elgin-Middlesex-London, The Honourable Lisa Thompson, Minister of Rural Affairs, and MPP for Huron-Bruce, all Ontario municipalities, as well as the Association of Municipalities of Ontario (AMO), the Association of Municipal Managers, Clerks and Treasurers of Ontario (AMCTO) for their awareness and support.

CARRIED

Yours truly,



Andrea Fisher
Director of Legislative Services/Clerk
Town of Goderich

The Town of Goderich
57 West Street
Goderich, Ontario
N7A 2K5
519-524-8344
townhall@goderich.ca
www.goderich.ca



/mp

cc. Hon. Doug Ford, Premier of Ontario, premier@ontario.ca

Hon. Lisa Thompson, Minister of Rural Affairs, and MPP for Huron-Bruce,

lisa.thompson@pc.ola.org

Ontario Municipalities

Association of Municipalities of Ontario (AMO), amo@amo.on.ca

Association of Municipal Managers, Clerks and Treasurers of Ontario (AMCTO),

amcto@amcto.com

Honourable Premier Doug Ford
Doug.Fordco@pc.ola.org

Sent via electronic mail

May 8, 2025

Dear Honourable Premier Doug Ford

At its Regular meeting on May 7, 2025, the Township of Springwater's Council passed resolution C195-2025 opposing Strong Mayor Powers.

Resolution C195-2025

Moved by: Cabral
Seconded by: Fisher

Whereas the Ontario government has expanded the "strong mayor" powers to 169 additional municipalities, which grants mayors in these municipalities more authority, particularly concerning the control of municipal budgets and planning decisions; and,

Whereas this proposal has raised significant concerns regarding the centralization of power, erosion of local democracy, reduced accountability, and the potential for the abuse of power; and,

Whereas the expansion of strong mayor powers undermines the collaborative nature of municipal governance, and diminishes the role of elected municipal councillors in representing the diverse interests of the community; and,

Whereas concerns have been raised about the negative impacts on public trust, democratic participation, and municipal decision-making processes, if mayors are able to bypass council decisions without adequate consultation or oversight.

Now therefore be it resolved that the Council of the Township of Springwater opposes the Strong Mayor Powers; and

That the Council formally expresses its opposition to the Ontario government's expansion of the Strong Mayor Powers to preserve local democracy, transparency, and accountability.

Further Be It Resolved That a copy of this motion be forwarded to the Ontario Premier, the Minister of Municipal Affairs and Housing, MPP Doug Downey, all Ontario municipalities, as well as the Association of Municipalities of Ontario (AMO) for further action.

Carried

The Clerk's Department can be reached via email at clerks@springwater.ca or by phone at 705-728-4784, Ext. 2304.

Regards,

A handwritten signature in black ink, appearing to read 'Cayla Reimer', with a stylized, flowing script.

Cayla Reimer
Deputy Clerk,
Township of Springwater

cc: Hon. Rob Flack, Minister of Municipal Affairs and Housing
Hon. MPP Doug Downey
All Ontario Municipalities
Association of Municipalities of Ontario



MUNICIPALITY OF

North Perth

www.northperth.ca

A Community of Character

330 Wallace Ave. N., Listowel, ON N4W 1L3

Phone: 519-291-2950

Toll Free: 888-714-1993

May 8, 2025

Hon. Rob Flack
Minister of Municipal Affairs and Housing
17th Floor, 777 Bay St.
Toronto, ON M7A 2J3

Re: Opposition to Strong Mayor Powers in the Municipality of North Perth

Please be advised that the Council of the Municipality of North Perth passed the following resolution at their meeting on April 29, 2025:

Moved by Doug Kellum Seconded by Dave Johnston

THAT: The Council of the Municipality of North Perth expresses its desires to the Ministry of Municipal Affairs and Housing to reverse the grant of Strong Mayor Powers to the Municipality of North Perth;

AND THAT: The letter be circulated to Premier Doug Ford, Minister of Municipal Affairs and Housing Rob Flack, Perth Wellington MPP Matthew Rae, Association of Municipality of Ontario (AMO) and all Ontario Municipalities.

On behalf of the Council of the Municipality of North Perth, please accept this letter as an official request to have strong mayor powers removed from the Municipality of North Perth.

Regards,

Sarah Carter
Acting Clerk/Legislative Services Supervisor

Enclosure

CC: The Honourable Doug Ford, Premier of Ontario
Matthew Rae, Perth Wellington MPP
Association of Municipalities of Ontario
All Ontario Municipalities

P.O. Box 490
7 Creswell Drive
Trenton, Ontario K8V 5R6
www.quintewest.ca



A Natural Attraction

Tel: 613-392-2841
Toll Free: 1-866-485-2841
josh.machesney@quintewest.ca
clerk@quintewest.ca

Josh Machesney, City Clerk | Director of Corporate Services

May 8, 2025

The Honourable Doug Ford
Premier of Ontario
Premier's Office, Room 281
Legislative Building
Queen's Park, Toronto, ON M7A 1A1
Email: premier@ontario.ca

RE: Opposition to Strong Mayor Powers in the Municipality of Quinte West

Dear Premier Ford:

This letter will serve to advise that at a meeting of City of Quinte West Council held on May 7, 2025 Council supported the following resolution:

THAT Council receive item 12.8 Ministry of Municipal Affairs and Housing Letter
Re: Strong Mayor Powers as information;

WHEREAS the Ontario government has proposed expanding the "strong mayor" powers to 169 additional municipalities under the proposed legislation on May 1, 2025, which would grant mayors in these municipalities more authority, particularly concerning the control of municipal budgets, planning and operational decisions;

AND WHEREAS this proposal has raised significant concerns regarding the centralization of power, erosion of local democracy, reduced accountability, and the potential for the abuse of power;

AND WHEREAS the proposed expansion of strong mayor powers undermines the collaborative nature of municipal governance, and diminish the role of elected municipal councillors in representing the diverse interests of the community;

AND WHEREAS concerns have been raised about the negative impacts on public trust, democratic participation, and municipal decision-making processes, if mayors are given the ability to bypass council decisions without adequate consultation or oversight;

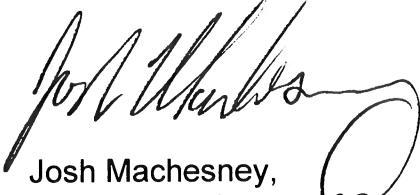
NOW THEREFORE BE IT RESOLVED THAT the Council of the City of Quinte West;

1. Does not support the proposed strong mayor powers as currently outlined;
2. Supports specific powers to mayors as it pertains to identifiable decisions regarding housing, development, infrastructure and transit to provide tools that reduce obstacles that can stand in the way of new housing and infrastructure developments;
3. Strongly suggests that free reign of decision-making regarding hiring, firing, committees and so forth be removed from the proposed authority;
4. Strongly suggests that members of current Council were duly elected officials by citizens with the awareness of one vote per council member and majority votes are the democratic process;
5. Requests that the Provincial Strong Mayor Powers proposed to take effect on May 1, 2025, be deferred to allow for greater clarity and that the Province seek collaborative input from the Association of Municipal Managers, Clerks and Treasurers of Ontario (AMCTO);
6. Directs staff to forward this resolution immediately to Premier Ford, Minister Flack, Tyler Allsopp, MPP Bay of Quinte, the Association of Municipalities of Ontario (AMO), the Rural Ontario Municipal Association (ROMA), and all Ontario Municipalities.

We hope that you give consideration to this request.

Yours Truly,

CITY OF QUINTE WEST



Josh Machesney,
City Clerk | Director of Corporate Services

cc: Hon. Rob Flack, Ministry of Municipal Affairs and Housing – rob.flack@pc.ola.org
Tyler Allsopp, MPP Bay of Quinte – tyler.allsopp@pc.ola.org
Association of Municipalities of Ontario – resolutions@amo.on.ca
Rural Ontario Municipal Association (ROMA) – roma@roma.on.ca

From: [Jennifer E. Willoughby](#)
To: rob.flack@pc.ola.org; sylvia.jones@pc.ola.org; mark.carney@parl.gc.ca; premier@ontario.ca
Cc: policy@amo.on.ca; resolutions@fcm.ca; [Alice Byl](#); romachair@roma.on.ca
Subject: Town of Shelburne - Opting out of Strong Mayor Powers
Date: Wednesday, May 14, 2025 8:54:56 AM

Good Morning

At the May 12, 2025, meeting of Shelburne Town Council, the following resolution was passed unanimously:

Moved By: Councillor Lindsay Wegener

Seconded By: Councillor Len Guchardi

Whereas the Province announced expansion of Strong Mayor Powers to an additional 169 municipalities, which includes the Town of Shelburne to take effect May 1st 2025; and

Whereas the purpose of Strong Mayor Powers is to accelerate the delivery of key provincial priorities, building 1.5 million new homes by December 31, 2031, constructing and maintaining infrastructure to support housing, including, transit, roads, utilities and servicing and reduce red tape; and

Whereas the Association of Municipal Managers, Clerks and Treasurers of Ontario has identified that no research exists to support the impact of housing development within municipalities having been granted the strong mayor's power; and

Whereas Strong Mayor Powers blurs the political-administrative authority between the roles of Head of Council and Chief Administration Officer; and

Whereas the Strong Mayor Powers is an erosion to the democratic process historical to the very fabric of Canadian municipal governance;

Now Therefore the Council of the Town of Shelburne hereby respectively rejects the Strong Mayor Powers granted to it, and requests that the Province repeal the legislation, or offers as an option and the ability for a municipality to opt out of the legislation; and

That a copy this resolution be forwarded to the Minister of Municipal Affairs and Housing, Premier Doug Ford, MPP Sylvia Jones, AMO, and all other Ontario municipalities.

CARRIED; Mayor Wade Mills

Thank You

[Jennifer Willoughby](#), Director of Legislative Services/Clerk

Phone: 519-925-2600 ext 223 | Fax: 519-925-6134 | jwilloughby@shelburne.ca
Town of Shelburne | 203 Main Street East, Shelburne ON L9V 3K7
www.shelburne.ca



Resolution

Meeting Date: May 12, 2025

Resolution No. 2025-092

Moved: Mayor Post

Seconded: Councillor Macintosh

Rescinding Strong Mayor Powers

Whereas the Province of Ontario initially introduced Strong Mayor Powers in 2022 with the stated intent of expediting housing development across municipalities; and

Whereas the Province of Ontario arbitrarily expanded the Strong Mayor Powers legislation to include an additional 169 municipalities in April 2025; and

Whereas municipalities across Ontario have demonstrated a commitment to addressing the housing crisis through local planning approvals and community-led solutions; and

Whereas Strong Mayor Powers fundamentally alter local democratic governance by concentrating decision-making authority in a single individual, thereby weakening the role of elected Councils and disrupting the principles of collaboration and shared leadership; and

Whereas these powers can create uncertainty within municipal organizations, impact staff morale, and risk eroding the trust that underpins effective municipal governance; and

Whereas there are currently no provincial checks and balances or independent oversight mechanisms in place to ensure Strong Mayor Powers are being used appropriately and as intended, and the legislation itself has been described by some as “open to interpretation,” creating a fundamental flaw in the responsible application of these potentially dangerous powers; and

Whereas the primary barriers to housing construction are not rooted in municipal decision-making processes, but in broader market conditions, infrastructure constraints, and the lack of effective provincial and federal policy supports to stimulate affordable and attainable housing development;

Therefore be it resolved that the Council of the Town of Orangeville formally request the Province of Ontario to rescind the Strong Mayor Powers legislation in its entirety; and

That should the legislation not be repealed, that the Province immediately remove the Town of Orangeville from the list of municipalities designated under the Strong Mayor Powers framework; and

That a copy of this resolution be forwarded to all Ontario municipalities, the Association of Municipalities of Ontario (AMO), the Federation of Canadian Municipalities (FCM), the Honourable Doug Ford, Premier of Ontario, the Honourable Rob Flack, Minister of Municipal Affairs and Housing, the Honourable Sylvia Jones, MPP for Dufferin-Caledon, Deputy Premier and Minister of Health, and the Right Honourable Mark Carney, Prime Minister of Canada for their information, support and consideration.

Result: Carried Unanimously

MOVED BY: Terry Kelly

SECONDED BY: Dan O'Mara

RESOLUTION NO. 2025-01

Increase in Provincial share for **Mandated** Public Health Programs

WHEREAS, the Office of the Chief Medical Officer of Health and the Ministry of Health are undertaking a review of the funding approach for local public health agencies; and

WHEREAS, many northern Medical Officers of Health and Health Units have supported resolutions asking to be included or consulted during the review; and

WHEREAS, seven of the Northern Medical Officers of Health signed a letter to Minister Sylvia Jones, titled **Perspectives from Northern Ontario for the Public Health Funding Review**, which shared some perspectives unique to the North regarding the current Public Health Funding review; and

WHEREAS, Municipalities have been long-standing financial partners in public health; and

THEREFORE BE IT RESOLVED that the membership of the Federation of Northern Ontario Municipalities ask the Minister of Health that FONOM have an equal role in discussions concerning the funding review of the Public Health Mandated Programs; and

FURTHER BE IT RESOLVED, that a copy of this resolution be sent to the Deputy Premier and Minister of Health Sylvia Jones, the membership of FONOM, AMO, and the seven Northern Medical Officers of Health that signed the letter, **Perspectives from Northern Ontario for the Public Health Funding Review**

Carried

MOVED BY: Lynn Watson

SECONDED BY: Sally Hagman

RESOLUTION NO. 2025-02

Policing costs for all communities

WHEREAS, Northern Ontario municipalities face insurmountable challenges to fund both upfront investments and ongoing maintenance of their capital assets, including roads, bridges, water/ wastewater and municipally owned buildings, including recreational facilities, libraries and other tangible capital assets

WHEREAS, Northern Ontario municipalities' operating needs consume the majority of property tax revenue sources

WHEREAS, Northern Ontario municipalities are facing monumental infrastructure deficits that cannot be adequately addressed through property tax revenue alone

WHEREAS, in 2015, the provincial government moved to standardized billing for all non-contract O.P.P. (5.1) locations

WHEREAS, the annual cost of the Ontario Provincial Police, Municipal Policing Bureau for small rural non-contract (5.1) municipalities is approximately \$428 million

WHEREAS, before a one-time Provincial support transfer, Municipalities across Northern Ontario in 2024 received notices from the OPP with an average annual increase of 17.8%, representing 7.7% of the municipal tax levy

WHEREAS the estimated annual cost of the Ontario Provincial Police, Municipal Policing Bureau for Municipalities in the Northeast is \$43 million

WHEREAS, the police levy in 2025 to the four large cities in Northeastern Ontario is \$174 million after grants

THEREFORE BE IT RESOLVED THAT the Federation of Northern Ontario Municipalities calls on the Ontario Government to commit to phasing in a \$100 million Policing Grant over the next three years for the 157 northern communities. After the third year, the fund will increase by the minimum of the annual Consumer Price. Each community should receive a base amount of \$60,000, with the remaining funds allocated based on population. (Note: If the sum of the base amount and the population-based allocation exceeds the amounts received in 2024 notifications from the OPP, plus the annual Consumer Price Index (CPI), the funding for that community will be capped to avoid surplus situations.)

FURTHER BE IT RESOLVED THAT this resolution be forwarded to Premier Doug Ford, the Minister of Solicitor General Michael Kerzner, the Minister of Finance Peter Bethlenfalvy, the Membership of FONOM and NOMA and the Association of Municipalities of Ontario

Carried

Examples on the next page

Below is an example of the impact the funding would have on three of the 157 communities in Northern Ontario. The base year uses the 2025 OPP Billing Invoice or approved Budget. I estimated the CPI to be 3% in years two and three, compounded annually. The Cap amount in the example is a raw estimate, as many of those that did not respond to my OPP survey were smaller communities.

Year one - \$34 million

$$157 * \$60,000 = \$9,420,000$$

$$\$34,000,000 - \$9,420,000 = \$24,580,000$$

$$\$24,580,000 / 900,000 \text{ people} = \$27.31 \text{ per person}$$

Community of 1513 (cap \$284,949.50)

$$\$60,000 + (1513 * \$27.31) = \$101,320.03$$

Community of 8,057 people (cap \$2,561,265.98)

$$\$60,000 + (8,057 * \$27.31) = \$280,036.67$$

Community of 41,145 people (cap \$21,027,721.92)

$$\$60,000 + (41,145 * \$27.31) = \$1,183,669.95$$

Year two – \$67 Million

$$157 * \$60,000 = \$9,420,000$$

$$\$67,000,000 - \$9,420,000 + \$2,000,000 \text{ (estimated cap surplus)} = \$59,580,000 +$$

$$\$59,580,000 / 900,000 \text{ people} = \$66.20 \text{ per person}$$

Community of 1513 (cap \$293,497.98)

$$\$60,000 + (1513 * \$66.20) = \$160,160.60$$

Community of 8,057 people (cap \$2,638,103.95)

$$\$60,000 + (8,057 * \$66.20) = \$593,373.40$$

Community of 41,145 people (cap \$21,658,553.57)

$$\$60,000 + (41,145 * \$66.20) = \$2,783,799$$

Year three – \$100 Million

$$157 * \$60,000 = \$9,420,000$$

$$\$100,000,000 - \$9,420,000 + \$3,000,000 \text{ (estimated cap surplus)} = \$93,580,000$$

$$\$93,580,000 / 900,000 \text{ people} = \$103.97 \text{ per person}$$

Community of 1513 (cap \$302,302.91)

$$\$60,000 + (1513 * \$103.97) = \$217,306.61$$

Community of 8,057 people (cap \$2,717,247.06)

$$\$60,000 + (8,057 * \$103.97) = \$897,686.29$$

Community of 41,145 people (cap \$22,308,310.17)

$$\$60,000 + (41,145 * \$103.97) = \$4,337,845.65$$

MOVED BY: Sandra Hollingsworth

SECONDED BY: Al MacNevin

RESOLUTION NO. 2025-03

Provincial/Municipal Fiscal Review

WHEREAS, current provincial-municipal fiscal arrangements are undermining Ontario's economic prosperity and quality of life

WHEREAS, nearly a third of municipal spending in Ontario is for services in areas of provincial responsibility, and expenditures are outpacing provincial contributions by nearly \$4 billion a year

WHEREAS municipal revenues, such as property taxes, do not grow with the economy or inflation

WHEREAS unprecedented population and housing growth will require significant investments in municipal infrastructure

WHEREAS municipalities are being asked to take on complex health and social challenges – like homelessness, supporting asylum seekers and addressing the mental health and addictions crises

WHEREAS, inflation, rising interest rates, and provincial policy decisions are sharply constraining municipal fiscal capacity

WHEREAS property taxpayers – including people on fixed incomes and small businesses – can't afford to subsidize income re-distribution programs for those most in need

WHEREAS the province can, and should, invest more in the prosperity of communities

WHEREAS municipalities and the provincial government have a strong history of collaboration

THEREFORE BE IT RESOLVED that the Federation of Northern Ontario Municipalities requests the Province of Ontario commit to undertaking with the Association of Municipalities of Ontario and the Federation of Northern Ontario Municipalities a comprehensive social and economic prosperity review to promote the stability and sustainability of municipal finances across Ontario

FURTHER BE IT RESOLVED that a copy of this motion be sent to Premier Ford, the Honourable Rob Flack, the Minister of Municipal Affairs and Housing, the Honourable Peter Bethlenfalvy, the Minister of Finance, the membership of FONOM, and to the Association of Municipalities of Ontario.

Carried.

MOVED BY: Maggie Horsfield

SECONDED BY: Lynda Carleton

RESOLUTION NO. 2025-04

Expand Extended Producer Responsibility to the ICI Sector

WHEREAS under Ontario Regulation 391/21: 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

WHEREAS producers are not responsible for collecting products and packaging sold to the industrial, commercial, and institutional sectors, which include the provincial government and our member municipalities

WHEREAS the products and packaging mentioned in the previous paragraph either end up in landfills or are recycled by the industrial, commercial, and institutional sectors, often at a cost

WHEREAS the landfill capacity in Ontario is nearing a critical point, and the process to site or create a landfill is both lengthy and costly

WHEREAS under the current Extended Producer Responsibility Regulation, a can of soda consumed at home and placed in the Blue Box is considered an "eligible" source, meaning producers are responsible for its recycling. However, if the same soda can is consumed by the same individual at Queen's Park, it is deemed "ineligible." In this case, the government is responsible for managing the collection, transportation, and processing of the recycling, as well as covering all associated costs

THEREFORE BE IT RESOLVED THAT the Federation of Northern Ontario Municipalities hereby 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, including Industrial, Commercial, and Institutional (ICI) properties

AND FURTHER BE IT RESOLVED THAT this resolution be forwarded to the Honourable Todd J. McCarthy, Minister of the Environment, Conservation and Parks, the membership of FONOM and AMO.

Carried.

MOVED BY: Margaret Young

SECONDED BY: Marc Dupuis

RESOLUTION NO. 2025-05

An addition to the Ministry of Transportation

WHEREAS the topography and climate of Ontario, North and West of the Canadian Shield, is uniquely different from that of the balance of the Province

WHEREAS due to that topography, it is more costly to construct or maintain 100 km of Highway in Northern Ontario than the balance of the Province

WHEREAS the highway network in Northern Ontario is vital to connecting our citizens to health care, employment, groceries, and recreation

WHEREAS Highway 11, Highway 17, and Highway 69 are our 400 systems, and the municipal share of Connecting Link has become prohibitive for all communities

WHEREAS the Province of Ontario has made and continues to make a significant investment in the Ontario Northland and bring back the Northlander

WHEREAS every senior politician in Ontario and the balance of Canada noted the Raw Earth Elements deposits in the Ring of Fire. FONOM wants to note that the transportation of the Raw Earth Elements will travel through Northern Ontario

WHEREAS the Nuclear Waste Management Organization has selected the community of Ignace for the location of Canada's deep geological repository for spent nuclear fuel. Therefore, the fuel will be transported through Northern Ontario.

WHEREAS on November 10, 2022, the Province announced, 'Ontario Moving Ahead with First-Ever 2+1 Highway in North America'; on July 14, 2023, the Ministry of Transportation announced, 'Ontario Starting Work on 2+1 Highway', and during the recent campaign, Premier Ford announced his government would 'extend the 2+1 highway another 220 kilometres from Temiskaming Shores to Cochrane'

WHEREAS of May 2025, the Minister has not announced a start date for construction of the initial 2+1 Highway

WHEREAS the annual Ontario Road Safety Annual Report Selected Statistics does not provide a breakdown by region

WHEREAS the 2023 Ontario Road Safety Annual Report Selected Statistics reported that there were 1,504 large truck accidents in Ontario with 107 fatalities

WHEREAS large truck accidents occur daily in Northern Ontario, often resulting in death

WHEREAS accidents in Northern Ontario are the cause of many lengthy closures or detours using municipal infrastructure not designed for highway traffic

WHEREAS many FONOM members have commented that there is a lack of response to their concerns or inquiries from the Ministry and/or regional staff, which is concerning to the Board

THEREFORE IT WAS RESOLVED that the Federation of Northern Ontario Municipalities should ask the Premier to either appoint a Deputy Minister of Transportation for Northern Ontario or create an Associate Minister responsible for Northern Ontario Transportation. FONOM believes Northern Ontario will be the economic engine that drives Ontario and Canada for the next 100 years and that the Province needs a dedicated team focused on improving today's network while planning for and acting on future requirements

AND FURTHER BE IT RESOLVED this resolution be sent to Premier Ford, the Minister of Transportation, the Hon. Prabmeet Singh Sarkaria, the Membership of FONOM, NOMA, ROMA, and the Association of Municipalities of Ontario

Carried.

From: [Paul Laperriere](#)
To: [Amy Leclerc](#)
Subject: FW: Resolution passed at the May 8th Council meeting
Date: Monday, May 12, 2025 2:08:15 PM
Attachments: [Resolution 2025-049 Support for the MABTDO.pdf](#)

From: Joanne Montreuil <admin@mattawan.ca>
Sent: May 9, 2025 2:39 PM
To: Paul Laperriere <cao@mattawa.ca>; Jason McMartin (clerk@papineaucameron.ca) <clerk@papineaucameron.ca>; 'Donna Maitland' <cao@calvintownship.ca>
Subject: Resolution passed at the May 8th Council meeting

Good afternoon everyone,

Attached is the resolution that was passed at the May 8th Council meeting supporting the Mattawa Area Business & Tourism Development Organization. I would ask that you forward this resolution to your respective Council members and encourage them to also support this new organization. I'm sure that each of our municipalities will benefit greatly from this group.

Thank you,

JoAnne Montreuil,
Clerk Treasurer,
Municipality of Mattawan

THE CORPORATION OF THE MUNICIPALITY OF MATTAWAN

DATE

May 8, 2025

Resolution No.

2025 - 049

MOVED BY

Councillor LAHAYE

SECONDED BY

Councillor


EDWARDS

BE IT RESOLVED that

~~the~~ municipality of Mattawan
will support the MABTO for \$4590.00 for 5
~~consecutive~~ consecutive years for a Total of \$22,950.00.
and that JoAnne from Mattawan Township will inform

CARRIED

Mayor Peter Murphy



3 other municipalities

DIVISION VOTE

NAME OF MEMBER OF COUNCIL

YEAS

NAYS

Councillor Bell

Councillor Edwards

Councillor Lahaye

Councillor Lemaire

that we have
agreed to

this proposal
and that
we strongly
hope that
they all
agree.

From: minister.mah@ontario.ca
To: [Amy Leclerc](#)
Subject: Letter from Minister Rob Flack (234-2025-2204) / Lettre du ministre Rob Flack (234-2025-2204)
Date: Tuesday, May 13, 2025 7:56:52 PM
Attachments: [25-2204 Municipal Notification Letter FR.pdf](#)
[25-2204 Municipal Notification Letter.pdf](#)

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
Toronto (Ontario) M7A 2J3
Tél. : 416 585-7000



Please find attached a letter from Minister Flack.

Veillez trouver en pièce jointe une lettre du ministre Flack.

234-2025-2204

May 13, 2025

Your worship

Mayor Raymond A. Belanger

Town of Mattawa

mayor.belanger@mattawa.ca

Dear Mayor Raymond A. Belanger,

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.

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

Paul Laperriere, CAO/Treasurer

Amy Leclerc, Clerk

Proposed Legislation on Planning Approvals & Development Charges

Policy Update • May 12, 2025

Province introduces *Protect Ontario by Building Faster and Smarter Act* to streamline development approvals

On May 12, the province introduced the *Protect Ontario by Building Faster and Smarter Act* intended to streamline development approvals and modernize development charges (DCs). The government also announced its intent to consult with municipalities on high impact proposals.

AMO broadly supports provincial efforts to standardize and streamline development approvals to boost housing and economic growth, a shared priority for municipalities. DCs are a critical tool for ensuring that municipalities can fund the infrastructure necessary to support growth, but modernization is needed.

AMO is pleased the proposed legislation includes joint AMO and the Ontario Home Builders' Association (OBHA) recommendations for DC modernization, in addition to other proposals that go beyond AMO recommendations. This legislation is a marked departure from Bill 23, which introduced significant across the board reductions and discounts to DCs. This new bill provides the framework changes and room to consult on how to best accomplish them in future regulations.

AMO welcomes an approach that includes further consultation on a number of key elements to inform the development of regulations. This provides municipalities with a valuable opportunity to provide expertise and shape effective on-the-ground

implementation.

Specific bill proposals and announcements include:

- Changes to the DC framework that reflect joint recommendations from AMO and OHBA, including:
 - Standardizing some DC calculations like Benefits to Existing and the definition of local services
 - Improving the DC freeze model
 - Examining how land value is included in DC rate calculations
 - Enhancing flexibility across service categories
- Other DC changes not included in AMO recommendations include deferring payment of residential DCs to building occupancy, exempting long-term care homes from DCs, and requiring municipalities to spend or commit 60% of reserve funds for select service categories at the beginning of a given year.
- Standardizing and streamlining planning, including:
 - Permitting as-of-right minor variances, four-story townhome units, and K-12 public schools on residential lands
 - Standardizing and limiting the number of land use designations in official plans
 - Restrictions to Inclusionary Zoning
 - Allowing the Minister to impose conditions that must be met before an Minister's Zoning Order (MZO) can come into effect
 - Providing guidance to aligning Official Plans with Ministry of Finance population projections
- Standardizing the application of the Ontario Building Code, removing municipalities' ability to set higher green building standards and making it easier to use innovative construction and materials
- Expanding the definition of priority transit projects and transit-oriented communities to apply to a wider range of provincial projects, and making it easier for the province and municipalities to work together to advance provincial transit and infrastructure development
- Consultation on the expanded use of communal water and sewage systems, modular "off grid" water treatment facilities
- Consultation on the use of a public utility model for water and wastewater service delivery. AMO will continue to advocate for water/wastewater systems to remain public assets, with any shifts to public utility models undertaken voluntarily by municipalities

AMO will participate in the Bill's Standing Committee process. At oral depositions and beyond, AMO will continue to advocate for predictable, sustainable and adequate funding for municipal infrastructure to support an unprecedented pace and scale of growth, address aging assets and increase resilience to climate change.

Should the Bill receive Royal Assent, AMO will continue to collaborate with our members, OHBA and the province to ensure Ontario's development framework changes are responsive to local needs and can be effectively implemented.

Contact:

AMO Policy

policy@amo.on.ca

T 416.971.9856

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Spring Policy Priorities



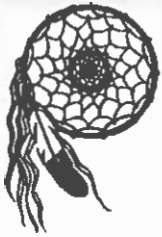
HOUSING

New Advocacy on
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Codes of Conduct



MUNICIPAL GOVERNANCE
HOUSING

Weekly Provincial
Election Tracking Update

**MATTAWA/NORTH BAY ALGONQUIN FIRST NATION**

May 9, 2025

ATTN: Mayor and Council

On Friday June 20, 2025 We the Mattawa north bay Algonquin First Nation Community will be hosting an event to celebrate national indigenous people's day/ we intend to host this event at Explore point.

Our community has been hosting this day for many decades. Explores point has great significance to our nation as it is part of our traditional territory. This event planned is to celebrate and share our cultural with all who choose to attend.

We trust that our intent is clear and hope to see you there as we celebrate this cherished day. We would like to thank you for your ongoing support.

Sincerely,

Chief Clifford Bastien Jr.

Mattawa/North Bay Algonquin First Nation
318 Main Street, P.O. Box 1330, Mattawa, Ontario P0H 1V0
Telephone (705) 744-3360 Fax (705) 744-3361
chiefcliffordbastien@hotmail.com

Ontario
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777 Memorial Ave.
Orillia ON L3V 7V3

777, av. Memorial
Orillia ON L3V 7V3

Tel: 705 329-7680
Fax: 705 329-7593

Tél. : 705 329-7680
Télec. : 705 329-7593

File Reference: GOV-1200

May 13, 2025

Mayor Reeve and Clerk CAO,

The Ontario Provincial Police (OPP) regularly evaluates its operations to ensure the effective use of resources while maintaining high-quality service. As part of this process, the OPP has undertaken an organizational realignment to better align with its strategic goals and priorities.

Effective immediately Municipal Policing Bureau has been dissolved. Municipal Policing Unit and Financial Service Unit have been realigned and will fall under the OPP's Crime Prevention and Community Support Bureau.

Municipal Policing Unit and Financial Services Unit will continue their regular business, including managing the cost recovery process for municipal policing services in accordance with the *Community Safety and Policing Act (CPSA) O. Reg. 413/23 Amount Payable by Municipalities for Policing from Ontario Provincial Police*, managing municipal policing agreements under the CPSA, delivering presentations, and providing clarifications on municipal inquiries.

Please continue to direct all future inquiries on municipal policing billing, requests for presentations, etc. to OPP.MunicipalPolicing@opp.ca. Please note, the general email inbox OPP.MPB.Financial.Services.Unit@opp.ca will be decommissioned and will no longer be monitored. We also encourage you to visit www.opp.ca/billingmodel where the 2025 estimate updates have been posted for your reference and planning purposes.

The OPP remains committed to working collaboratively with municipalities to ensure effective, efficient and sustainable policing services across Ontario.

Thank you for your continued cooperation. I look forward to your support during this transition and to a successful partnership.

J.G (John) Dumond,
Chief Superintendent
Bureau Commander
Crime Prevention and Community Support Bureau

cc: OPP Regional and Detachment Commanders



Corporation of the Town of Mattawa

Telephone: (705) 744-5611 ~ Fax: (705) 744-0104
160 Water Street, P. O. Box 390
Mattawa, ON P0H 1V0
www.mattawa.ca

8.8

May 22, 2025

To All Staff and Council

RE: Celebration and Otto Holden Dam Tour

Retirement Breakfast:

Two long standing employees of the Town of Mattawa are taking their retirement. Lynne and Jim, after 28 and 22 years, respectively, are moving on to the next chapter of their lives and we wish them the very best.

As a small celebration, we will be hosting a breakfast at the Mike Rodden Arena on Friday June 6, 2025, at 7:30AM.

Following breakfast, we will get together at the Otto Holden Generating Station for a tour of the facility.

Otto Holden Dam tour:

Plan to arrive at the dam by 9:15am. Staff are encouraged to carpool to the site. Following an introduction by OPG staff, they will take us on tour of the facility starting at 9:30am.

IMPORTANT: *We have been advised that we must wear flat, closed toed shoes (ie running shoes). Crocs, sandals etc.... are not allowed. In addition, we must wear pants. Shorts are also not allowed.*

The tour should end around 11:30am – 11:45am at which time we will return to Mattawa and gather at Explorers' Point.



Corporation of the Town of Mattawa

Telephone: (705) 744-5611 ~ Fax: (705) 744-0104
160 Water Street, P. O. Box 390
Mattawa, ON P0H 1V0
www.mattawa.ca

8.8

Staff BBQ:

Explorers' Point is where we will host a staff BBQ following the Otto Holden dam tour. Enjoy some fine barbecued food and take the opportunity to connect with Lynne and Jim. I'm sure they have some fantastic stories to share over their combined 50 years of experience with the town.

Cake will be served followed by a brief presentation to Lynne and Jim after which staff will be free to go and begin their weekend.

See you all on June 6th!

Starts	Ends	AGENDA – JUNE 6, 2025
7:30	9:00	Breakfast – Mike Rodden Arena
9:00	9:15	Drive to Otto Holden Generating Station
9:15	9:30	Introduction / Instructions by OPG
9:30	11:45	Generating Station tour led by OPG
11:45	12:00	Drive to Mattawa
12:00	1:15	Staff BBQ – Explorers' Point
1:15	1:30	Cake and brief presentation to retirees
1:30		Weekend starts!

Paul Laperriere, CPA, CA
CAO/Treasurer

RECEIVED

APR 28 2025

Bell

INFRASTRUCTURE UPGRADES

Mattawa Town
160 Water St PO BOX 390
Mattawa, Ontario
P0H 1V0

DATE: April 23rd, 2025

RE: Construction: No Civic (West of 1134 John St) PF 1134 John St

Dear Mattawa Town ,

Kindly accept this letter as part of Bell Canada's notification process for work that will be conducted as part of the Provincial and Federal governments subsidized high-speed internet program to bring advanced fiber optic broadband communication infrastructure and services to your home. This work is estimated to begin in 2025.

Bell Canada's approved vendor Aecon Construction and UTS Consultants will be responsible for completing the design and construction work. Bell will attempt to use all existing infrastructure when placing the new facilities, in order to minimize the impact on your property.

Please note that this work will be done at no cost to you with no obligation to sign up for service upon completion.

In addition, the work will not affect your existing services and all landscaping will be restored to its original condition. In the event that restoration is complete but later requires additional attention, we will ensure to follow up and make all needed repairs. Bell Canada and its approved vendor will warranty all restorations.

We sincerely apologize for any inconvenience the construction may cause and hope to complete our work as soon as possible. If you have any questions, comments, or concerns, please do not hesitate to contact Bell Canada directly at email address Pionorth@bell.ca.

Should you have questions about the proposed work, please email FTTHNorth@Aecon.com.

If you grant permission for us to proceed, please notify Bell Canada at Pionorth@bell.ca. Please quote job network number Z64873 and your address in the subject line.

If we do not hear from you by May 21st, 2025, we will assume your acknowledgment of the planned works and will proceed with construction as planned.

Please be advised that if you decide not to take advantage of this opportunity, your property will not be included in this subsidized project and any future costs to extend fiber to your residence may apply.

Thank you,

BELL CANADA





INFORMATION REPORT

PREPARED FOR: MAYOR BELANGER AND MEMBERS OF COUNCIL

PREPARED BY: COUNCILLOR BIGELOW

TITLE: MATTAWA MARINA REHABILITATION

DATE: MONDAY MAY 26, 2025

REPORT NO: 25-28R

BACKGROUND

Mattawa Marina - Float Home Community 'Mattawa's Best Kept Secret'



Not to be mistaken with houseboats or boat houses, float homes are **full-time, year-round residences** that are built on floating concrete barges. They are moored to a dock and anchored via a chain structure to the lake bed.

There are no motors, nor are they designed to navigate. Float homes share the same luxuries as homes on land with heat, hydro, plumbing, a/c, 9ft ceilings and insulation. Being in this small community feels just like luxury of waterfront cottages.

Being situated right in the Mattawa marina, there are many opportunities to appreciate nature and enjoy water activities. This unique and relaxing style of living is very alluring to many. Picture waking up to the sounds of seagulls, the view of the mountain and the reflection of the sunrise on the water or stepping off your deck onto your paddle board or canoe.

- **The Vision** – An answer to extending our main street from the round-about to the Marina, the future beautification of the Marina & taxable full-time dwellings. Adds value to our Marina and tax revenue much like Condo fees year-round. We can control what these homes look like & develop another level to our community creating a true luxury cottage waterfront experience. **This would be the 2nd float home community ever in Ontario & would be even more unique with our view of the mountain.**

Advantages:

1. ***Waterfront Living and Unique Experience***
2. ***Potential for Appreciation***
3. ***Town Income Generation***
4. ***Diverse Investment Opportunities***
5. ***Unique Appeal and Limited Supply***
6. ***Tourism***
7. ***Marina Beautification***



ANALYSIS AND DISCUSSION

Some of the common concerns about floating accommodations include: *Note these concerns are also guided by the definition of floating homes- I.e. Houseboats etc.*

- Logistics for emergency services
- Potential need for building permits
- Time and length of use (houseboats etc.)
- Potential for limiting access to public lands and waterways
- Increasing environmental impacts on waterways
- Property tax considerations
- Wastewater management



Answers to Common Concerns

- **Q: Are Float Homes damaging to the environment?**

- A: No, float homes are not damaging to the environment! All sewage is stored in a 1250 gallon, sealed, holding tank embedded in the concrete hull of each of the float homes. When the tank needs emptying, a leak proof hose with a sealed coupling device is connected to the holding tank. From here it is pumped directly into the municipal sewer & or pumping truck. The system ensures that no sewage spills into the lake or onto the land.

- **Q: What happens when ice freezes around the foundation of a float home?**

- A: Unlike boats, that need bubblers or agitators to keep the water from freezing around their hulls, float homes can completely freeze in. The foundation of a float home is made of concrete which resists the crushing powers on the ice on other vessels.

- **Q: Do float homes have parking?**

- A: The float homes can have one-two parking spots for each float home. As an example these can be located in a gated area with remote access.

- **Q: Can I get a mortgage for a float home?**

- A: There are some lenders in Ontario who will give a chattel loan, but there



needs to be a substantial down payment. Banks such as TD Bank provide mortgages to all float homes.

- **Q: Do float homes pay mooring fees, similar to boats?**

- A: Yes, float homes pay mooring fees. The cost is approximately \$300-700 a month, similar to condo fees

- **Q: How much do float homes cost?**

- A: Float homes are similar in price to houses on land. Depending on size and area, float homes can cost as little as \$35,000 to \$2 Million dollars and above. The sky is the limit when it comes to floating homes. The more expensive float homes have everything from heated floors, to hot tubs, to basements with port-hole windows to see fish swimming by! Like most communities, the price of a home varies depending on the quality of each particular residence.

- **Q: How does the sewage work?**

- A: The float homes are designed with appropriate marine hookups for water, electricity and sewage. There is a 1250 gallon septic holding tank under the home that needs to be pumped out once every two months. "Pumping Out", is a fairly easy task that can be done by the owner or the Marina (for a small charge). A hose is attached to the outside of the float home and then to an attachment on the dock, the pump is turned on and the septic tank is emptied.

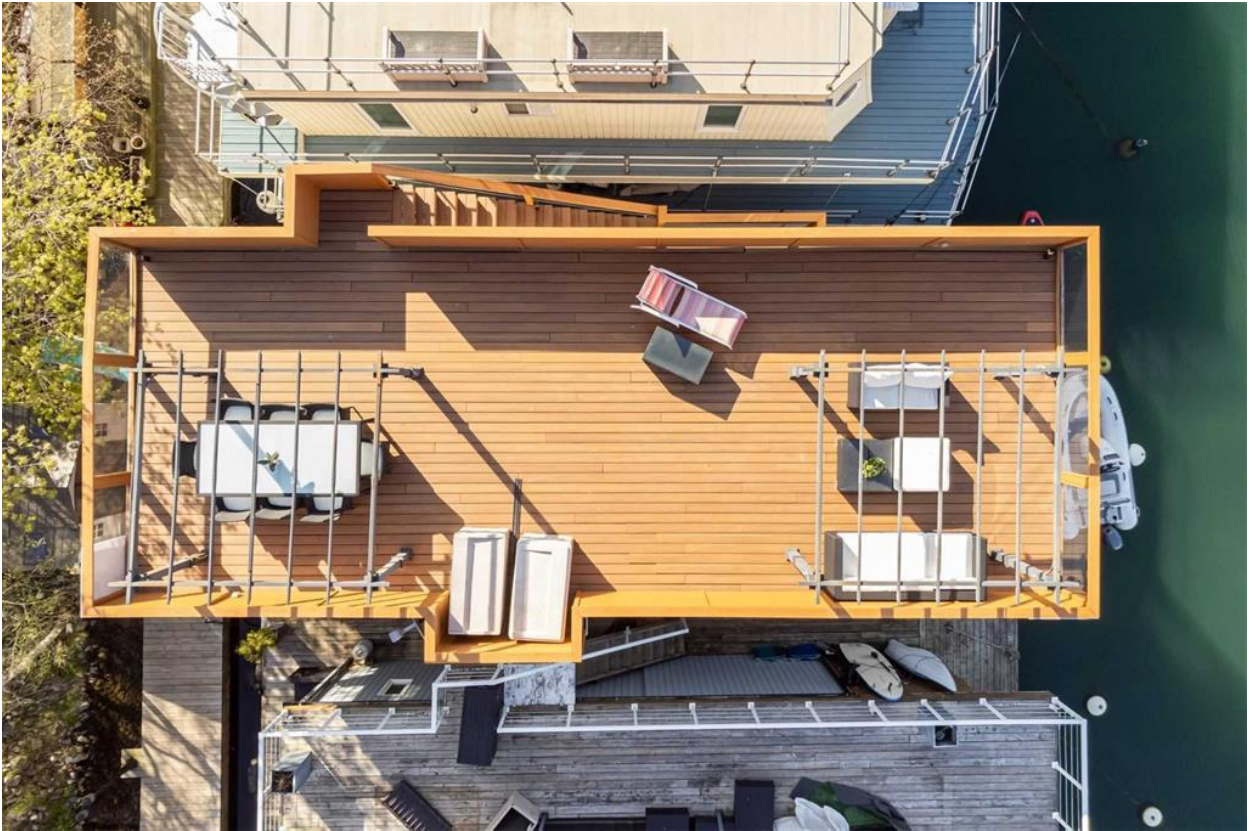
- **Q: Is electricity covered in the mooring fees?**

- A: No. Electricity is metered and billed separately to each float homeowner, as is normally the case with renters in houses and apartments.

- **Q: Do float home owners receive the same municipal services?**

- A: Float home homeowners receive essential emergency services such as fire, ambulance and police. On the other hand, garbage collection, blue box collection, street lighting and sewage disposal may not be provided by the municipality.





- **Q: Do float homes have flood/disaster resilience?**
- **A:** Because they are situated on water, float house communities are inherently more resilient to natural disasters like floods, which are increasingly common due to climate change; areas with dams. In areas prone to rising sea levels or storm surges, float houses can adapt to changing conditions, offering a safer and more secure living option.

FINANCIAL CONSIDERATION:

○ ***Funding/Grant Sources***

1. Northern Ontario Heritage Fund Corporation (NOHFC)

The NOHFC supports projects that promote economic development in Northern Ontario. Relevant programs include:

- **Community Enhancement Program:** Supports infrastructure projects that enhance community quality of life.
- **Invest North Program:** Aims to attract investment and create jobs in Northern Ontario.

2. FedNor

FedNor offers funding to support economic growth in Northern Ontario. The **Northern Ontario Development Program** may assist with: Community economic development initiatives and Infrastructure projects that support tourism and business development

3. Canada Infrastructure Program (Investing in Canada Infrastructure Program - ICIP)

This federal-provincial program funds infrastructure projects, including those that:

- Improve community, culture, and recreational facilities
- Enhance environmental quality

4. Ontario Trillium Foundation (OTF)

OTF provides grants to support community-based initiatives. The **Capital Grant** stream may fund: Renovations and equipment purchases for community spaces

5. Canada Infrastructure Bank (CIB)

The Canada Infrastructure Bank offers financial support for revenue-generating infrastructure projects that are in the public interest. While the CIB typically focuses on large-scale projects, municipalities planning significant marina developments with potential for revenue generation may explore partnership opportunities with the CIB.

6. Canada Water Agency – Freshwater Ecosystem Initiatives

The Canada Water Agency offers funding opportunities aimed at protecting and restoring freshwater ecosystems. Municipalities undertaking marina projects that contribute to water quality improvement, habitat restoration, or sustainable development may be eligible for support under initiatives like the Freshwater Ecosystem Initiatives and the EcoAction Community Funding Program.

○ Federal and National-Level Marina Funding Programs

1. Canada Community-Building Fund (formerly Gas Tax Fund)

- **Use:** Flexible funding for local infrastructure.
- **Eligible Projects:** Public marinas, docks, wharfs, and waterfront tourism infrastructure.


2. Canada Housing Infrastructure Fund (CHIF)

CHIF aims to accelerate the construction and upgrading of housing-enabling infrastructure, such as drinking water, wastewater, stormwater, and solid-waste systems. While CHIF does not fund housing units directly, it supports infrastructure projects that enable housing development. Municipalities and Indigenous communities are eligible applicants.

3. Ontario Housing-Enabling Water Systems Fund

This provincial fund assists municipalities in developing, repairing, rehabilitating, and expanding critical water infrastructure to support housing growth. Projects that enhance water systems to enable housing developments, such as a float home community, may be eligible.

Municipal Taxation

- 
- **How a municipality can charge:** My suggestion is to include everything in an annual permanent “mooring fee”. Typically, the owner of the floating home will pay a portion of the marina's property taxes, in addition to mooring fees that cover services like garbage and utilities.

- **Property Tax Assessment:**

Floating homes are assessed based on their value, similar to traditional homes, and the owner is responsible for paying property taxes.

- **Marina Connection:**

Floating homes are often moored in marinas, and owners often pay a portion of the marina's property taxes, ensuring access to municipal services like fire, ambulance, and police etc.

- **Mooring Fees:**


In addition to property taxes, owners pay mooring fees to the marina, which cover services like garbage removal, recycling, sewer, water, and other amenities.

- **No Land Ownership:**

Since floating homes don't involve owning land, the owner's responsibility is to **pay property taxes and mooring fees to the marina.**



- **Mooring fees (condo fees) can average between \$300-700 monthly.**

- 
- Ex: 5 allotted designations at \$500 monthly = \$25,000 Annual Revenue
 - The revenue is directly determined to how many designations and the size of float home we permit through our by-laws
 - Average tax on smaller properties in Mattawa ~\$2600. These float homes will be taxable as waterfront - \$4000-\$6000 annually

- Utilities such as electricity and water are often connected through shore-based infrastructure. Often Marinas have less amperage to offer to float homes however can be a part of the rehabilitation development.

○ **Economic Benefits**

1. Increased Tourism

- Float house communities often become **tourist attractions** due to their unique appeal. Visitors may rent float homes for vacations or take boat tours to experience these communities. This influx of tourism can boost local economies, providing opportunities for local businesses, including restaurants, shops, and recreational services.
- **Property Value Appreciation:** In areas where waterfront properties are highly sought after, float houses can offer more affordable options for those wishing to live near water. As demand grows, these properties may appreciate, benefiting the community and local government through increased property taxes.

2. Lower Infrastructure Costs

- Traditional housing developments require extensive infrastructure, such as roads, sewer systems, and electrical grids. In contrast, float house communities can reduce the need for costly land-based infrastructure. Utilities can be provided through more sustainable methods, such as wind and solar power, reducing the financial burden on municipalities.

RELEVANT POLICY/LEGISLATION:

Municipal Bylaws:

- Must consider environmental concerns, impact on local residents, and enforcement of municipal by-laws where the Township has jurisdiction, including noise complaints.
- It is suggested we implement by-laws that implements the use for purpose of float homes, allotting designation, type of foundation etc.
- It is suggested that the bylaw states that these float homes are anchored and stationary year round. We can allow “house boats” however this would have a different bylaw as it is a motor vessel.
- Implement by-law to control what they look like – maintained etc.
- Core municipal responsibility - access to float homes from marina year round and ensure services offered.
- The Town of Mattawa can create a bylaw stating only (#XX) float homes can exist therefore ensuring no further homes created on our waterways and this also adds value.



Here's a more detailed breakdown: see pg.8 for Town of Mattawa Zoning

- **Ontario Regulation 161/17:**

This regulation defines "camping unit" to include watercraft equipped for overnight accommodation, and it prohibits overnight stays on public lands covered by water.

HOWEVER



- **Private Water Lots:**

The ban on overnight stays on public waterways **does not apply to private water lots like Marinas.**

- **Municipal Zoning Bylaws:**

Municipalities **can regulate the use of their land, including the use of water lots for floating homes.** See pg. 8 for municipal zoning.

- **Floating Homes as Vessels:**

Floating homes are considered vessels under the Canada Shipping Act, meaning they are subject to certain federal regulations. **Our implemented bylaws will state non-motorized and anchored.**

- **Waste Management:**

Floating homes require dedicated systems for waste management, and there are **municipal bylaws that address these specific requirements.**

- **Permitting:**

You may need permits from both provincial and local authorities to build, moor, or operate a floating home, especially in a marina. *See pg. 8 – Mattawa Zoning*

- **Transport Canada:**

Transport Canada may inspect floating accommodations and has met with local authorities to discuss regulations.

- **Municipal Zoning**

In Ontario, the zoning and building codes for float homes are not as clearly defined as those for traditional land-based housing. However, there are a few key regulations and guidelines that

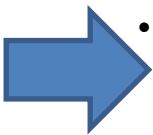

pertain to the construction and use of floating homes or water-based housing. These regulations largely depend on the specific municipality, the body of water, and the type of structure being built. Here are some important considerations:

- **Zoning and Land Use**

In Ontario, zoning regulations are established by municipal governments, which means the rules for float homes can vary from one municipality to another. Zoning typically governs land use, including whether water-based housing is permissible on a particular body of water.

- **Municipal Zoning By-Laws:** Each municipality has its own zoning by-laws, which regulate the use of land, including waterfront areas. In some areas, zoning may prohibit the construction of permanent float homes or limit such developments to certain waterfront districts.
- **Waterfront Zoning:** In some municipalities, certain zones are designated for recreational or tourism-related uses, which may allow float homes as long as they comply with specific conditions (e.g., limited to seasonal or non-permanent occupancy). In other cases, zoning may permit only houseboats or floating docks, but not fixed or permanent structures.
- **Special Use Zones:** Some areas may have special use zones for marinas or waterfront resorts, which could allow for the development of float home communities. However, these zones might still require a special permit or development application to be submitted for approval.

- **Town Of Mattawa Zoning**

- 
- **The zoning at the Mattawa, Ontario Marina is governed by the Town of Mattawa's Zoning By-law. According to the by-law, marine facilities, including marinas, are permitted uses in specific zones such as Residential (R), Limited Service Residential (LSR), and Commercial Recreation (CR) zones. These zones allow for structures like docks, boathouses, and marinas, provided they adhere to certain regulations.**
 - One key regulation is the requirement of a shoreline buffer zone between the high-water mark and any permitted use, building, or structure. However, this buffer can be interrupted to provide access ways or view-scapes, with limitations on the extent of clearing allowed. Specifically, for residential uses, the clearing should not exceed 25% of the shoreline frontage, and for commercial recreational uses, it should not exceed 50%.
 - Additionally, the North Bay-Mattawa Conservation Authority (NBMCA) oversees certain environmental regulations that may affect development near the shoreline. Their policies include restrictions on activities such as the handling and storage of fuel and pesticides in vulnerable areas to protect drinking water sources. See below for policy.
- 
- **Mattawa River Floodway Policies 1.1 1.2 1.3 1.4 1.5 1.6** All lands along the shoreline of the Mattawa River below 155.45m C.G.D. shall be considered as the floodway. No new buildings or structures shall be permitted below 155.45m except: a. structural works for flood, erosion or sedimentation control; b. c. for essential public services such as roads, bridges, sewer and water systems, railways, and other public services of approved hydrologic design; **and docks,**

boathouses, marina and marina facilities excluding commercial sales and open space for public and private recreation.

- **2.0 Mattawa River Flood Fringe Policies 2.1 2.2 2.3** All lands along the shoreline of the Mattawa River between 155.45m C.G.D. and 156.48 C.G.D. shall be considered as flood fringe. **Additions, alterations, replacement of existing buildings and structures, infilling, redevelopment and new development are all permitted within the flood fringe subject to the policies of the applicable land use designation on Schedule “A” – Land Use Plan, Official Plan for the Town of Mattawa.**

- Additionally, the NBMCA provides an online mapping tool to help identify regulated areas and any additional requirements for development - See references.

Zoning Conclusion

Ontario's zoning and building codes for float homes are still evolving. While there is no specific, uniform set of codes for float homes, they are generally subject to existing municipal zoning by-laws, the Ontario Building Code, environmental regulations, and rules governing waterfront development. Potential developers or homeowners interested in float homes must engage with local municipalities, conservation authorities, and regulatory bodies to ensure compliance with all applicable laws and obtain necessary permits. From the information gathered, float home communities are permitted at the Mattawa Marina.

Float Homes in Mattawa

Float house communities offer a unique and sustainable way of living that combines environmental stewardship with modern, eco-conscious design. The advantages of these communities - ranging from reduced land use and increased tourism to fostering a sense of community and improving quality of life make them an attractive option for individuals and municipalities alike. While challenges such as regulatory hurdles and maintenance issues exist, the potential benefits far outweigh these obstacles, making float house communities a promising solution for the future of housing and sustainable living and the future of Mattawa's Marina.

References:

- **NBMCA On-line Mapping Tool**
https://co-geo.nvca.on.ca/Html5Viewer/index.html?index.html?viewer=NBMCA_Public.NBMCA_On-line_Mapping_Tool

- **North Bay – Mattawa Conservation Authority – Town of Mattawa Policies**

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- **Float home ideas – note: variety of affordable vs. larger homes (again we can control the overall aesthetic of the homes as we are developing a “cottage like community” bylaw). We could develop a mixture of affordable and “larger” dwellings all with the similar aesthetic.**

Affordable:

<https://www.youtube.com/watch?v=7jw2ODZ0NoM> 550 sq ft
<https://www.youtube.com/watch?v=TIZbh06y2CI> 550-600 sq ft
<https://www.youtube.com/watch?v=xI2U2ZlqZX4> 893 sq ft

- **Float homes are allowed under Municipal by-laws: other towns have had issues with vessel containers randomly appearing and needed to instill laws etc.**
 - 1. **Municipal jurisdiction** – setting bylaws that prohibit or restrict the placement of these structures (see an update from the Township of Georgian Bay, below);
 - 2. **Provincial jurisdiction** – addressing the “camping on the water” argument through possible amendments to the Public Lands Act (see the **Update** immediately below, about a meeting with FOCA and the Ministry);
 - 3. **Federal jurisdiction – NOTE:** at the **April 12, 2022** meeting of the **Ontario Recreational Boating Advisory Council (ON-RBAC), Transport Canada** clarified that they consider these floating container structures as ‘**vessels**’ which are therefore subject to the regulations of Pleasure Craft Licensing under the Canada Shipping Act 2001
- **Township of Severn Amended By-law**

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- **Laws Abiding floating homes**
<https://www.ontario.ca/laws/regulation/940326>
- **Laws for Mooring**
<https://parks.canada.ca/lhn-nhs/on/trentsevern/info/avis-restrictions-amarrage-notice-mooring-restrictions>
- **FOCA**
<https://foca.on.ca/floating-accommodations/>
- **Toronto/Etobicoke**

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endas/council/cc011204/plt1rpt/cl001.pdf

ATTACHMENT:



Figure 1: Potential Float Home Lots

RECOMMENDATION:

It is recommended that Council for the Town of Mattawa receives this report and further that Council accepts looking at potential grants/funding to then be a part of the Mattawa Waterfront/Marina rehabilitation and be a part of the additional housing plan for Mattawa.

BE IT RESOLVED THAT Council of the Town of Mattawa receives Report # 25-28R titled Mattawa Marina Rehabilitation.

AND FURTHER THAT Council of the Town of Mattawa accepts to look at potential grants/funding for the waterfront/marina rehabilitation.



INFORMATION REPORT

PREPARED FOR: MAYOR BÉLANGER AND MEMBERS OF COUNCIL

PREPARED BY: PAUL LAPERRIERE CAO/TREASURER

TITLE: INSURANCE RENEWAL

DATE: MONDAY, MAY 26, 2025

REPORT NO: 25-29R

BACKGROUND

Our insurance policy expired on May 16, 2025.

ANALYSIS AND DISCUSSION

On May 13, 2025, I reached out to BrokerLink, our insurance broker, detailing my frustration in not having received any renewal documents. This was 3 days before the policy's expiry date.

On the same day I received a response by email, a copy of which is included as Appendix A.

FINANCIAL CONSIDERATION:

This year's policy renewal is in the amount of \$171, 238 as detailed in Appendix B. It represents a \$10,848 or 6.7% increase over 2024.

Most municipalities are facing premium increases with some in the double digit % increase.

This is year 5 of Intact's insurance coverage. Looking ahead to next year, I believe it to be wise to seek quotes from other insurers of municipalities for the 2026 renewal.

RELEVANT POLICY/LEGISLATION:

Proposed Policy 1: Financial Management

ATTACHEMENTS:

Appendix A: Email from BrokerLink

Appendix B: Premium breakdown, year over year

RECOMMENDATION:

It is recommended that Council for the Town of Mattawa receives and accepts this report and further that Council approves the 2025-26 insurance policy renewal with Intact Public Entities and further that Council directs the CAO to secure quotes for the 2026-27 renewal.

BE IT RESOLVED THAT Council of the Town of Mattawa receives Report # 25-29R titled Insurance Renewal.

AND FURTHER THAT Council of the Town of Mattawa approves the 2025-26 insurance policy renewal with Intact Public Entities.

AND FURTHER THAT Council of the Town of Mattawa directs the CAO/Treasurer to secure quotes for the 2026-27 renewal.

Melody Byers

From: Samantha Elliott <saelliott@brokerlink.ca>
Sent: May 13, 2025 2:47 PM
To: Paul Laperriere
Cc: Dorine Stevens
Subject: 2025-2026 Municipal Insurance Renewal Terms - Corporation of the Town of Mattawa - IPE & VFIS
Attachments: 46325 Revised Report 2025.pdf; 46325 Report Attachments 2025.pdf; 46325 Claims Audit April 25 2025.xlsx; Mattawa FD 2025 Policy.pdf
Importance: High

Good afternoon Paul,

I would like to sincerely apologize for the delay in providing the attached renewal terms. There is no excuse for the late delivery and it is certainly not in line with our service standards. I am sending you the attached electronically to prevent any further delays but I am available as your schedule permits to arrange a meeting, either virtually or in person, to review and discuss further. I have requested that IPE hold cover on the current term beyond the expiration date of May 16th in order to allow you more time to present to council for approval and provide your binding instructions – please rest assured there will be no lapses in coverage during this time.

I am now pleased to provide the Corporation of the Town of Mattawa's 2025-2026 Insurance Renewal Report, setting out your coverages on renewal together with the available program options.

Also attached are the following:

- Renewal Report Attachments
 - Property - Schedules: Scheduled Items, Excluded Items, Gross Revenue, Rental Income, Buildings & Structures, Other Property (Excluding Buildings)
 - Liability - Additional Insureds Schedule
 - Automobile – Fleet Schedule
- Claims Audit – Current as of April 25, 2025
- VFIS Volunteer Firefighters Accident Renewal

The 2025-2026 Municipal Insurance Program through IPE has been offered at a total annual premium of \$171,238 which represents an increase of 6.7%, or \$10,848 from the prior term.

Page 18 of the attached Renewal Report provides a Cost Analysis which breaks down the total premium increase by each individual line of coverage. You will note that a majority of the increase has been generated under the Liability and Property sections of the policy.

The Liability increase of \$5,319 is due to a combination of standard rate increase and claims performance. Please note that the Town of Mattawa's Loss Ratio is sitting at 83% (not combined or developed). There have been 5 claims with 2 currently above deductible, 3 currently open, and \$126,456 net incurred expenses to date.

The Property increase of \$5,099 was due to a 5% minimum standard rate increase in combination with a 5% inflation factor on all buildings, which is the standard inflationary rate for all IPE business. The TIV (Total Insured Values) increased by 4.1% (from \$29,924,299 to \$31,145,599).

The remainder of the increase (\$430) fell under the Excess Liability portion of the program.

Please take a moment to review page 19 of the attached report for changes that have been made to your insurance program this year. In particular, I wish to draw your attention to the Liability and Sewer deductibles which have been increased to \$20,000 at renewal. We have confirmed with IPE that this is the minimum required as per their underwriting guidelines.

The VFIS Volunteer Firefighters Accident coverage is insured separately through VFIS and renewal has been offered at no increase from the prior term for a total annual premium of \$2,648 (On-Duty Coverage Only).

Once again I extend my sincerest apologies for the late delivery of terms and assure you that we will do better in the future. As you are aware, renewal is not automatic and policies will be held pending receipt of your specific binding instructions to proceed with the renewal as quoted. In consideration of the late delivery of terms, we have requested that IPE hold cover on the expiring term to allow you additional time to review and present to council, and we will advise as soon as we have confirmation of same.

As mentioned above, I am available at your convenience to meet and address any comments, questions, or concerns you may have while reviewing the enclosed.

Sincerely,



Samantha (Sam) Elliott, C.A.I.B. (Hons), R.I.B. (Ont), B.A.

Account Executive II – Commercial Lines | BrokerLink

Pronouns: She/Her

TF: 1-800-263-2157 ext. 83261 | **CELL:** 705-358-1140 saelliott@brokerlink.ca

2107 Lasalle Blvd, Unit #1 Sudbury, ON P3A 2A3

Visit us online: [BrokerLink.ca](https://www.brokerlink.ca)      

Your Service Team:

Account Executive: Samantha Elliott saelliott@brokerlink.ca

Account Manager: Dorine Stevens dstevens@brokerlink.ca

Cost Analysis

	Expiring Program Term	Renewal Program Term
Casualty		
General Liability	\$ 56,856	\$ 61,584
Errors and Omissions Liability	5,425	5,696
Non-Owned Automobile Liability	205	205
Environmental Liability	5,213	5,474
Crime	1,353	1,353
Board Members Accident	1,407	1,407
Volunteers' Accident	163	163
Conflict of Interest	455	455
Legal Expense	1,679	1,738
Facility User Solution	500	500
Property		
Property	54,091	59,114
Equipment Breakdown	2,544	2,620
Automobile		
Owned Automobile	25,117	25,117
Excess		
Follow Form- 1 st layer	2,380	2,570
Follow Form – 2 nd layer	3,002	3,242
Total Annual Premium	\$ 160,390	\$ 171,238
(Excluding Taxes Payable)		



INFORMATION REPORT

PREPARED FOR: MAYOR BÉLANGER AND MEMBERS OF COUNCIL

PREPARED BY: PAUL LAPERRIERE CAO/TREASURER

TITLE: TOWN OF MATTAWA SIGN

DATE: MONDAY, MAY 26, 2025

REPORT NO: 25-30R

BACKGROUND

Municipal signage is administered and controlled by MTO. Following a census, signs are revised in accordance with MTO's rules and regulations.

ANALYSIS AND DISCUSSION

The last census was in 2021; however Mattawa's sign has not been changed since the 2016 and MTO is now in the process of making the change to Mattawa's sign based on the most recent census. As per their email attached, the protocol they follow is to round to the nearest 100th the census determined population. In accordance with this approach, ours would say 1,900.

We don't have to show the population amount, and their attached email describes how this would happen.

As per their request, they need a resolution from council approving the sign with or without the population amount.



FINANCIAL CONSIDERATION:

None. Costs covered by MTO.

RELEVANT POLICY/LEGISLATION:

ATTACHEMENTS:

Email form Kristin Franks, MTO

RECOMMENDATION:

It is recommended that Council for the Town of Mattawa receives and accepts this report and further that Council approves the revised Town of Mattawa sign _____ (with or without) the population sign.

BE IT RESOLVED THAT Council of the Town of Mattawa receives Report # 25-30R titled Town of Mattawa Sign.

AND FURTHER THAT Council of the Town of Mattawa approves the revised Town of Mattawa sign _____ (with or without) the population.

Melody Byers

From: Franks, Kristin (She/Her) (MTO) <Kristin.Franks@ontario.ca>
Sent: March 24, 2025 3:18 PM
To: Paul Laperriere
Cc: Filion, Veronique (MTO); Dexture Sarrazin
Subject: RE: Town of Mattawa Boundary Signs

Hi Paul,

Thank you for the follow up email. In response to your two points:

The white box around the Mattawa logo is a standard design feature. This ensures the logo remains clearly visible to approaching motorists and prevents it from being compromised or "washed out" by the standard blue sign colour.

Removing the population from the sign is possible; however, the sign would need to be smaller, and if the population is requested to be added later, it would require the fabrication of a new sign. The cost for this would be the responsibility of the town. However, since the ministry is responsible for updating the population figure following the publication of the latest census, there would be no cost to the town to update the population number after the next census.

To proceed with or without the population figure on the sign, we would require a formal council resolution confirming the requested direction.

Please let me know how you would like to move forward.

Thank you again,

Kristin Franks

Manager Regional Services and Relationships | North Operations
Ministry of Transportation | Ontario Public Service
705-497-5264 | kristin.franks@ontario.ca

Ontario |

Taking pride in strengthening Ontario, its places and its people

From: Paul Laperriere <cao@mattawa.ca>
Sent: Thursday, February 27, 2025 11:56 AM
To: Franks, Kristin (She/Her) (MTO) <Kristin.Franks@ontario.ca>
Cc: Filion, Veronique (MTO) <Veronique.Filion@ontario.ca>; Dexture Sarrazin <dexture.sarrazin@mattawa.ca>
Subject: RE: Town of Mattawa Boundary Signs

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Thank you for this.

DATE: MONDAY MAY 26, 2025

11.1

THE CORPORATION TOWN OF MATTAWA

MOVED BY COUNCILLOR _____

SECONDED BY COUNCILLOR _____

BE IT RESOLVED THAT Council of the Corporation of the Town of Mattawa adopt By-Law 25-10 being a by-law to appoint Baker Tilly SNT as the municipal audit firm for the Corporation of the Town of Mattawa and its local boards on a year-to-year basis.

THE CORPORATION OF THE TOWN OF MATTAWA

BY-LAW NUMBER 25-10

BEING a by-law to appoint Baker Tilly SNT as the municipal audit firm for the Corporation of the Town of Mattawa and its local boards on a year-to-year basis.

WHEREAS Section 296(1) of the Municipal Act, 2001 provides that a municipality shall appoint an auditor licensed under the Public Accounting Act, 2004 who is responsible for:

- a) Annually auditing the accounts and transactions of the municipality and its local boards and expressing an opinion on the financial statements of these bodies on the audit; and
- b) Performing duties required by the municipality or local board;

AND WHEREAS Section 296(3) of the Municipal Act, 2001 provides that an auditor of a municipality shall not be appointed for a term exceeding five years.

NOW THEREFORE the Council of the Town of Mattawa enacts as follows:

1. **THAT** the audit firm of Baker Tilly SNT be appointed as the auditor for the Corporation of the Town of Mattawa.
2. **THAT** the term of the appointment shall be on a year to year basis.
3. **THAT** this By-law shall come into full force and effect upon the date of its passing.

READ A FIRST and SECOND TIME, this 26th day of May, 2025.

READ THIRD TIME and FINALLY PASSED, this 26th day of May, 2025.

Mayor

Clerk

THE CORPORATION TOWN OF MATTAWA

MOVED BY COUNCILLOR _____

SECONDED BY COUNCILLOR _____

BE IT RESOLVED THAT this Council proceed in Camera at _____ in order to address a matter pertaining to:

- ☐ a) security of the property of the municipality or local board;
- ☒ b) personal matters about an identifiable individual, including municipal or local board employees;
- ☐ c) a proposed or pending acquisition or disposition of land by the municipality or local board;
- ☐ d) labour relations or employee negotiations;
- ☐ e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;
- ☐ f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- ☐ g) a matter in respect of which a council, board, committee or other body has authorized a meeting to be closed under another Act;
- ☐ h) information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them;
- ☒ i) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization;
- ☐ j) a trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value;
- ☐ k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

DATE: MONDAY MAY 26, 2025

THE CORPORATION TOWN OF MATTAWA

MOVED BY COUNCILLOR _____

SECONDED BY COUNCILLOR _____

BE IT RESOLVED THAT the regular meeting reconvene at _____ p.m.

DATE: MONDAY MAY 26, 2025

18.1

THE CORPORATION TOWN OF MATTAWA

MOVED BY COUNCILLOR _____

SECONDED BY COUNCILLOR _____

BE IT RESOLVED THAT the May 26, 2025 meeting adjourn at _____ p.m.