



**REGULAR MEETING OF COUNCIL
TUESDAY, OCTOBER 12TH, 2021
7:00 P.M.**

3. PETITIONS & DELEGATIONS

4. CORRESPONDENCE

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

Francine Desormeau

Copy to agenda

From: Rob Sapinski <Sapinski@jp2g.com>
Sent: October 6, 2021 11:00 AM
To: Francine Desormeau
Cc: James Hunton; Ed Schulz
Subject: FW: Turcotte Park Road S/W Walk Down

(orig to Fran)
- Substantial
completion +
sidewalk proj

4.1

FYI

Rob Sapinski, P.Eng.
Senior Civil Engineer
Jp2g Consultants Inc.

Email: sapinski@jp2g.com | Web: www.jp2g.com
T: 613.735.2507 x116 | F: 613.735.4513
12 International Drive, Pembroke, Ontario, K8A 6W5



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Keep it Clean - Go Green

From: Brady Behnke | William Sons <brady@williamsonz.ca>
Sent: Wednesday, October 06, 2021 10:56 AM
To: Rob Sapinski <Sapinski@jp2g.com>
Subject: Re: Turcotte Park Road S/W Walk Down

****EXTERNAL EMAIL**** Please use caution.

Rob,

I sent up 2 guys today-they are going to grind the concrete, remove signs, remove some barrels, topsoil, seed, fertilize; line painting should take place friday but waiting for confirmation.

Grate is 3 weeks out after conversation with supplier, hopefully sooner.

Thanks,



BRADY BEHNKE 613 312 9329
OWNER & OPERATOR
SAFETY INTEGRITY INNOVATION
williamsonz.ca
brady@williamsonz.ca

----- Original Message -----

Subject:Turcotte Park Road S/W Walk Down

Date:2021-10-06 06:45

From:Rob Sapinski <Sapinski@jp2g.com>

To:Brady Behnke | William Sons <brady@williamsonz.ca>

Hi Brady,

Further to our meeting yesterday October 5th attended by Myself, Barry Jackson, Brady Behnke, Nik Lubimiv, and John Novak, the following remaining works have been identified:

- Line painting. Solid white edge line per the drawings. Awaiting schedule from line painting sub-contractor.
- Sidewalk metal grating (wood temporary grating placed). Metal grating to be placed in 2-3 weeks
- Sodding to be touched up in a few areas with topsoil and fertilizer. Per the contract documents monitor and keep sodding healthy for 30 days
- Grind concrete curb lip at nursing home entrance.
- Traffic control barrels to remain on site until line painting is complete

The project was considered substantially performed on September 30th, 2021, and the sidewalk is open to pedestrian traffic.

Please provide us a date when you plan to mobilize in order that field reviewer John Novak can be on site.

Thank you to all for attend the meeting yesterday.

Rob Sapinski, P.Eng.

Senior Civil Engineer

Jp2g Consultants Inc.

4.2

copy to agenda

Francine Desormeau

From: Ontario Heritage Trust <marketing+heritagetrust.on.ca@ccsend.com>
Sent: October 6, 2021 11:31 AM
To: Francine Desormeau
Subject: Reminder: Supporting Indigenous youth with the Ontario Heritage Trust | La Fiducie du patrimoine ontarien soutient les jeunes Autochtones

Supporting Indigenous youth



Commemorating the Anishnaabeg at Lake of Bays at a 2017 plaque event

Notes from the Chair of the Ontario Heritage Trust

September 2021

Friends and colleagues, I hope you are safe and in good spirits!

As we head into the fall, I appeal to your generosity to make a gift to the Ontario Heritage Trust. Faced with the challenges of the pandemic – lockdowns, masks and social distancing – our innovative team has reinvented our programs to serve our communities better.



Chair John Ecker (left) and past chair Harvey McCue

Your support enables us to carry out a vast range of programs and services that have a positive impact in our diverse communities now and for generations to come.

This year, the Trust proudly established the Harvey McCue (Waubageshig) Internship for Indigenous Youth. This internship will provide opportunities, mentorship and support to young Indigenous persons interested in the fields of heritage conservation, education or culture.

Our internship program will offer youth invaluable training, confidence building and network connections under the mentorship of dedicated professionals. The program has been carefully developed to ensure a meaningful experience and environment for students to learn, thrive and excel.

Our youth are our future, and we must support them today.

Your support matters. Please donate today! By donating to the internship program, you are helping young Indigenous persons gain valuable experience. You may choose to make a one-time gift or, like many of our supporters, choose to make monthly donations.

Visit [our website](#) for more information.

Thank you for your continued support.

Sincerely,



John Ecker
Chair, Ontario Heritage Trust

Please give today!



ONTARIO HERITAGE T



Soutenir les jeunes Autochtones

4.3

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**RESOLUTION
Corporation of the Township of South Algonquin**

Date: October 6, 2021	Meeting: Regular Council Meeting	Res. No.: 21-219
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Moved by: J. Florent	Seconded by: B. Rodnick
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“WHEREAS the Township of South Algonquin is a partner in the Cassellholme Long term-care facility

AND WHEREAS the partners to Cassellholme have been attempting to undertake a redevelopment project

AND WHEREAS there have been several resignations from the board of Management recently

AND WHEREAS these resignations may indicate significant issues between the Board of Management AND the Management of Cassellholme AND the partner Municipalities

THEREFORE, be it resolved that the Council of the Township of South Algonquin requests an urgent meeting of the CAO/Clerk-Treasurers and Mayors in a closed session to discuss the issues and opportunities to move forward

AND FURTHER that North Bay co-ordinate this meeting on behalf of the Municipalities.”

Carried by: <i>Jane A.E. Dumas</i>
Defeated by:



Department of Corporate Services
1593 Four Mile Creek Road
P.O. Box 100, Virgil, ON L0S 1T0
905-468-3266 • Fax: 905-468-2959

4.4

www.notl.org

copy to agenda

October 4, 2021

SENT ELECTRONICALLY

Premier Doug Ford - doug.fordco@pc.ola.org
Ontario Minister of Health Christine Elliott - christine.elliott@pc.ola.org
Dave Smith, MPP Peterborough-Kawartha - dave.smith@pc.ola.org
David Piccini, MPP Northumberland-Peterborough South - david.piccini@pc.ola.org
Laurie Scott, MPP Haliburton-Kawartha Lakes-Brock - laurie.scott@pc.ola.org
Ontario Association of Optometrists - oaoinfo@optom.on.ca

RE: OHIP Eye Care Resolution

Please be advised the Council of The Corporation of The Town of Niagara-on-the Lake, at its regular meeting held on September 30, 2021, approved the following resolution:

WHEREAS routine eye care is critical in early detection of eye diseases like glaucoma, cataracts, and macular degeneration, and the health of eyes is critical to overall health and quality of life; and Whereas conditions that may be detected with an annual eye exam include Diabetes mellitus, Glaucoma, Cataract, Retinal disease, Amblyopia (lazy eye), Visual field defects (loss of part of the usual field of vision), Corneal disease, Strabismus (crosses eyes), Recurrent uveitis (an inflammation of the uvea, the middle layer of the eye that consists of the iris, ciliary body and choroid), Optic pathway disease; and

WHEREAS payments from OHIP have only increased 9% over the last 30 years, which has not come close to matching inflation of costs (which include rent, staff, utilities, equipment, taxes and supplies); and

WHEREAS the lack of funding makes it difficult to invest in modern technology, and newer technology means earlier detection of eye disease; and Whereas the Provincial government's refusal to formally negotiate with Optometrists for more than 30 years has forced the Optometrists to absorb approximately 173 Million dollars annually in the cost to deliver eye care to Ontarians; and

WHEREAS the 2021 Ontario Budget did not address OHIP-insured eye care, Ontario Optometrists took action and voted to withdraw OHIP services starting 2 September 1, 2021, unless the government agrees to legally-binding negotiations to fund these services at least to the cost of delivery; and

WHEREAS this job action will jeopardize good eyecare for those who need the care of an optometrist the most and will have the greatest impact on the most vulnerable groups. Children, who's lifetime ability to learn and develop depends on good vision and to the elderly, who are at the greatest risk for vision threatening ocular diseases;

NOW THEREFORE, be it resolved that the Municipality of Niagara-on-the-Lake requests that the Provincial government recognize the value that access to quality eye care brings to all Ontarians and act now to protect it;

AND FURTHER that the Provincial government address the OHIP-insured eye care immediately and enter into legally-binding negotiations with Ontario Optometrists to fund these services at least to the cost of delivery, prior to any job action taking place;

AND FURTHER that a copy of this resolution be forwarded to Premier Ford, Ontario Minister of Health Christine Elliot, MPP Dave Smith, MPP David Piccini, MPP Laurie Scott, to the Ontario Association of Optometrists, and to all municipalities in Ontario.

If you have any questions or require further information, please contact our office at 905-468-3266.

Sincerely,



Colleen Hutt
Acting Town Clerk

c.c. Ontario Municipalities



AFFORDABLE SENIOR HOUSING COMMITTEE

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MEETING AGENDA

DATE: WEDNESDAY, OCTOBER 6TH, 2021
TIME: 4:00 P.M.
LOCATION: S. F. Monestime Municipal Council Chambers
Teleconference Number: 1-833-311-4101
Access code: 2488 922 0052

1. Call to Order
2. Adoption of Minutes
3. Update from Descon Construction
4. Draft Terms of Reference
5. New Business
 - 5.1 Schedule Meeting Mid-October – Review of Draft Tenant Policy Handbook
 - 5.2 Senior Housing List Update
 - 5.3 DNSSAB – Community Affordable Housing Initiative Proposal
 - 5.4 November Site Tour
6. Next Steps
7. Adjourn Meeting (Next Meeting Date Wednesday, November 3rd, 2021)



AFFORDABLE SENIOR HOUSING COMMITTEE

The minutes of the committee meeting of the Affordable Senior Housing Committee held Wednesday, September 1st, 2021 at 4:00 p.m. in the Dr. S. F. Monestime Council Chambers. The meeting was also available via teleconference.

Members Present: Francine Desormeau, CAO/Treasurer
Garry Thibert, Chair, Councillor of Town of Mattawa
Laura Ross, Councillor of Town of Mattawa
Vala Monestime Belter, Member at Large
Noella Burke, Member at Large
Kevin Bittner, Member at Large
Amy Leclerc, Clerk/Revenue Services Clerk

Development Team: John Demeis, Descon Construction Ltd
David Butler, Descon Construction Ltd
Keith Harriman, Descon Construction Ltd

Members Absent: Loren Mick, Councillor of Town of Mattawa

1. Call to Order

Chair Thibert called the meeting to order at 4:02 p.m. New member Kevin Bittner was welcomed by the committee.

2. Adoption of Minutes

Resolution Number ASH21-19

Moved by Councillor Laura Ross

Seconded by Noella Burke

BE IT RESOLVED THAT the minutes of the Affordable Senior Housing Meeting of Wednesday, August 4th, 2021 be adopted as circulated.

Carried

3. Update from Descon Construction

Mr. Demeis of Descon Construction provided the committee with an update on the construction to date. The committee was provided with the latest version of the site plans and drawings. Structural shoring has all been resolved and have moved along quickly.

Landscaping will be starting at the end of September beginning of October. The new pavilion pad has been poured.

Material delivery is coming along better then projected. Bathroom installations are now

happening after a slight delay due to COVID-19. The heating plant will be started and new boilers are being mounted.

Exterior of building is being cleaned up and the trees have been pruned. The island in the middle of the driveway has been cleared out. The new benches have been installed, sod is being installed and the new garbage enclosure at the back of the building is complete.

Roofing repairs are needed and will be sourced out to a contractor by Descon Construction. Temporary patching has been done for the meantime to prevent leaks.

Dimension lines put on areas for sizing of furniture & items for in the apartments. Majority of the units are barrier free but there are 5 accessible.

** Vala Monestime-Belter left meeting during the update from Descon Construction.

4. Signage for Project Rollout to Public

Rosemount Valley Suites signage going up on 9th & 10th Street after corrections are made to the sign, if approved by the committee.

Final signoff will be required, can have mockup done by mid-September. A draft will be sent out for circulation and could have it up on site by end of September.

5. Governance Models / Non-Profit Seniors Housing Corporation

Affordable Senior Housing Committee is established and would be able to continue this committee rather than seeking out for a nonprofit organization. Council would provide direction to the committee on this subject. Would have to provide permission to the property manager to take care of day to day operations and report back quarterly to the committee.

Council wanted to get this project running then provide everything to a non-profit agency. Would like this committee remain as owners of this project with Council backing. The committee will have to investigate further if it will be able to become Not For Profit.

Terms of Reference would have to be set up and approved by Council for the committee.

Descon Construction has been included in all documentation to provide one year of property management for new building. Proposal was requested by the committee for review.

6. New Business

Mr. Butler has sent in an application to the Rapid Housing Initiative through CMHC on behalf of Council and the Affordable Senior Housing Committee. The application has been chosen for the second round. Mr. Butler will provide CAO/Treasurer Francine Desormeau with a copy of the application.

This project was short listed DNSSAB as they liked the project. This provides a good opportunity to speak with our local MP concerning the project for support.

7. Next Steps

Descon Construction will provide all criteria for the units with dimensions.

A revised spreadsheet to begin phone calls to interested parties in the housing will be provided. This will be a more detailed list of questions for potential renters.

A draft terms of reference will be done by Mr. Butler and Francine Desormeau.

8. Adjourn Meeting (Next Meeting Date Wednesday, October 6th, 2021)

Resolution Number ASH21-20

Moved by Kevin Bittner

Seconded by Councillor Laura Ross

BE IT RESOLVED THAT the Affordable Senior Housing Committee adjourn the meeting at 6:20 p.m.

Carried

Chair

DATE: October 6, 2021

PROJECT: 20054 Mattawa Seniors Affordable Housing

LOCATION: 231 Tenth Street, Mattawa, Ontario

PROGRESS UPDATE MEETING

PLANS, PERMITS & DRAWINGS

- Structural shoring still underway.
- Exterior landscaping plans and parking lot layout design finalized.
- Millwork drawing have been received, color selection to be determined.

MATERIAL DELIVERY & ORDERING

- Hollow Metal frames – New expected delivery for early October
- Plumbing fixtures – Received the showers
- New Windows - manufacturing delay, original delivery was early October, new delivery date for late November.

DEMOLITION PHASE

- Majority of the demolition has been completed. Shoring & Demolition of exiting block walls nearly completed. Structural steel onsite and being installed.

SUITE FRAMING

- Framing of the North, East and west walls completed, South wing walls mostly complete.
- Drywall installation well underway.
- Most of the suite demising walls have been drywalled.

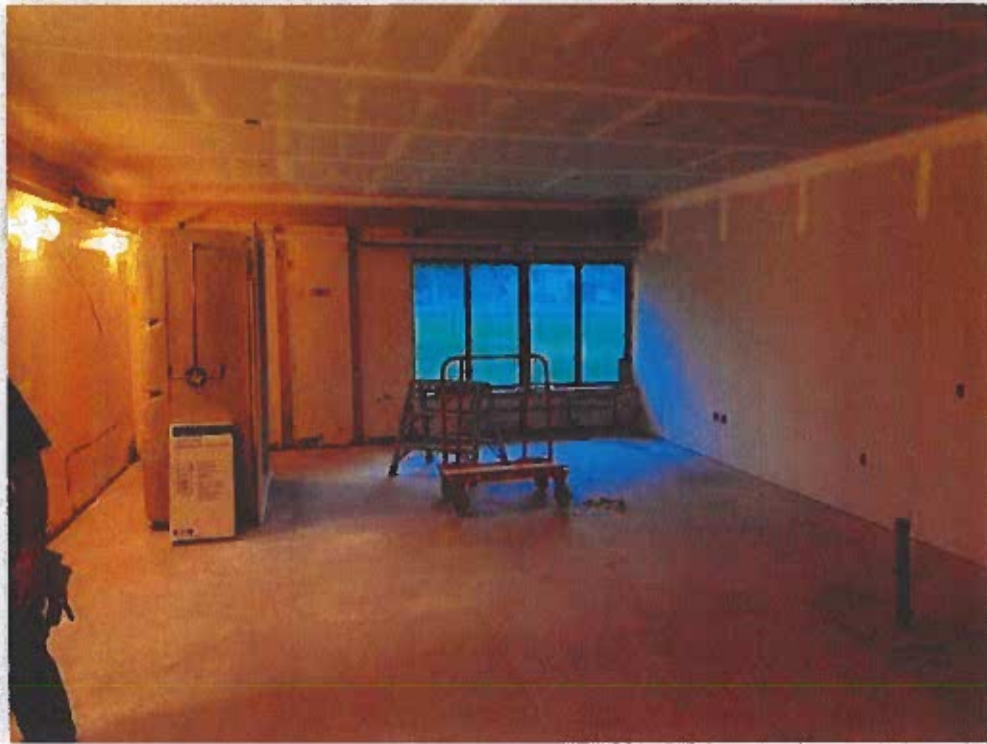
PROGRESS PHOTOS

- Interior framing nearing completion





- Drywall installation underway



- Shower installations and rough-in electrical work for breaker panels is underway.



- New hot water heating system & high efficiency boiler plant installation underway



- Garbage enclosure posts installed, old wood siding removed.



- Courtyard walkways installed, trees/shrubs cleared & trimmed



- Exterior Siding delivered



- Lettering has been removed from building and structural steel onsite



- Center parking lot island cleared and sodded ready for statue and signage



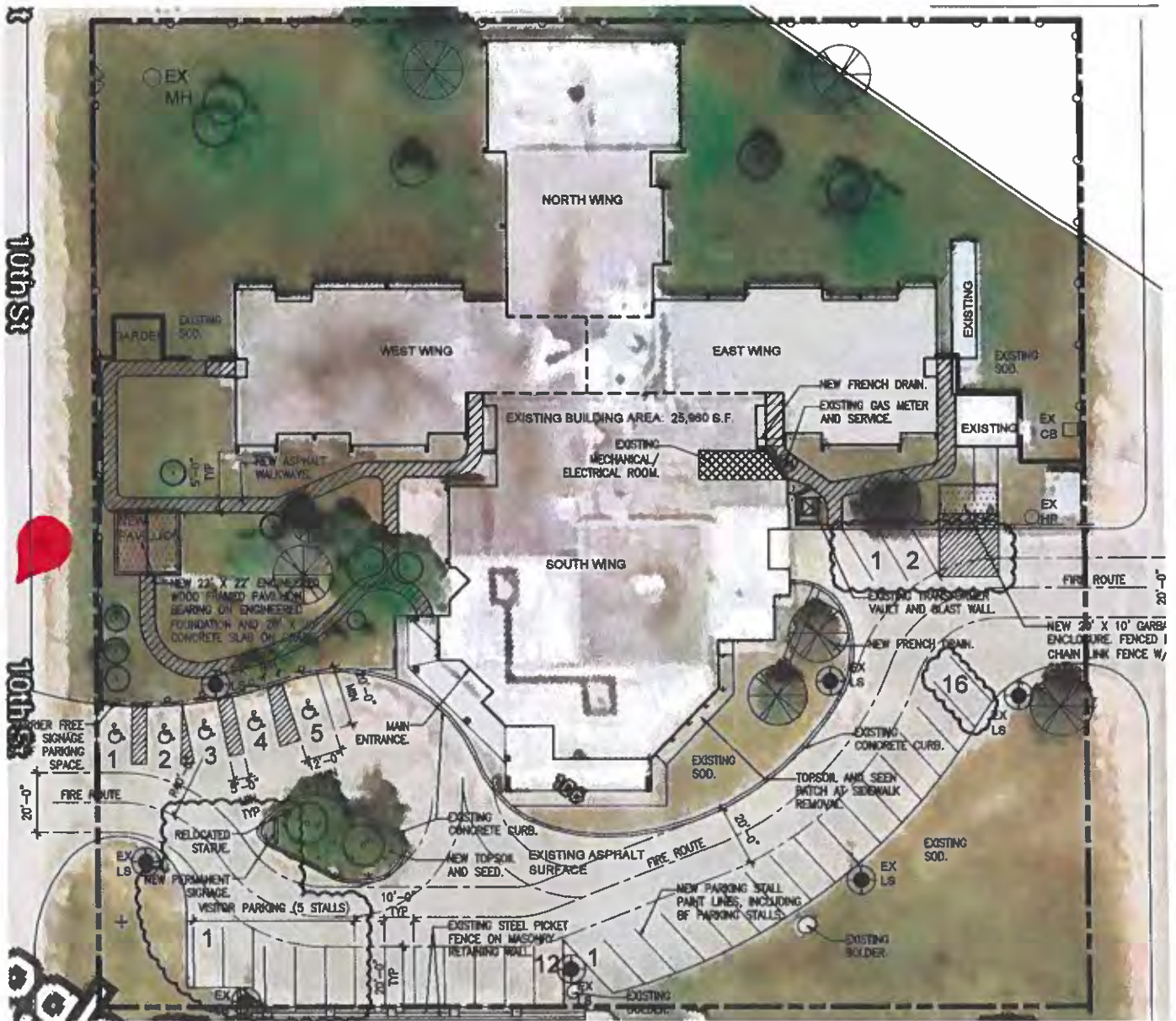
NEW PAVILION IS BEING FABRICATED – (DEMO UNIT BELOW)



CLIENT DISCUSSION POINTS

1. Updated Parking & Site Plan
2. Sign location and style for the complex
3. Statue location?
4. Interior color selections (paint, flooring, cabinets, counters)

PARKING LOT LAYOUT



ROSEMONT SIGN SAMPLES

Option #1



Option #2



Option #3



Terms of Reference
for
Rosemount Valley Suites Non-Profit Organization Inc.
(October 2021)

The Council for the Town of Mattawa purchased the former Algonquin Nursing Home, 231 Tenth Street, Mattawa, Ontario in November of 2019 to convert the space into a 30-unit seniors apartment building.

Council formed a new Non-Profit Corporation called the Rosemount Valley Suites Non-Profit Organization Inc. ("**RVSNPOI**") and appointed three members of Council for the Town of Mattawa and at least two members of the Public at Large to the Board of Directors ("**BOD**").

In addition, the RVSNPOI Board shall always have representation from the Corporation of the Town of Mattawa in the form of either: The CAO/Treasurer or a person on staff appointed by the CAO.

As a separate corporation from the Town of Mattawa, the BOD will, and shall, maintain complete responsibility for the development and operations of the -apartment complex. The BOD of RVSNPOI will engage a third-party property management company to operate the day-to-day affairs of the apartment building and may delegate certain responsibilities to the as, and if, required.

In year one of the operation, Descon Property Management Company (DPMC) shall be the Property Management Company to operate the apartment building on behalf of the RVSNPOI BOD.

The DPMC shall be responsible for the day-to-day operations of the apartment building following the BOD's set policies and regulations. DPMC will be remunerated to a level of 6% of the gross revenue generated by the rental income.

Guiding Principles

1. *Creating a sense of community that respects and supports its tenants by promoting a safe, cohesive, progressive, and clean environment.*
2. *Ensuring a solid balance of value and quality is considered for all decisions regarding construction, repairs and life services offered within the Rosemount Valley Suites.*

The Board of Directors of Rosemount Valley Suites:

Composition

The BOD shall consist of representation from the municipal council of the Town of Mattawa and the Mattawa residents who have shown an interest in seniors' housing and services and who bring experience in operating a non-profit housing or similar or managing a business that is based on community service. This may include, but not limited to, accountant/bookkeeper, area entrepreneur, legal field, carpentry, management, senior care services and/or financial service professionals.

The BOD members are voluntary positions.

There shall be a maximum of nine (9) and a minimum of five (5) members of the BOD, *totaling an odd number.*

Member Roles

Each member of the BOD's shall have one vote of equal value on all necessary decisions. From this membership there shall be two appointed positions determined by majority vote from the entire appointed membership. Proxy votes shall not be permitted.

Appointed positions shall be for a term of two (2) years with unlimited reappoints per 2-year cycle to a maximum of 12 years in total.

1. Chairperson

- a) The Chair shall reside over meetings ensuring each member provides input on matters. This position calls meetings to order and follows the prepared agenda items for discussions and summarizes outcome. *(Based on Robert's Rules of Order)*
- b) The Chair shall call for a vote on all decisions to be made by the Group.
- c) The Chair shall have one vote and shall vote last on decisions.
- d) The Treasurer and the Secretary shall report to the Chair any concerns between meetings with tenants and/or operations. The Chair will determine if the matter is urgent to call a BOD meeting.
- e) The Chair shall ensure all members show respect during a meeting and shall have the right to remove a member should they continue to act out at a meeting.
- f) The Chair shall act as a signing authority for the BOD's.
- g) The Chair acts as the official liaison with media and the BOD.
- h) A Vice Chairperson may be appointed by majority vote and in the absence of the Chair, the Chair's duties and powers may be exercised by the Vice-Chair.

2. Secretary

- i) The Secretary appointed from the BOD, shall prepare agendas and record minutes for all BOD meetings, as well as sending notice to each member of upcoming meetings.
- j) The Secretary shall collect and address mail (including electronic mail?) as necessary to ensure the timely response to inquiries.
- k) The Secretary shall ensure there is quorum for every meeting.
- l) The Secretary shall work with the Chair to coordinate the matters for discussion at each meeting through the preparation of an agenda.
- m) The Secretary shall be responsible for complaint forms and ensure they are properly and completely addressed in a timely manner.
- n) The Secretary shall act as an alternate signing authority for the BOD's in the absence of the Chair and/or Treasurer.

3. Treasurer

- o) The Treasurer appointed by the BOD's shall be responsible to ensure monthly rents, tenant agreements are fulfilled and completed in a timely manner.
- p) The Treasurer shall be responsible for service requests and ensure they are dealt with properly and completely addressed; repairs, as approved by the BOD, are executed in a timely manner.
- q) The Treasurer shall be responsible for prompt payment of all bills, government remittances and will act as a signing authority for the BOD.
- r) The Treasurer shall be responsible to ensure two signatures are made for all payments/cheques and that should electronic payments be made that a backup sheet authorized by two signing authority members is completed for each payment.

- s) The Treasurer shall be responsible to maintain accurate and complete accounting records of all receipts and disbursements and submit monthly and annual statement to the BOD.

4. Committee Members

- t) Attend monthly meetings and special meetings as required.
- u) Assist and participate in all decision-making processes.
- v) Work within a set budget and be willing to work as a team.
- w) Follow policies and guiding principles of BOD in all matters.

Appointing Members to the BOD

The initial Board members will be approved and appointed by Municipal Council. The BOD will appoint any subsequent members of the BOD. Each member will be appointed for a two-year term and appointments will be made at the Annual General Meeting.

Should a vacancy occur mid-term then an advertisement will be placed in the local paper, the Town of Mattawa website, and other appropriate social media sites, seeking interested members to apply to the BOD. Two members of existing BOD will be voted by the BOD, to participate in the selection process.

It will be the intent to have vacancies filled within two-months.

Should a member wish to leave the Group a written resignation letter to the BOD with as much notice as possible is required.

Termination of Member Appointment

Should an appointed member miss more than three (3) consecutive meetings without prior and reasonable explanation the member's seat will be deemed vacant and a replacement sought.

Should the Chair, or quorum of the BOD inform the BOD, or the BOD become aware of an appointed member who has disrupted the ease of the BOD and/or an appointed member breached the code of conduct, ethics or any other behaviour that could cause the Rosemount Valley Suites or RVSNPOI harm and/or create a negative image the BOD shall terminate the appointment at its sole discretion and without notice.

Quorum

The quorum of the Group will be 50%+1 of its membership. If quorum is not achieved within 15 minutes of the meeting time the meeting will not proceed.

Meeting Terms & Requirements

A meeting will be called by the Chair once a month to discuss Rosemount Valley Suites and RVSNPOI operations and its progress after each monthly period. Every member of the Group is expected to attend all meetings. Each member of the Group will receive an agenda at least two days prior to the meeting date, by email or in person.

Operating Budget

An annual budget shall be drafted for BOD of Director's review and approval by November of each year. A workplan that highlights the activities to be undertaken in the coming years shall be submitted as well.

Conflict of Interest

Any form of conflict must be disclosed prior to each meeting to avoid any unfair voting or decision making, the BOD is open to feedback from all members who are not in conflict. Every member is encouraged to read the Conflict-of-Interest Act to ensure their understanding of rules.

Nepotism

The BOD shall not hire, contract, or favour any business based on relations between individuals. The BOD shall not engage in meaningful occupational gain with parents, children, or grandparents/children of member from the Group. *(Maybe that the director shouldn't be part of the hiring process?)*

Code of Conduct, Code of Ethics and Workplace Harassment Policies

To help ensure a high standard of safety, respect, decency, transparency, and accountability, members of the BOD are mandated to review, sign and follow the BOD's Code of Conduct, Code of Ethics, and Workplace Harassment Policies. Failure to do so will result in removal from the BOD.

Confidentiality

The BOD Members shall review, sign, and abide by the Confidentiality Rules *(Agreement?)* to ensure the private information of tenants remains confidential and private.

Insurance

The BOD shall obtain adequate insurance, as determined by the RVSNPOI BOD, to cover the appointed members as volunteers and managers of the rental property. The BOD shall hold the members harmless if reasonable care has been taken while performing services or when hiring third parties and other activity.

Definitions:

- a) Code of Conduct
- b) Code of Ethics
- c) Confidentiality
- d) Conflict of Interest
- e) Workplace Harassment

Appendix

- a) Code of Conduction Agreement
- b) Code of Ethics Agreement
- c) Confidentiality Agreement
- d) Workplace Harassment Policies
- e) Articles of Incorporation for the Non-Profit

OPENING 2022

ROSEMOUNT VALLEY SUITES

"Affordable Living At Its Best"



48 in

CRITCHLEY HILL
ARCHITECTURE

SUPPA
ENGINEERING



DESCON
CONSTRUCTION LTD

Caisse
Alliance

Inquiries at 705-744-5611 or info@mattawa.ca

96 in

4.6

From: Wayne Chaput
Sent: October 6, 2021 2:27 PM
To: noreen.nichol@kanaleaf.ca
Cc: Francine Desormeau
Subject: Retail -Cannabis Dispensary

Hi Noreen

It's great to hear that Mattawa is on your list of potential sites for a new location. As you know municipalities had a one-time option to opt out of having cannabis retail stores in their community by passing a resolution before January 22, 2019.

GOOD NEWS the Town of Mattawa did not pass a resolution, meaning cannabis retail stores are permitted within the Town limits. Something to remember when selecting your site is that Retail stores are only permitted in Commercial and Highway Commercial zones within the Town of Mattawa. Also make sure to contact the building department before any construction is to take place to see if a building permit is required.

Good luck with your search for a potential site.

Kind regards,



Wayne Chaput, MLEO (C) CPSO
By-Law & Property Standards Officer
160 Water Street
P.O. Box 390
Mattawa, ON
Tel: 705-744-5611
Fax: 705-744-0104
Email: wayne.chaput@mattawa.ca

Francine Desormeau

From: Info
Sent: October 4, 2021 4:39 PM
To: Francine Desormeau; Amy Leclerc; Wayne Chaput
Subject: FW: Retail -Cannabis Dispensary

From: Noreen Nichol <noreen.nichol@kanaleaf.ca>
Sent: Monday, October 04, 2021 3:51 PM
To: Info <info@mattawa.ca>
Cc: Curtis Avery <curtis.avery@kanaleaf.ca>; Garet Avery <Garet.Avery@kanaleaf.ca>; Deborah Avery <davery@kanaleaf.ca>; Carrie Avery <carrie.avery@kanaleaf.ca>
Subject: Retail -Cannabis Dispensary

Good day,

I am reaching out to the Town of Mattawa with interest in opening a Cannabis Dispensary in the Mattawa area. I am a partner with Kana Leaf located on Nipissing First Nation on Hwy. 17 West . We are proud to be a family run business and ranked #2nd in Northern Ontario for sales with the AGCO/ OCS. We employ 17 staff for the one store. We take pride with keeping the community safe and providing Health Canada approved products to consumers while keeping up with industry changes which includes ongoing product training to pass onto customers. We would like to contribute to your economic development and provide good paying retail jobs to Mattawa residents. We are in the process of negotiating potential sites for a new location but recognize we cannot move forward until we have approval from the Town of Mattawa. We are opening a second store in Ottawa and hope to add a third one (Mattawa) in the near future. We look forward to further discussion on this new opportunity.

Sincerely,

Noreen Nichol

Co-Owner, Manager of Operations and Human Resources,
Kana Leaf Cannabis Dispensary



Email: noreen.nichol@kanaleaf.ca

Website: www.kanaleaf.ca

Phone: 705-474-2021

Mobile: 705-918-1414

Address: 2 Osprey Miikan Road, Nipissing First Nation, Hwy 17 West





4.7
MUNICIPALITY OF SHUNIAH

420 Leslie Avenue, Thunder Bay, Ontario P7A 1X8
Phone: (807) 683-4545 Fax: (807) 683-6982
www.shuniah.org

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October 4, 2021

Right Honourable Justin Trudeau
Prime Minister of Canada
Office of the Prime Minister
80 Wellington Street
Ottawa ON K1A 0A2
Via Email

Dear Prime Minister Trudeau,

RE: Support Resolution – motion M-84 Anti-hate Crimes and Incidents and Private Member’s Bill - C 313 Banning Symbols of Hate Act.

Please be advised that, at its meeting on September 14, 2021, the Council of the Municipality of Shuniah resolved as follows:

That Council hereby supports the resolution from the City of Kitchener regarding the motion M-84 Anti-hate Crimes and Incidents and Private Member’s Bill - C 313 Banning Symbols of Hate Act, dated July 12, 2021.

A copy of the above noted resolution is enclosed for your reference and consideration. We kindly request your support and endorsement for the motion M-84 Anti-hate Crimes and Incidents and Private Member’s Bill - C 313 Banning Symbols of Hate Act.

Yours truly,

K Bellamy
Kerry Bellamy
Clerk
KB/as

Cc: Hon. Minister Steve Clark – Minister of Municipal Affairs
Hon. Minister Parm Gill - Minister of Citizenship and Multiculturalism
Patty Hajdu (Thunder Bay- Superior North) MP
Marcus Powlowski (Thunder Bay-Rainy River) MP
Michael Gravelle (Thunder Bay- Superior North) MPP
Judith Monteith-Farrell (Thunder Bay-Atikokan) MPP
Federation of Canadian Municipalities (FCM)
Association of Municipalities of Ontario (AMO)
All Ontario Municipalities



COUNCIL RESOLUTION

SHUNIAH

Resolution No.: 297-21

Date: Sep 14, 2021

Moved By: 

Seconded By: 

THAT Council hereby supports the attached resolution from the City of Kitchener resolution regarding a motion M-84 Anti-hate Crimes and Incidents and Private Member's Bill C 313 Banning Symbols of Hate Act, dated July 12, 2021; and

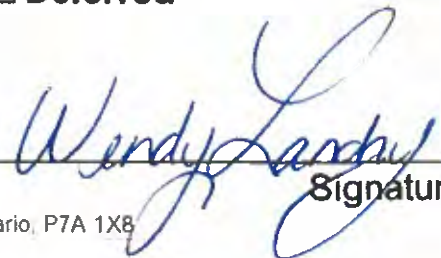
BE IT RESOLVED that a copy of this resolution be forwarded to the Premier of Ontario Honourable Justin Trudeau, Ontario Minister of Municipal Affairs Steve Clark, Minister of Citizenship and Multiculturalism Parm Gill, local MP's and MPP's, to the Federation of Canadian Municipalities, to the Association of Municipalities Ontario, and all other Ontario municipalities.

Carried

Defeated

Amended

Deferred


Signature

Municipality of Shuniah, 420 Leslie Avenue, Thunder Bay, Ontario, P7A 1X8

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orig. to Marina file

From: Winter, Annette G <Annette.Winter@dfo-mpo.gc.ca>
Sent: October 4, 2021 11:06 AM
To: Francine Desormeau; Renee Paquette
Subject: Condition Survey at the Mattawa harbour

4.8

Good morning Francine,

To further divestiture discussions, we have secured a consultant to complete a Condition Survey at the Mattawa harbour that includes the additional requirement for a Design Concept. As we discussed previously, the main goal is to assess the repair/replacement costing of the main infrastructure, and look at a better configuration of the floating docks. I will like the consultant to meet/interview town staff at the beginning of the field work so the consultant can understand your operations and identify any issues the Town may have re the redesign.

Once I have more information and dates, I will let you know.

Thanks, Annette

Annette Winter
Project and Divestiture Officer | Agent de projets et de cession
Small Craft Harbours | Direction des ports pour petits bateaux
Fisheries and Oceans Canada | Pêches et Océans Canada,
Canada Centre for Inland Waters (CCIW)
867 Lakeshore Road, Burlington, ON, Canada, L7S 1A1
Telephone | Téléphone 905-315- 5286 (office) / 289-208-3125 (cell)

Please note, that during the COVID-19 pandemic, I will be working remotely and can be reached on my cell phone.

Government of Canada | Gouvernement du Canada

annette.winter@dfo-mpo.gc.ca



From: AMO Communications <Communicate@amo.on.ca>
Sent: Monday, October 04, 2021 11:26 AM
To: Info
Subject: AMO Policy Update - Queen's Park News – Speech from the Throne Highlights and More

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October 4, 2021

AMO Policy Update – Queen’s Park News – Speech from the Throne Highlights and More

Today Lieutenant Governor Elizabeth Dowdeswell read the Throne Speech outlining the provincial government’s legislative objectives for the remainder of its mandate. The provincial government is seeking to deliver on ongoing and new priority actions, particularly in the health and long-term care sectors.

Priorities of interest to municipal governments include:

- building Ontario’s roads and highways and expanding transit across the province to support post-COVID-19 recovery in the province and create the conditions for long-term economic growth
- tackling issues that challenge the social and economic fabric of Ontario in cooperation with municipal leaders
- joining with other provinces and territories to call for an increase of the Canada Health Transfer to 35% of provincial-territorial health care spending
- strengthening relationships with Indigenous peoples and playing an active role in supporting healing and reconciliation.

Lieutenant Governor Dowdeswell also outlined the province’s recent commitments in health and long-term care:

- investing \$2.68 billion to build 30,000 new and modern long-term care home beds in a decade, as thousands more are upgraded to 21st-century design standards
- investing \$5 billion over four years to hire more than 27,000 long-term care staff, including nurses and personal support workers, to provide long-term care home residents with four hours of direct care per day

- adding 16,200 more personal support workers to the health care system, including the long-term care sector
- introducing legislation to protect residents through better accountability, enforcement, and transparency.

Using the strength and local knowledge of our members, AMO brings practical advice and frontline information to Queen's Park where AMO interacts with Ministers and their staff in one-on-one meetings and most notably through the Ontario-AMO Memorandum of Understanding (MOU).

AMO looks forward to continuing the collaborative working relationship we have established with the provincial government as they move forward with their outlined priorities by providing details of funding for building roads, highways, and transit across the province and addressing the social and economic challenges facing Ontario today.

Expiry of Temporary Regulations Limiting Municipal Authority to Regulate Construction Noise

In April 2020, the provincial government introduced temporary limits on municipal authority to regulate noise from construction as part of COVID-19 response measures to help support expedited construction of health care and other projects. These changes are scheduled to expire on October 7th, 2021.

From October 7th onwards, municipal governments will, again, have the authority to regulate construction noise in their communities at all times of day and night. Municipalities will also be able to address priority projects they wish to help expedite through their local noise bylaws. Municipal officials with questions about the changes are encouraged to contact their local Municipal Services Office.

Enhanced Long-Term Care Home Vaccine Policy

The Ontario government has made COVID-19 vaccinations mandatory for all in-home staff, support workers, students, and volunteers by November 15, 2021, unless a staff member has a valid medical exemption. The AMO Board of Directors took this position at a recent Board meeting and welcomes the implementation of the updated mandatory vaccination policy.

The provincial government will also be expanding inspections of homes' infection, prevention and control measures, and redirecting provincial resources to enhance and audit existing testing in homes. Homes are now required to meet the following requirements:

- staff, support workers, students and volunteers will have until November 15, 2021, to show proof that they have received all required doses of a COVID-19 vaccine, or to show proof of a valid medical exemption

- staff who do not have all required doses or a valid medical exemption by the deadline will not be able to enter a long-term care home to work
- newly hired staff will be required to be fully vaccinated before they begin working in a home unless they have a valid medical exemption
- homes will begin randomly testing fully vaccinated individuals, including staff, caregivers, and visitors to help detect possible breakthrough cases of COVID-19 as early as possible.

Homes will also continue to regularly test individuals who are not fully vaccinated. Homes will also continue to be required to track and report on the implementation of their policies, including overall staff immunization rates. To promote transparency, [long-term care home staff vaccination rates](#) are publicly posted by the Ministry of Long-Term Care.

AMO's [COVID-19 Resources](#) page is being updated continually so you can find critical information in one place. Please send any of your municipally related pandemic questions to covid19@amo.on.ca.

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



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4.10
2021 Division Road North
Kingsville, Ontario N9Y 2Y9
Phone: (519) 733-2305
www.kingsville.ca
kingsvilleworks@kingsville.ca

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October 1, 2021

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

Dear Premier:

RE: KINGSVILLE COUNCIL SUPPORT OF SAVE EYE CARE IN ONTARIO

At its Regular Meeting held Monday, September 27, 2021 Council of the Town of Kingsville passed a Resolution in support of Save Eye Care in Ontario as follows:

"580-2021

Moved By Councillor Laura Lucier
Seconded By Councillor Thomas Neufeld

Whereas routine eye care is critical in early detection of eye diseases like glaucoma, cataracts, and macular degeneration, and the health of eyes is critical to overall health and quality of life; and

Whereas conditions that may be detected with an annual eye exam include Diabetes mellitus, Glaucoma, Cataract, Retinal disease, Amblyopia (lazy eye), Visual field defects (loss of part of the usual field of vision), Corneal disease, Strabismus (crosses eyes), Recurrent uveitis (an inflammation of the uvea, the middle layer of the eye that consists of the iris, ciliary body and choroid), Optic pathway disease; and

Whereas payments from OHIP have only increased 9% over the last 30 years, which has not come close to matching inflation of costs (which include rent, staff, utilities, equipment, taxes and supplies); and

Whereas the lack of funding makes it difficult to invest in modern technology, and newer technology means earlier detection of eye disease; and

Whereas the Provincial government's refusal to formally negotiate with Optometrists for more than 30 years has forced the Optometrists to absorb approximately 173 Million dollars annually in the cost to deliver eye care to Ontarians; and

Whereas the 2021 Ontario Budget did not address OHIP-insured eye care, Ontario Optometrists took action and voted to withdraw OHIP services starting September 1, 2021, unless the government agrees to legally-binding negotiations to fund these services at least to the cost of delivery; and

Whereas this job action will jeopardize good eyecare for those who need the care of an optometrist the most and will have the greatest impact on the most vulnerable groups. Children, who's lifetime ability to learn and develop depends on good vision and to the elderly, who are at the greatest risk for vision-threatening ocular diseases.

Now Therefore Be It Resolved that The Corporation of the Town of Kingsville requests that the Provincial government recognize the value that access to quality eye care brings to all Ontarians and act now to protect it; and further

That the Provincial government address the OHIP-insured eye care immediately and enter into legally-binding negotiations with Ontario Optometrists to fund these services at least to the cost of delivery, prior to any job action taking place; and further

That a copy of this resolution be forwarded to Premier Ford, Ontario Minister of Health Christine Elliot, MPP Taras Natyshak, to the Ontario Association of Optometrists, and to all municipalities in Ontario.

CARRIED"

Yours very truly,



Sandra Kitchen, Acting Clerk
Legislative Services Department
skitchen@kingsville.ca

Enclosure

cc: Honourable Christine Elliott, Ontario Minister of Health
Taras Natyshak, MPP, Essex
Chris Lewis, MP, Essex
Ontario Association of Optometrists
All Ontario Municipalities

Francine Desormeau

4.11
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From: Langford, Chris (IO) <Chris.Langford@infrastructureontario.ca>
Sent: September 29, 2021 8:45 PM
To: Francine Desormeau
Cc: Townley, Danielle (IO); Reynolds, Gord (IO); High Speed Internet Procurement Administrator; Iannialice, Fausto (MOI)
Subject: RE: AHSIP

Hi Francine –

Please pardon the evening intrusion, and thank you for your e-mail and interest in Ontario's Accelerated High-Speed Internet Program (AHSIP).

In respect of your inquiry – and pursuant to the engagement protocol for the program, between IO and the Province of Ontario's Ministry of Infrastructure (MOI) – we wanted to connect you directly with Fausto Iannialice, Director of the Broadband Deployment and Digital Connectivity Branch of MOI. Fausto will be reaching out to you in short order, and IO will remain available to support in the event that you have any further questions/requests for information.

I trust that this approach suits your needs, and thanks again for your e-mail.

Regards,
Chris

Christopher Langford (he, him)
Infrastructure Ontario
Vice President, Procurement
Mobile: [416-709-1822](tel:416-709-1822) | Office: [647-264-9761](tel:647-264-9761)

From: Francine Desormeau <francine.desormeau@mattawa.ca>
Sent: September 28, 2021 4:59 PM
To: High Speed Internet Procurement Administrator <highspeedinternetprocurement@infrastructureontario.ca>
Subject: AHSIP

CAUTION: This email originated from outside of Infrastructure Ontario. Do not click links or open attachment(s) unless you recognize the sender and know the content is safe.

Good afternoon,

This email is to advise of our municipality's concerns with not being aware of the MOI Broadband funding initiative by way of Reserve Auction.

The Town of Mattawa was not made aware of such funding opportunity. Although we are very grateful for offering funding opportunities to expand broadband services across the province, rules surrounding funding applications should be fair and equitable to all, including us in the North.

Respectfully,

Francine Desormeau

**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 ON M7A 2J3
Tél. : 416 585-7000



4.12
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234-2021-4356

September 29, 2021

**SUBJECT: Expiry of Temporary Regulations (130/20 and 131/20) Limiting
Municipal Authority to Regulate Construction Noise**

Dear Head of Council:

As you may know, as part of the Province's measures to respond to COVID-19, in April 2020, our government introduced temporary limits on municipal authority to regulate noise from construction to help support expedited construction of healthcare and other projects. I am writing to update you that **these changes are scheduled to expire on October 7, 2021.**

The temporary measures have supported construction of critical healthcare-related infrastructure, while helping to protect the health and safety of construction workers throughout the pandemic.

From October 7 onwards, municipalities will again have the authority to regulate construction noise in their communities at all times of day and night. Should there be priority projects that a municipality wishes to help expedite, as before, municipalities can explore addressing those projects through their local noise bylaws. If your municipality has any questions on these changes, I would encourage you to contact your local [Municipal Services Office](#).

Thank you for your continued support and collaboration throughout the COVID-19 emergency. I look forward to continuing to work together to support Ontario's communities.

Sincerely,

A handwritten signature in blue ink that reads "Steve Clark".

Steve Clark
Minister of Municipal Affairs and Housing

- c: **The Honourable Monte McNaughton, Minister of Labour, Training and Skills Development**
Municipal Chief Administrative Officers and Clerks
Kate Manson-Smith, Deputy Minister of Municipal Affairs and Housing
Brian Rosborough, Executive Director, Association of Municipalities of Ontario

4.13

Info

From: FONOM Office/ Bureau de FONOM <fonom.info@gmail.com>
Sent: Wednesday, September 29, 2021 6:41 AM
Subject: Consolidation of Agencies to address the Opioid, Mental Health and Addiction Crisis
Attachments: Resolution - Consolidation of Agencies to address the Opioid, Mental Health and Addiction Crisis.docx

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Good day

During the AMO Conference, FONOM/NOMA/NOSDA participated together in a Multi Minister Delegation on the issue of Mental Health, Homelessness, and the Opioid Crisis. The attached Resolution comes from that Delegation. We would ask that you share this Resolution with your Council and Senior Management Team. In addition, we would ask your Council to consider personalizing the Resolution and supporting it at a future meeting.

A FONOM Board member, a member of your local DSSAB Board, or the FONOM Office would clarify any questions you may have.

Talk soon, Mac

Mac Bain
 Executive Director
 The Federation of Northern Ontario Municipalities
 615 Hardy Street North Bay, ON, P1B 8S2
 Ph. 705-498-9510

P.S. FONOM GoNorth Promotional Videos

NEW

<https://www.youtube.com/watch?v=C3FQKMBzS6E>

https://www.youtube.com/watch?v=1_q0PBPCPZQ&authuser=0

<https://www.youtube.com/watch?v=X81-vtsgs0w>

<https://www.youtube.com/watch?v=LUEGyXL2AXk>

www.youtube.com/watch?v=qkEeQSnLHnA

<https://www.youtube.com/watch?v=DLV-SUC1J9c>

<https://www.youtube.com/watch?v=7rlrgxng-0>

WHEREAS Communities across the province are addressing an intensified social crisis and Northern Ontario is no different. We recognize that creating solutions will require a multi-ministry approach but if there are lessons to be learned from this pandemic, what were once cracks in the health care foundation, there are now large gaps forming especially around mental health, addictions, and homelessness;

WHEREAS Northern Ontario has significant challenges when it comes to accessing mental health and addictions services for our people in our communities;

WHEREAS over 300 Child care staff who provide services to over 21,000 licenced child care spaces in over 340 locations across the North and they see the effects of Mental Health and Addictions every day in the children they care for and the parents they support;

WHEREAS, the defined area of Northern Ontario is over 800,000 square kilometres. Also, annually over 500 Social Services staff provide financial and employment assistance to over 15,000 families in 37 delivery sites across the North. Over 300 Community Housing staff provide safe and affordable housing to over 17,000 families in the North. In addition, there are many Police Officers and over 900 paramedics who responded to 200,000 medical emergency 911 calls. Paramedics have seen the direct results of the Mental Health and Addictions crisis in the North and some cases becoming ill themselves trying to cope with what they have seen;

WHEREAS FONOM appreciates the efforts of all the agencies that are working to help and support those addicted to opioids. In some districts, over 30 agencies are providing some assistance. But we would like to see consolidation of these agencies with the input of Municipalities/DSSAB's and local stakeholders. As we believe, a streamlined agency would be able to put the combined funds to better use;

THEREFORE BE IT RESOLVED that FONOM ask that our Northern Ontario Health Teams, in consultation with Municipalities/DSSAB's and local stakeholders, support a province-wide strategy that supports such consolidation;

FUTHER BE IT RESOLVED that a copy of this Resolution to be shared with Premier Ford, Christine Elliott the Minister of Health, Michael Tibollo the Associate Minister of Mental Health and Addictions, the Leaders of the Provincial Oppositions, and the Association of Municipalities of Ontario (AMO).



Municipality of Chatham-Kent
Corporate Services
Municipal Governance
315 King Street West, P.O. Box 640
Chatham ON N7M 5K8
Tel: 519.360.1998 Fax: 519.436.3237
Toll Free: 1.800.714.7497

4.14

September 28, 2021

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To:

Premier Doug Ford – doug.fordco@pc.ola.org
Ontario Minister of Health Christine Elliott – christine.elliott@pc.ola.org
Ontario Association of Optometrists – oaoinfo@optom.on.ca

**Support Resolution from the Council of Trent Lakes passed September 7th re
OHIP Eye Care**

Please be advised the Council of the Municipality of Chatham-Kent at its regular meeting held on September 27, 2021 considered the aforementioned topic and subsequent to discussion, the following was resolved:

“That Chatham-Kent Council support the resolution from Trent Lakes:

Whereas routine eye care is critical in early detection of eye diseases like glaucoma, cataracts, and macular degeneration, and the health of eyes is critical to overall health and quality of life; and

Whereas conditions that may be detected with an annual eye exam include Diabetes mellitus, Glaucoma, Cataract, Retinal disease, Amblyopia (lazy eye), Visual field defects (loss of part of the usual field of vision), Corneal disease, Strabismus (crosses eyes), Recurrent uveitis (an inflammation of the uvea, the middle layer of the eye that consists of the iris, ciliary body and choroid), Optic pathway disease; and

Whereas payments from OHIP have only increased 9% over the last 30 years, which has not come close to matching inflation of costs (which include rent, staff, utilities, equipment, taxes and supplies); and

Whereas the lack of funding makes it difficult to invest in modern technology, and newer technology means earlier detection of eye disease; and

Whereas the Provincial government’s refusal to formally negotiate with Optometrists for more than 30 years has forced the Optometrists to absorb approximately 173 Million dollars annually in the cost to deliver eye care to Ontarians; and

Whereas the 2021 Ontario Budget did not address OHIP-insured eye care, Ontario Optometrists took action and voted to withdraw OHIP services starting September 1, 2021, unless the government agrees to legally-binding negotiations to fund these services at least to the cost of delivery; and

Whereas this job action will jeopardize good eyecare for those who need the care of an optometrist the most and will have the greatest impact on the most vulnerable groups. Children, who's lifetime ability to learn and develop depends on good vision and to the elderly, who are at the greatest risk for vision-threatening ocular diseases;

Now Therefore, be it resolved that the Municipality of Chatham-Kent requests that the Provincial government recognize the value that access to quality eye care brings to all Ontarians and act now to protect it; and further

That the Provincial government address the OHIP-insured eye care immediately and enter into legally-binding negotiations with Ontario Optometrists to fund these services at least to the cost of delivery, prior to any job action taking place; and further

That a copy of this resolution be forwarded to Premier Ford, Ontario Minister of Health Christine Elliot, to the Ontario Association of Optometrists, and to all municipalities in Ontario.”

If you have any questions or comments, please contact Judy Smith at judys@chatham-kent.ca

Sincerely,



Judy Smith, CMO
Director Municipal Governance
Clerk /Freedom of Information Coordinator

C
Local MP & MPP
Ontario Municipalities



Municipality of Chatham-Kent

Corporate Services

Municipal Governance

315 King Street West, P.O. Box 640

Chatham ON N7M 5K8

Tel: 519.360.1998 Fax: 519.436.3237

Toll Free: 1.800.714.7497

September 28, 2021

Honourable Doug Ford, Premier of Ontario
Honourable Doug Downey, Attorney General

**Support Resolution from the Council of Sarnia passed September 13th re
Renovictions**

Please be advised the Council of the Municipality of Chatham-Kent at its regular meeting held on September 27, 2021 considered the aforementioned topic and subsequent to discussion, the following was resolved:

“That Chatham-Kent Council support the resolution from the City of Sarnia requesting that the Government of Ontario take additional and meaningful steps to address the ever increasing problem of “Renovictions” in The Province of Ontario. Citizens and communities are hurt by these unscrupulous practices which can and does directly impact the affordable housing crisis, as well as inflict damage (both financially and mentally) particularly on our most vulnerable citizens; and

That this correspondence be sent to other Municipalities in Ontario for their consideration and possible endorsement.”

If you have any questions or comments, please contact Judy Smith at judys@chatham-kent.ca

Sincerely,

Judy Smith, CMO
Director Municipal Governance
Clerk /Freedom of Information Coordinator

C
Local MP & MPP
Ontario Municipalities



REGULAR COUNCIL MEETING
HELD
September 28th, 2021

2021-278

Moved by Councillor Kelly
Seconded by Councillor Champagne

WHEREAS the Municipality of East Ferris is a member of the District of Nipissing Cassellholme and in accordance with Schedule 4 of the Long Term Care Homes Act, 2007 is the holder of a Board of Management Seat for the term of Council 2019 – 2022 with Terry Kelly as the representative to the Board of Management;

AND WHEREAS Al McDonald and Tanya Vrebosch of the City of North Bay and more recently Dean Backer from the Town of Mattawa have resigned from the Board of Management for reason of governance;

AND WHEREAS Terry Kelly has now submitted his resignation from the Board of Management of Cassellholme, Castle Arms and Castle Arms Living Management Assistance Corporation due to concerns with the corporation's governance including the fact that the recent "Open Letter from Cassellholme" was not approved by the Cassellholme Board of Management;

THEREFORE the Council of East Ferris accepts Councillor Kelly's resignation and joins him in expressing disapproval of the "Open Letter from Cassellholme". In particular we reject comments about municipalities dithering and it resulting in the addition of costs and also the statement that "it's not about cost, it's about priorities" when according to East Ferris it is about both. It is unacceptable for Cassellholme to state that it has been working with all nine municipalities when in fact in recent months it opted to levy its partners and issue the "Open Letter." For these reasons and in particular for management behavior that has led to seasoned Councillor Terry Kelly having to step down from the Board of Management, we request an apology;

AND THAT the Council of the Municipality of East Ferris will name a replacement member to sit on Cassellholme Board of Management at a later date;

BE IT HEREBY RESOLVED that this resolution be forwarded to the Ministry of Long Term Care, the Ministry of Municipal Affairs and Housing, our Member of Provincial Parliament, all our Member Municipalities and the Cassellholme Board of Management.

Carried Mayor Rochefort

CERTIFIED to be a true copy of
Resolution No. 2021-278 passed by the
Council of the Municipality of East Ferris
on the 28th day of September, 2021.

Monica L. Hawkins
Monica L. Hawkins, AMCT
Clerk

From: AMO Communications <Communicate@amo.on.ca>
Sent: Tuesday, September 28, 2021 6:01 PM
To: Info
Subject: Join us for Dress Purple Day 2021 on October 27!

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September 28, 2021

Join us for Dress Purple Day 2021 on October 27!

Every October, Children's Aid Societies across Ontario raise awareness about the important role that individuals and communities play in supporting vulnerable children, youth, and families through the provincial [Dress Purple Day](#) campaign.

This year, the Association of Municipalities of Ontario is supporting the Ontario Association of Children's Aid Society (OACAS) and the campaign, to show that municipalities are integral to the safety and well-being of our province's children, youth, and families.

Join us on October 27, 2021!

How to Get Involved

- **Make a video** using the [video toolkit](#) and [sample script](#) telling your constituents how you and your municipality support the children, youth, and families in your community. Share your video with OACAS to be uploaded to their [YouTube channel](#), and then share it broadly on social media on October 27. Check out their [2020 playlist](#) for some inspiration!
- **Participate on social media throughout October.** Participate on social media throughout the month of October 1 using the social media messages in the [toolkit](#) and include the hashtag #IDressPurpleBecause. Encourage your partners, stakeholders, and community to get involved too!
- **Dress purple on October 27** and share your photo on social media. Use the hashtag #IDressPurpleBecause or #DressPurpleDay2021.
- **Visit the OACAS's [Dress Purple Day webpage](#)** for more information about the campaign and other ways you can participate, like sharing their [brochure](#) and [video](#) to

better understand child welfare, updating your social media profile pictures using their [Twibbon campaign filter](#), or [contacting your local Children's Aid Society](#) and/or Indigenous Child and Family Well-Being Agency to learn more about the important work they do in your community.

We encourage members to consider participating in this year's Dress Purple Day campaign in some way or another. We know that Ontario families have continued to face additional stressors this year. We want all children, youth, and families across our province to know that help is available no matter the challenge they are facing. If you have any questions about the campaign and how you can get involved, contact campaign lead Brynn Clarke at bclarke@oacas.org.

Thank you for your consideration.

Additional Campaign Resources

[Dress Purple Day - Social Media Sample Posts - Public - 2021](#)

[Community Partner Engagement Toolkit - 2021 Dress Purple Day](#)

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September 24, 2021

Mr. Bryan Martin
Clerk Treasurer
Township of South Algonquin
7 Third Avenue
P.O. Box 217
Whitney, ON K0J 2M0

Dear Mr. Martin

On September 21, 2021, Mr. Dean Backer submitted his resignation from the Cassellholme Board of Management. Mr. Backer represented Area 2, as a reappointment, beginning January 2019. Mr. Backer was reappointed to replace the historical rotation of a council member from your Township of South Algonquin.

At this time, I would like to offer the Township of South Algonquin to select a member to sit on the Cassellholme Board for the remainder of Mr. Backer's appointment, which will expire on December 31, 2022.

A letter of approval from the other municipalities in Area 2 (Mattawa, Papineau-Cameron and Calvin) should be forwarded to Cassellholme.

I would ask that after the selection has been made that Cassellholme be contacted as soon as possible so that we can arrange an orientation to Cassellholme for the new member.

I would be pleased to provide further details or answer any questions that you or any councilors might have on this or any other issue regarding Cassellholme.

Sincerely,



Jamie Lowery
Chief Executive Officer

c.c. Township of Papineau-Cameron
Town of Mattawa
Municipality of Calvin

4.18

Info

From: Marianne Zadra <Marianne.Zadra@dnssab.ca>
Sent: Friday, September 24, 2021 1:33 PM
To: jdupuis@westnipissing.ca; Melanie Ducharme; Suzie; Admin@mattawan.ca; Calvin Township - Lynda Kovacs - Clerk Treasurer; Craig Davidson Clerk; Diane Francouer; Francine Desormeau; Holly Hayes CAO Clerk/Treasurer; Info; Jason McMartin Clerk Treasurer; Jason Trottier CAO; Jenny Leblond; Peter Johnston (Bonfield); 'West Nipissing Municipality - Jean Pierre Barbeau - CAO'
Subject: DNSSAB Minutes from June
Attachments: Approved Minutes from June 23 DNSSAB Board Meeting Package.pdf

copy to agenda

Happy Friday everyone;

Attached please find the approved minutes from the June DNSSAB Board meeting, approved on Wednesday. There were no meetings scheduled in July and August. If you'd like to see the complete package, you can find it on our [website](#).

Kind Regards
Marianne



Marianne Zadra
 Communications & Executive Coordinator | Communications et Coordonnatrice exécutive
 District of Nipissing Social Services Administration Board (DNSSAB) |
 Conseil d'administration des services sociaux du district de Nipissing (CASSDN)

Healthy communities without poverty | Des communautés saines et sans pauvreté

200 McIntyre Street East, | 200 rue McIntyre Est | North Bay, ON, P1B 8V6
 Phone | Téléphone: (705) 474-2151 x. 3127
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MINUTES OF PROCEEDINGS

REGULAR BOARD MEETING – JUNE 23, 2021 Directly following the Community Services Committee

MEMBERS PRESENT:

Councillor Terry Kelly (East Ferris)
Councillor Mark King - Chair (North Bay)
Councillor Dave Mendicino (North Bay)
Mayor Dan O'Mara (Temagami)
Councillor Dan Roveda Vice Chair (West Nipissing)
Councillor Scott Robertson (North Bay)
Councillor Bill Vrebosch (North Bay)
Mayor Dean Backer (East Nipissing)
Representative Amanda Smith (Unincorporated)
Councillor Mac Bain – (North Bay)
Councillor Chris Mayne (North Bay)
Mayor Jane Dumas (South Algonquin)

STAFF ATTENDANCE:

Catherine Matheson, CAO
Marianne Zadra, Executive Coordinator and Communications
Melanie Shaye, Director of Corporate Services
David Plumstead – Manager Planning, Outcomes & Analytics
Justin Avery, Manager of Finance
Stacey Cyopeck, Director, Housing Programs
Tracy Bethune, Acting Director, Housing Operations
Lynn Demore-Pitre, Director, Children's Services
Michelle Glabb, Director, Social Services and Employment
Dawn Carlyle, Project Manager

1.1 CALL TO ORDER

Resolution No. 2021-55

Moved by: Dan O'Mara

Seconded by: Dan Roveda

Resolved THAT the Board of Directors accept the Roll Call as read by the Recording Secretary for the Regular Board meeting of June 23, 2021 at 1:04 PM.

The regular Board Meeting was called to order at 1:04 PM by Chair Mark King.

Carried.

1.2 DECLARATION OF CONFLICTS OF INTEREST

Amanda Smith declared a conflict with item 8.2 as her employer is noted in the report.

Dave Mendicino declared a conflict with item 8.2 as his partner's employer is noted in the report.

Bill Vrebosch declared a conflict with an in-camera item.

2.0 CHAIR'S REMARKS

The Chair welcomed everyone. He spoke the presentation of the Community Safety and Wellbeing Plan, prepared by DNSSAB, at the City of North Bay's Community Services Committee. He acknowledged David Plumstead and Tyler Venable for their excellent work on the very thorough plan, which received unanimous support at the committee meeting. The report will be brought to council for approval in July.

The Chair mentioned an immunization clinic at the Edgewater housing units and commended staff for organizing the clinic where 83 people were vaccinated and 53 Covid-19 swabs were performed.

He informed members he has been elected to the NOSDA executive as Vice Chair and indicated this is a great opportunity for our organization to push for many items concerning the North.

He wished fellow members a restful summer following 14 months of hard work and reminded all of the critical need for increased affordable and geared to income housing, which will be prioritized when regular meetings resume in September.

3.0 ADOPTION OF THE AGENDA

Resolution No. 2021-56

Moved by: Bill Vrebosch

Seconded by: Scott Robertson

Resolved THAT the Board accepts the agenda as presented.

Carried.

4.0 APPROVAL OF MINUTES

4.1 Resolution No. 2021-57-A

Moved by: Dave Mendicino

Seconded by: Amanda Smith

Resolved THAT the Board adopts the minutes of the proceedings of the Regular Board meeting of May 26, 2021.

Carried.

4.2 Resolution No. 2021-57-B

Moved by: Terry Kelly

Seconded by: Jane Dumas

Resolved THAT the Board adopt the minutes of the proceedings of the Finance and Administration Committee meeting of May 26, 2021.

Carried.

4.2 Resolution No. 2021-57-C

Moved by: Chris Mayne

Seconded by: Mac Bain

Resolved THAT the Board adopt the minutes of the proceedings of the Community Services Committee meeting of May 26, 2021.

Carried.

5.0 DELEGATIONS

There were no delegations.

6.0 CAO VERBAL UPDATE

Resolution No. 2021-58

Moved by: Dan O'Mara

Seconded by: Dan Roveda

Resolved THAT the District of Nipissing Social Services Administration Board (DNSSAB) receives the CAO Report for June 23, 2021.

CAO Catherine Matheson updated the Board on the NOSDA AGM held the previous day. She talked about the resolutions passed related to northern issues, including mental health and addictions system capacity, the opioid crisis, the need for funding equity among DSSABs with emphasis on the need to continue service system management at the local level by DSSABs and municipalities particularly in the areas of child care, social services, and employment. In addition, there was emphasis on the support for the national child care plan, the need for simplification of the social services system, the need for non-urgent provincial funding as currently exists in southern Ontario and the need for system planning coordination around corrections and discharge to community. The CAO stated she would forward the resolutions to Board members.

The CAO informed the Board she is now serving on a national board (Housing Investment Corporation) that is a sector based financing institution. With the CMHC affordable housing innovation fund, the HIC supports non-profits and cooperatives with low-cost financing for affordable housing development.

The CAO updated the Board on vaccinations services at an encampment on Third Avenue earlier in the week. Many community partners were involved and DNSSAB supports the leadership of public health on this matter. In response to a request from the Chair, the CAO to address the issue of people being discharged from jail, sometimes into homelessness, indicating there are discussions underway both locally and through the NOSDA group as many DSSABs have had this issue.

Carried.

7.0 CONSENT AGENDA

RESOLUTION: #2021-50

Moved by: Scott Robertson

Seconded by: Dave Mendicino

THAT the Board receives for information purposes Consent Agenda items 7.1 to 7.5.

7.1 HS30-21 2019 Annual Update - 10-Yr Plan - an overview of the “2019 Annual Report Implementation Update: A Place to Call Home: Nipissing District 10-Year Housing and Homelessness Plan 2014-2024” attached as “Appendix A” (same title), for information purposes.

7.2 HS31-21 CHPI/SSRF YE Report and Reconciliation – an outline of how the Community Homelessness Prevention Initiative (CHPI) funding was used in 2020-21 as well as the additional pandemic related CHPI Social Services Relief Fund (SSRF) allocations, for information purposes.

7.3 HS29-21 Low Barrier Shelter Usage Update – an update on the LBS usage and is for information purposes.

[This item was pulled for further discussion.]

Housing Services Director Stacey Cyopeck reviewed the information provided in the briefing note, indicating the current statistics show an increase in Low Barrier Shelter usage since the beginning of June and that it is at capacity. Following comments about encampments in the city of North Bay, the CAO indicated that while Nipissing District has benefitted from provincial support, the pandemic has exposed the vulnerability of the homelessness system, and others including long term are homes. She acknowledged much has been done in response mode to keep people safe, adding upstream approaches are also being examined, such as systems tables improvements. Other members expressed that this is also a federal issue, and that a national program is needed. It was also noted that the Community Safety and Well-Being Plans offer a roadmap of sorts as to what is needed. Members asked that the North Bay plan be shared once passed at council and that other municipalities share their plans as well. It was also noted that the Community Safety and Well-Being Plans can be considered while developing DSSAB’s strategic plan.

7.4 B10-21 AMO Virtual Conference 2021 – information regarding the Board delegations at the August 2021 AMO Conference.

7.5 B11-21 New Business Model – Status Update – an update that includes changes made as part of the new business model for information.

[This item was pulled for further discussion.]

Corporate Services Direction Melanie Shaye reviewed the contents of her report, noting the changes and advantages resulting from the co-location of DNSSAB and NDHC staff at City Hall.

Carried.

8.0 MANAGER’S REPORTS

8.1 8.1 HS28-21 Sale of Cam's Place (AHP)

RESOLUTION: #2021-60

Moved by: Chris Mayne

Seconded by: Mac Bain

THAT the District of Nipissing Social Services Administration Board receive, for approval, report HS28-21 regarding the sale of the Canada-Ontario Affordable Housing Program (AHP) (2003) project located at 240 Kingsway Avenue, North Bay, known as Cam's Place.

Stacey Cyopeck reviewed the report, adding that Community Living is a good proponent for this project, which will remain as it is currently operating until 2030. Once approved by the board, this will be brought to the ministry for approval.

Carried.

8.2 HS33-21 Update on SSRF3

RESOLUTION: #2021-61

[A conflict for Dave Mendicino and Amanda Smith, noted earlier, was reiterated.]

Moved by: Jane Dumas

Seconded by: Terry Kelly

THAT the District of Nipissing Social Services Administration Board accepts Briefing Note HS33-21, an update on SSRF Phase 3 allocations, for information.

Stacey Cyopeck noted that 11 applications for just over \$1M in funding were received by 10 community agencies. One applicant was ineligible due to timelines that would not be met by the deadline for expenditure.

Carried

8.3 HS34-21 2021-2022 Reaching Home Funding Update

RESOLUTION: #2021-62

Moved by: Dan Roveda

Seconded by: Scott Robertson

THAT the District of Nipissing Social Services Administration Board (DNSSAB) receive, for approval, the 2021-2022 Reaching Home Funding Update and RFP process, and;

THAT the Board delegates authority to the CAO to enter into contracts with the successful projects following the RFP evaluation process as set out in report HS34-21.

Stacey Cyopeck reviewed the how the RFP for the additional allocation for Reaching Home funding would be designed, and that it would be issued over the summer. A sub-committee of the CAB will review the submissions in September and recommendations will be brought to the Board.

Carried

8.4 In Camera

RESOLUTION: #2021-63

Moved by: Chris Mayne

Seconded by: Amanda Smith

THAT the District of Nipissing Social Services Administration Board (DNSSAB) move in-camera at 1:56 PM to discuss matters of negotiation.

Carried

[In-camera minutes are filed separately.]

8.5 Adjourn In Camera

RESOLUTION: #2021-64

Moved by: Dan Roveda

Seconded by: Scott Robertson

THAT the District of Nipissing Social Services Administration Board (DNSSAB) adjourns in-camera at 2:07 PM.

Carried

8.5 Adjourn In Camera

RESOLUTION: #2021-65

Moved by: Dave Mendicino

Seconded by: Jane Dumas

THAT the District of Nipissing Social Services Administration Board (DNSSAB) approves the direction/action agreed to in the in-camera session.

9. NEW BUSINESS

There was no new business brought forward.

10. NEXT MEETING DATE

Wednesday, September 22, 2021

11. ADJOURNMENT

Resolution No. 2021-66

Moved by: Chris Mayne

Seconded by: Amanda Smith

Resolved THAT the Board meeting be adjourned at 2:09 PM.

Carried.

MARK KING
CHAIR OF THE BOARD

CATHERINE MATHESON
SECRETARY OF THE BOARD

Minutes of Proceedings Recorder: Marianne Zadra, Executive Coordinator

Francine Desormeau

Copy to agenda

From: David Butler <DavidTButler@outlook.com>
Sent: September 7, 2021 3:41 PM
To: Francine Desormeau
Cc: john@descongroup.com; Keith Harriman
Subject: CMHC Rapid Housing Round 2
Attachments: Presentation Deck to CMHC RHI-2 August 2021.pdf

4.19

Phase 2-
(231 Tenth Street
LTC property)

AS discussed here's the CMHC application on behalf of the Town of Mattawa

David T Butler, CPA CMA

Financial Consultant

501-545 St. Laurent Blvd., Ottawa, Ontario, K1K 4H9
(705) 372-8410, davidtbutler@outlook.com

Community Affordable Housing Initiative Proposal

**Presentation
To
The DNSSAB
For the CMHC RHI-2
August 2021**

Presented by:

- **Francine Desormeaux – CAO, The Town of Mattawa**
- **Gary Thibert – Chair, The Committee for Affordable Housing, Mattawa**
- **Keith Harriman – Planning & Housing Consultant, (705) 498-9838**
- **David Butler – Financial Consultant, (705) 372-8410**
- **John Demeis – Construction Project Manager, (705) 472-8749**

Executive Summary

Background

In 2008 the District of Nipissing Social Services Area Board identified the need to address the shortage of housing and produced an early version of a Housing and Homeless plan and has subsequently provided several updates since then with the same **alarming outcomes**.

With the aging population, the demand for appropriate affordable housing has outgrown the supply. The Town of Mattawa like all northern communities is experiencing a dramatic shortage of appropriate affordable housing for seniors, women, native and other risk categories. **In fact, close to non-availability.**

In early 2021, The **Town of Mattawa** was poised to repurpose the former Algonquin Nursing Home located in Mattawa to an independent housing facility for at-risk adults in the community facility.

The affordable housing initiative would provide 30 brand new suites for the at-risk population needing a place to live in the community.

The project was “shovel ready” early in 2021 and met the criteria for the Rapid Housing Initiative (RHI) Phase 1 - funding with CMHC.

Unfortunately, the project was not approved by CMHC, and the municipality decided to start the construction on its own utilizing conventional financing.

As it turns out that the 30 housing units currently being built will only scratch the surface of the community housing needs, therefore a **second phase** is scheduled to begin in 2022 for an additional 20 housing units on the same property.

For the Second Phase, The Town will require financial help in the form of Capital Dollars.

This dossier represents the Town’s request to be included in the Rapid Housing Initiative – 2 for assistance with funding the phase two of the project.

Mattawa Project Details

The Mattawa Housing Committee and Council subsequently engaged the services of Descon Construction, consultants Dave Butler and Keith Harriman, (referred to as the Descon Team) to assist them get the initial 30-unit conversion project off the ground. (Their Bios are included in this dossier).

Essentially, the Descon Team has been developing and executed on this project, with completion by the end of 2021.

However, The Team has determined that there are 30 new units with a waiting list of over 150 individuals desperately needing housing and shelter.

The Town of Mattawa has decided to build with new construction an additional 20 units on the same property as a Phase Two.

The Descon Team has provided the Town with another Fix-Price, Turn-Key proposal to build a 20-suite complex with a mixture of 1- and 2-bedroom suites.

The estimated all-In Capital Cost would be **\$5,100,000.00** for the Phase Two.

The Consultants have prepared an estimated financial feasibility statement to include the phase two addition. They have determined that the project would be sustainable & Viable into the future, (see attached 5-year project statement).

Mattawa Project Phase Two Time Lines

Estimated project timelines are as follows;

- Finalizing Capital Funding with CMHC, by Nov 2021,
- Design, Permitting, Financing, Organizing Community Response, Jan to March 2022,
- Property is zoned Multi Residential and is appropriate for this development.
- Construction should Start in early 2022 and be completed about Oct/Nov 2022,
- Occupancy December 2022.

******(time frames above are based on no unforeseen delays with Corona Virus.)

Financial Operating & Capital

The Estimated Capital required to complete Phase II in the Town of Mattawa is **\$5,100,000.00**. plus, any applicable HST.

The HST will be invoiced as an extra, however the Non-Profit/Town will be able to recover these amounts from CRA throughout the construction process.

The Town of Mattawa will continue to debt service the mortgage for Phase I, which they acquired from their local bank (Caisse Populaire).

Financial Performance

Provided in this dossier is a draft **Estimated Consolidated Financial Performance Statement** for a 5-year period. This statement reflects the results of constructing a Phase II of 20 units and the forgivable capital provided by CMHC.

The rental rates proposed for the 20 units provided by the CMHC are starting at **\$498 + a surcharge for flat rate utilities of \$100 per month.**

Risk Mitigation Program

The Descon Team has structured the proposed project to include many inherent items and methods that will reduce and manage the risk for the stakeholders.

- **Fixed Price Contract** – There will never be overruns or change orders to increase the price,
- **Turn-Key Project** – The Descon Team will execute and pay for all project activities,
- **Performance Bonding** – Descon can provide a performance bonding facility if required,
- **Third Party Verifications** - Project Appraisals and Pricing verifications are available,
- **Assignment of Rents** – as safety & security measure for stakeholders the Non-Profit will undertake to provide assignment of rents and revenue,
- **Annual Audit** – Operational and Financial Activity will be audited annually,
- **Governance Control** – Stakeholders such as the Township may appoint its own directors,
- **Pre-Rentals**, Waiting List will be quantified and verified be for execution,
- **Operating Agreement** – Oversight agreement for the town will be in place,
- **Fund Raising** - to off-set costs & build reserves, (possible joint with Mattawa),
- **Third Party Governance** – Year 1 will have guidance from a third party,
- **Investment into Land** – Proponents are serious about project and have invested in the land/building, and started Phase I.
- **Financial Oversight by the Township** – members of town council will be board members,
- **Excessive Financial Reserves** – project allows for emergencies and down-turn in economy.

Proponent Profile

Housing Proponent Profile

Essentially, the Town of Mattawa will be the beneficial owner and operator of the housing facility cover by the proposal.

The Mattawa Housing Committee is led by 3 municipal counselors and 3 community members at large.

Builder Company Profile

The Descon Group of companies were founded in 1987 in North Bay Ontario, initially operating as Descon Development Corp, a design-build property development company, then later expanding into real estate asset management with its sister company Descon Management Group.

The Descon Group of companies has been dedicated to excellence in property development, management and construction and has earned its reputation for excellence based on sound fiscal management, leading best practices, client-focused service delivery and a commitment to developing construction projects on time and on budget.

Services

Descon Construction Ltd provides construction services for the Industrial, Commercial, Institutional and Residential sectors. We are experts in providing high level services from general contracting and project management for ready-designed projects, to providing design-build services for development projects requiring higher level customization to meet sector specific needs and tailored project design to meet challenging budget requirements. We further pride ourselves on assisting clients in identifying potential project risk as well as cost savings in the design process in an effort to help our clients meet their project goals.

Descon Personnel

Team means everything in the construction process and the most successful teams are skilled professionals working with the latest management and construction software and trained/skilled staff with the experience of seasoned veterans at the helm. The Descon team typically employs anywhere between 15 to 60 personnel all of which pride themselves with above average safety ratings and leading techniques. Our management team includes the following skilled individuals:

John Demeis - President and General Manager:

John's experience spans 25 years of developing projects for private investors including re-developing several hundred thousand square feet of office space, performing an 11 Million dollar design-build for a 46 unit waterfront condominium complex, and performing numerous conversions of older buildings for multi-residential and institutional purposes.

Addition Team Consultants

Following this section are the bios of David Butler and Keith Harriman, who are engaged through Descon Construction as Planning and Financial Consultants on the project.

Proponent Specific Experiences

As outlined in the dossier, the Descon Team has, collectively over 50 years of related experience appropriate for this project.

In fact, the proponents are industry leaders in assisting Municipalities, DSSAB's and Non-Profits to realize new housing project in their communities.

The Consultants, Keith Harriman and David Butler collaborating with Descon Construction have advised many northern communities with the implementation of affordable seniors housing.

In addition, Harriman & Butler have overseen the entire projects by orchestrating a turn-key project approach: before, during and after the construction.

Specific Project Reference

- **Parry Sound Affordable Housing Corporation** **Project Value:** **\$9,450,000**
School Conversion to 45-units, plus community hub,
Howard Wesley – General Manager of Non-Profit, (705) 746-6042
- **Municipality of Burks Falls Housing Complex** **Project Value:** **\$6,900,000**
School Conversion to 30-units, Affordable Housing,
Nicky Kunkel - Clerk Treasurer, (705) 382-3138
- **Cochrane DSSAB Cadence Centre** **Project Value:** **\$9,250,000**
New Build, 32-unit Supportive Living Centre for Seniors
Contact Lee-Ann St Jacques – Area Manager, (705) 268-7722
- **Sundridge Affordable Housing Complex** **Project Value:** **\$10,950,000**
New Build, 50-unit Affordable Seniors Housing
Mayor of Sundridge & GM of the Non-Profit, Lyle Hall (705) 440-8686
- **New Liskeard-Haileybury Housing Complex** **Project Value:** **\$16,450,000**
New Build, 60-unit Affordable Seniors Housing
Jan Edwards – GM of Non-Profit, (705) 672-2557
- **Marathon Seniors Housing Center** **Project Value:** **\$10,350,000**
New Build, 38-units, Transitional Housing
Daryl Skworchinski, COA/Clerk (807) 229-1340
- **Mattawa Seniors Housing Center** **Project Value:** **\$5,492,000**
Conversion, 30-units, Seniors Housing
Francine Desormeau, COA/Clerk (905) 744-5611

Mattawa Affordable Housing Initiative

Estimated Consolidated Performance Statement - Revised August 2021

Statement Assumptions - On a Cash Basis

CMHC Capital Funding

Number of Utilized Suites & Sizes

Units in Phase 2 - Affordable by CMHC

Studio Units - Affordable	4
One Bedroom Units - Affordable	19
One Bedroom Units + Den - Affordable	4
Two Bedroom Units - Affordable	3
Totals	50

Interest Only Payments

Full Mortgage

Year 1 Financial Year	Year 2 Financial Year	Year 3 Financial Year	Year 4 Financial Year	Year 5 Financial Year
20	20	20	20	20
4	4	4	4	4
19	19	19	19	19
4	4	4	4	4
3	3	3	3	3
Totals	50	50	50	50

Rental Rates, (Monthly, Increased by 1.8%)

Units in Phase 2 - Affordable by CMHC

Studio Units - Affordable	498
One Bedroom Units - Affordable	498
One Bedroom Units + Den - Affordable	651
Two Bedroom Units - Affordable	701
Average	114

Rate Assumption	Utility Recovery
Rates Shown are at	498
80% of the	498
Nipissing Av	651
Market Rates	701
Average	114

Starting Rents	Subsequent Years			
598	609	620	631	642
598	609	620	631	642
761	775	789	803	817
821	836	851	866	882
948	963	980	998	1,016
Totals	100%	100%	100%	100%

Assumed Occupancy Rate

Estimated Income and Expenses

Revenue

Units in Phase 2 - Affordable by CMHC

Studio Units - Market Affordable	28,704
One Bedroom Units - Market Affordable	173,508
One Bedroom Units + Den - Market Affordable	39,408
Two Bedroom Units - Market Affordable	34,056
Laundry Space (coin operation) number of suites x \$35 / mth x 12	21,000
Community / Common Spaces	2,000
Total Revenue	442,186

Yearly Totals

Year 1	Year 2	Year 3	Year 4	Year 5
143,520	146,103	148,733	151,410	154,136
28,704	29,221	29,747	30,282	30,827
173,508	176,831	179,811	183,047	186,342
39,408	40,117	40,839	41,575	42,323
34,056	34,669	35,293	35,928	36,575
21,000	12,600	12,600	12,600	12,600
2,000	2,000	2,000	2,000	2,000
Total Revenue	441,342	449,023	456,842	464,803

Expenses - Variable

Vacancy Allowance - 3% of Revenue, any unused portion will go to reserve
 Year 1 Absorption Rate 12% - (ramping up occupancy)
 Life-Cycle Reserve Allocation 4% of Revenue

Total Variable	68,540	28,887	29,186	29,695	30,212
Average % of Revenue	16%	7%	7%	7%	7%

-	13,240	13,471	13,705	13,944	
53,064	-	-	-	-	
15,477	15,447	15,716	15,989	16,268	
Total Variable	68,540	28,887	29,186	29,695	30,212
Average % of Revenue	16%	7%	7%	7%	7%

Expenses - Fixed (increased by 2% every year)

Full Scope Property Management & NP Bookkeeping @ 6% of revenue
 Liability and Property Insurance
 Maintenance - Life & Safety System Inspection
 Maintenance - Common Areas Cleaning
 Maintenance - Window Cleaning & HVAC Filter Changes
 Maintenance - Snow Removal & Grass Cutting
 Utilities - Estimated Cost for Suites Heat & Hydro (av. of \$55 / suite / month)
 Utilities - Estimated Cost for common areas Heat & Hydro (@ 20% of suite cost)
 Utilities - Estimated Water & Sewer, (based on previous av charges \$30/mth/suite)
 Utilities - Garbage Collection - (included with taxes figure is for miscellaneous)
 Miscellaneous Legal & Accounting
 Municipal Tax Estimate (taxes not normally levied on Municipally owned properties)
 (Inserted for evaluation purposes)

Total Fixed	114,832	115,103	117,114	119,162	121,246
Average % of Revenue	26%	26%	26%	26%	26%

26,532	26,480	26,941	27,411	27,888	
11,000	11,198	11,400	11,605	11,814	
1,500	1,527	1,554	1,582	1,611	
5,200	5,294	5,389	5,486	5,585	
2,000	2,036	2,073	2,110	2,148	
5,800	5,904	6,011	6,119	6,229	
33,000	33,594	34,199	34,814	35,441	
6,600	6,719	6,840	6,963	7,088	
18,000	18,324	18,654	18,990	19,331	
1,500	1,527	1,554	1,582	1,611	
3,500	2,500	2,500	2,500	2,500	
-	-	-	-	-	
Total Fixed	114,832	115,103	117,114	119,162	121,246
Average % of Revenue	26%	26%	26%	26%	26%

Total All Expenses	183,172	143,790	146,301	148,855	151,458
Average % of Revenue	41%	33%	33%	33%	33%

Total All Expenses	183,172	143,790	146,301	148,855	151,458
Average % of Revenue	41%	33%	33%	33%	33%

Operating Surplus / (Deficit) (after reserve fund)

Operating Surplus / (Deficit) (after reserve fund)	259,024	297,551	302,722	307,986	313,345
Average % of Revenue	59%	67%	67%	67%	67%

Operating Surplus / (Deficit) (after reserve fund)	259,024	297,551	302,722	307,986	313,345
Average % of Revenue	59%	67%	67%	67%	67%

Debt Servicing & Capital

Phase 1, Fix-Price Capital Project Cost (includes land, construction soft, hard costs & allowances)

Contribution by Municipality - Purchase of the Land	(250,000)	-	-	-	-
Estimated Project Capital Amount to be Financed by conventional bank	5,492,000	-	-	-	-

Debt Servicing

Mortgage Interest Payment Only @ 2.95% on capital draw	162,014	162,014	162,014	162,014	162,014
Mortgage Principle Payment after 3 years, (full payment @ 2.09% over 35 years)	-	-	-	40,378	40,378
Total Payment of Mortgage	162,014	162,014	162,014	202,392	202,392

Phase 2, Estimated Fix-Price Capital Project Cost (construction soft, hard costs & allowances)

Contribution of Funds by CMHC

There will be no debt servicing for the Capital provided by CMHC

5,742,000	5,742,000	5,742,000	5,742,000	5,742,000	
(250,000)	-	-	-	-	
5,492,000	-	-	-	-	
5,492,000	5,492,000	5,492,000	5,492,000	5,492,000	
162,014	162,014	162,014	162,014	162,014	
-	-	-	40,378	40,378	
Total Payment of Mortgage	162,014	162,014	162,014	202,392	202,392
5,100,000	-	-	-	-	
5,100,000	-	-	-	-	
-	-	-	-	-	

Annual Reserve for Life-Cycle Costs after Debt Servicing and Operating Expenses

Annual Net Surplus as Percentage of Revenue

Accumulated Reserve for Life-Cycle Costs after Debt Servicing and Operating Expenses

112,487	150,984	156,424	121,584	127,221
25%	34%	35%	27%	27%
112,487	263,471	419,895	541,478	668,699

*Disclaimer** the figures provided herein are hypothetical and only estimates based on available data and Owner information
 The Owner shall satisfy itself and perform its own due diligence to ensure consistent for their specific circumstances including specific locality and building

David Butler – Financial & Housing Consultant



Mr. David Butler

David Butler is an independent Financial Consultant. During the past 10 years, he has worked alongside a few prominent General Contractors in Northern Ontario to implement many Affordable Housing Complexes across the Region.

David is a Cost Accountant by trade, and has provided the creative financial and funding solutions for many housing initiatives in Northern Ontario.

In addition, he has developed the Fix-Price, Turnkey approach to housing projects, which allows many new non-profit organizations to realize their vision of Affordable Housing.

Education and Achievements

- Business Marketing Strategies – Algonquin College, Ottawa
- Organizational Governance Theories & Practices – Algonquin College, Ottawa
- Accounting and Auditing Principles – Algonquin College, Ottawa
- Registered Industrial Accountant Designation, (RIA) – University of Toronto
- Certified Management Accountant – University of Toronto
- Electronic Technology Diploma – Humber College, Toronto
- Advanced Computer Training in Manufacturing, Humber College, Toronto
- Enhanced Electronic Audit Processes in Manufacturing, Humber College, Toronto
- Automotive Robotic Technology, Humber College, Toronto
- Commercial Staffing & Human Resource Training – Sheridan College, Mississauga
- Commerce and Economics – Sheridan College, Mississauga
- Urban Planning and Marketing – Sheridan College, Mississauga
- Business Administration, Government – Sheridan College, Mississauga

Affordable Housing Initiatives

- Cochrane Supportive Living Center
- Town of Powassan Housing Complex
- Ontario Aboriginal Housing Complex
- Haileybury Veterans Senior Housing
- Marathon Supportive Housing Authority
- Parry Sound Non-Profit Housing Corp
- TTN First Nations, Cochrane, Ontario
- Village of Burks' Falls Seniors Affordable

Business References

- Island View Lodge, Haileybury, Ontario - Jan Edwards – Manager, (705) 672-2557
- Parry Sound Affordable Housing Corporation - Howard Wesley – Manager, (705) 746-6042
- Municipality of Burks Falls - Nicky Kunkel - Clerk Treasurer, (705) 382-3138
- Cochrane DSSAB – Lee-Ann St Jacques – Area Manager, (705) 268-7722
- Sundridge Affordable Housing Complex – Mayor & GM, (705) 440-8686

Contact Data

- 501-545 St. Laurent Blvd., Ottawa, Ontario, K1K 4H9 – (705) 372-8410, davidbutler@outlook.com

Harriman & Associates – Planning & Housing Consultants



Mr. Keith Harriman

Harriman & Associates is a planning and development firm located in Georgetown, Ontario that specializes in implementing Community Affordable Housing Initiatives.

The Founder, Keith Harriman retired from the City of North Bay in 2000 where he was a highly effective Municipal Planner for over 30 years.

Keith's firm has played an integral part in many prominent and successful housing initiatives throughout Ontario.

Education and Achievements

- Civil Engineering Diploma, Cambrian College, Sault Ste. Marie, Ontario,
- Bachelor of Arts & Urban Geography, Laurentian University, Sudbury, Ontario,
- Certified Senior Engineering Technician, Ont. Association of Certified Engineering Technicians.
- Municipal Law Certificate Association of Municipal Clerks and Treasurers of Ontario.
- Project Management Certificate, York University,
- Certified of Business Retention + Expansion Consultant, issued by the Province of Ontario.

Affordable Housing Initiatives

- Greater Sudbury Housing Corporation
- Sudbury Arts Council, Sudbury Ontario
- New Liskeard Non Profit Housing
- Parry Sound Non-Profit Housing
- Haileybury Veterans Senior Housing
- Municipality of Cobalt, Ontario
- Deem Management Ltd., Prescott, Ontario
- Antoine First Nation, Mattawa, Ontario
- Municipality of Marathon.
- Temagami First Nation, Temagami, Ontario
- Municipality of Powassan, Ontario
- Municipality of Burks' Falls

Business References

- Zone K1& Area Veterans Home Corp, Haileybury, Ontario - Jan Edwards – Manager, (705) 672-2557
- Parry Sound Affordable Housing Corporation - Howard Wesley – Manager, (705) 746-6042
- Municipality of Burks Falls - Nicky Kunkel - Clerk Treasurer, (705) 382-3138

Contact Data

Harriman & Associates

14494 Danby Road, Georgetown, Ontario
(705) 498-9838

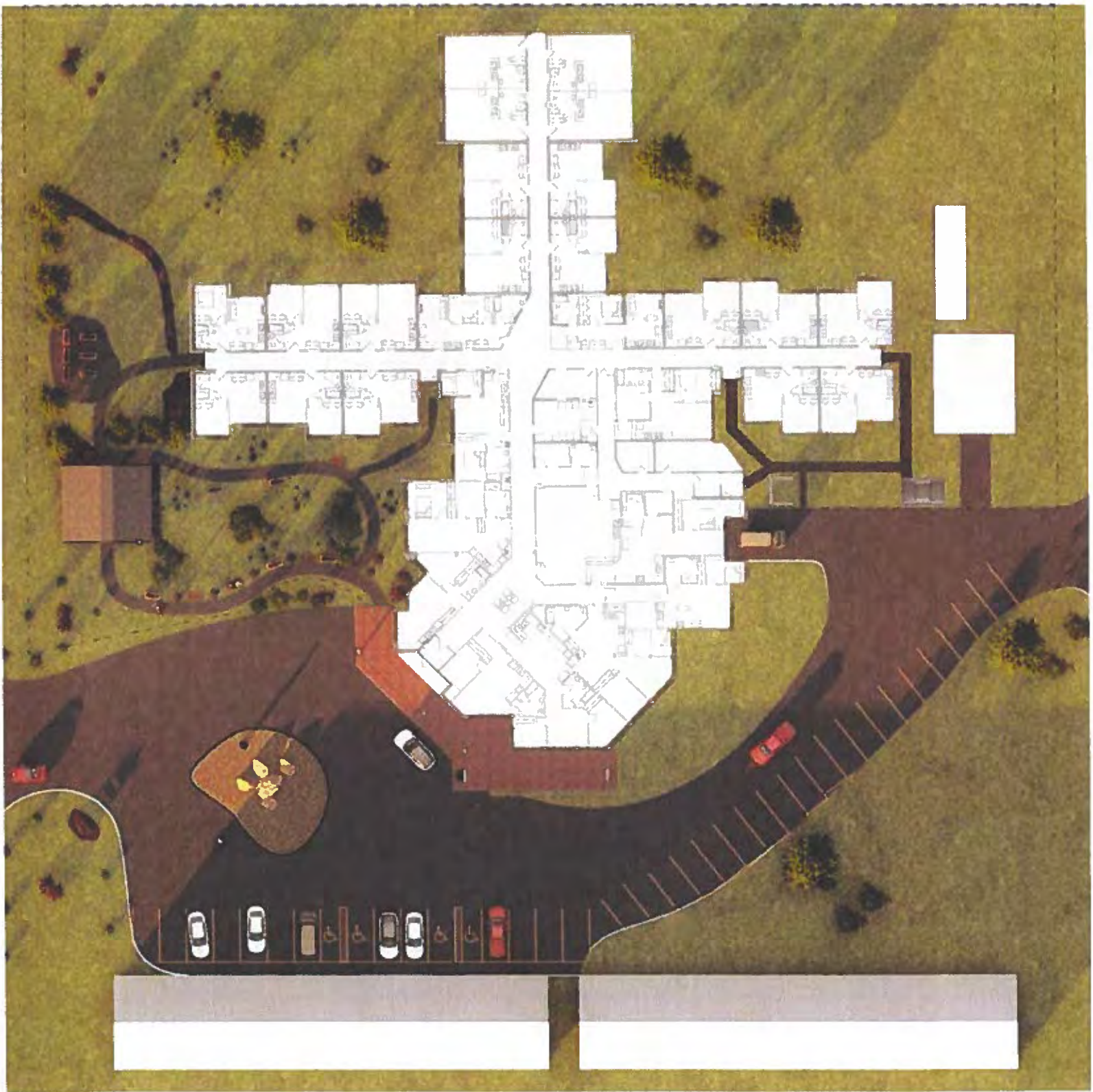
keith.harriman@harrimanplanning.com

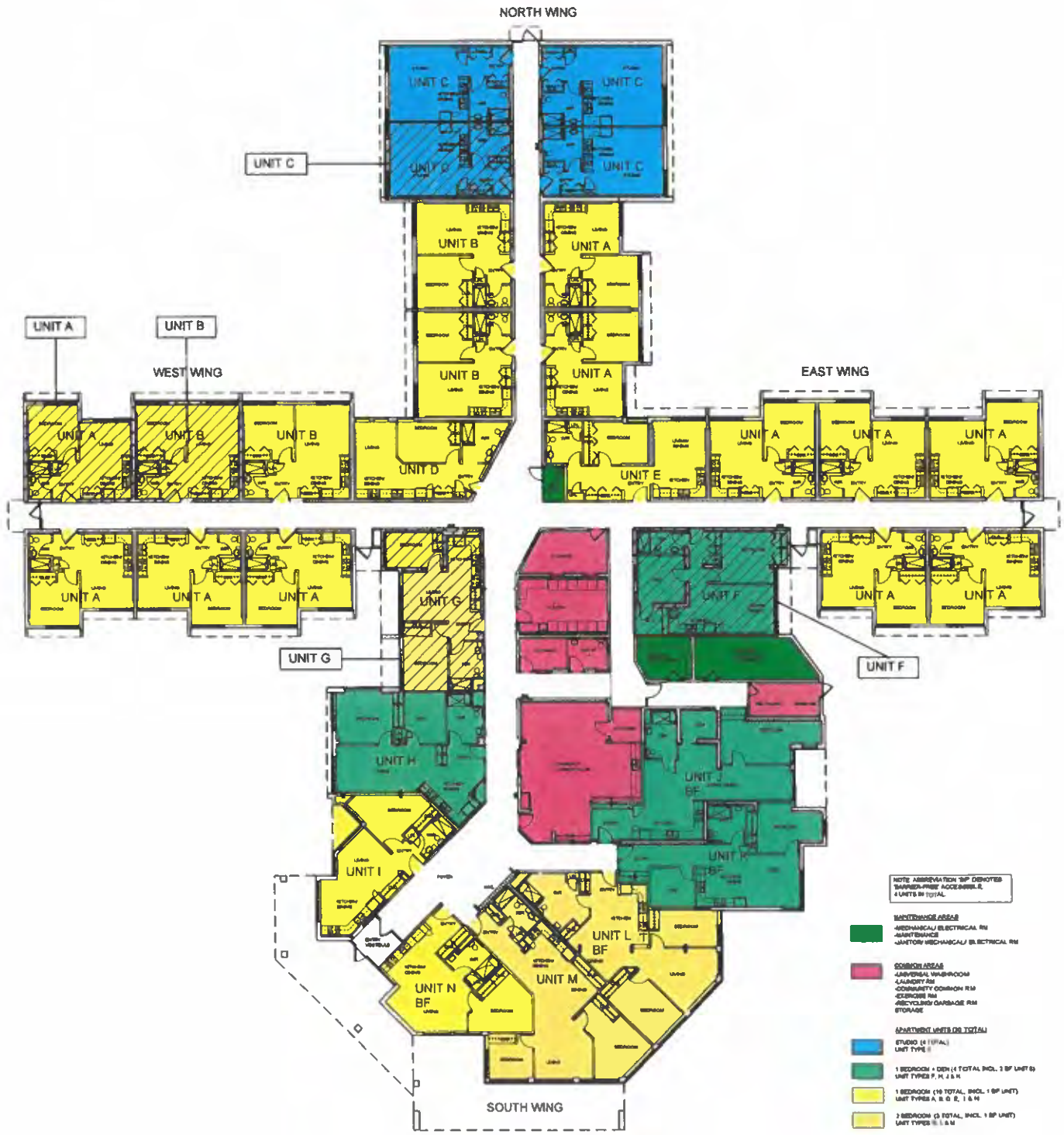
www.harrimanplanning.com

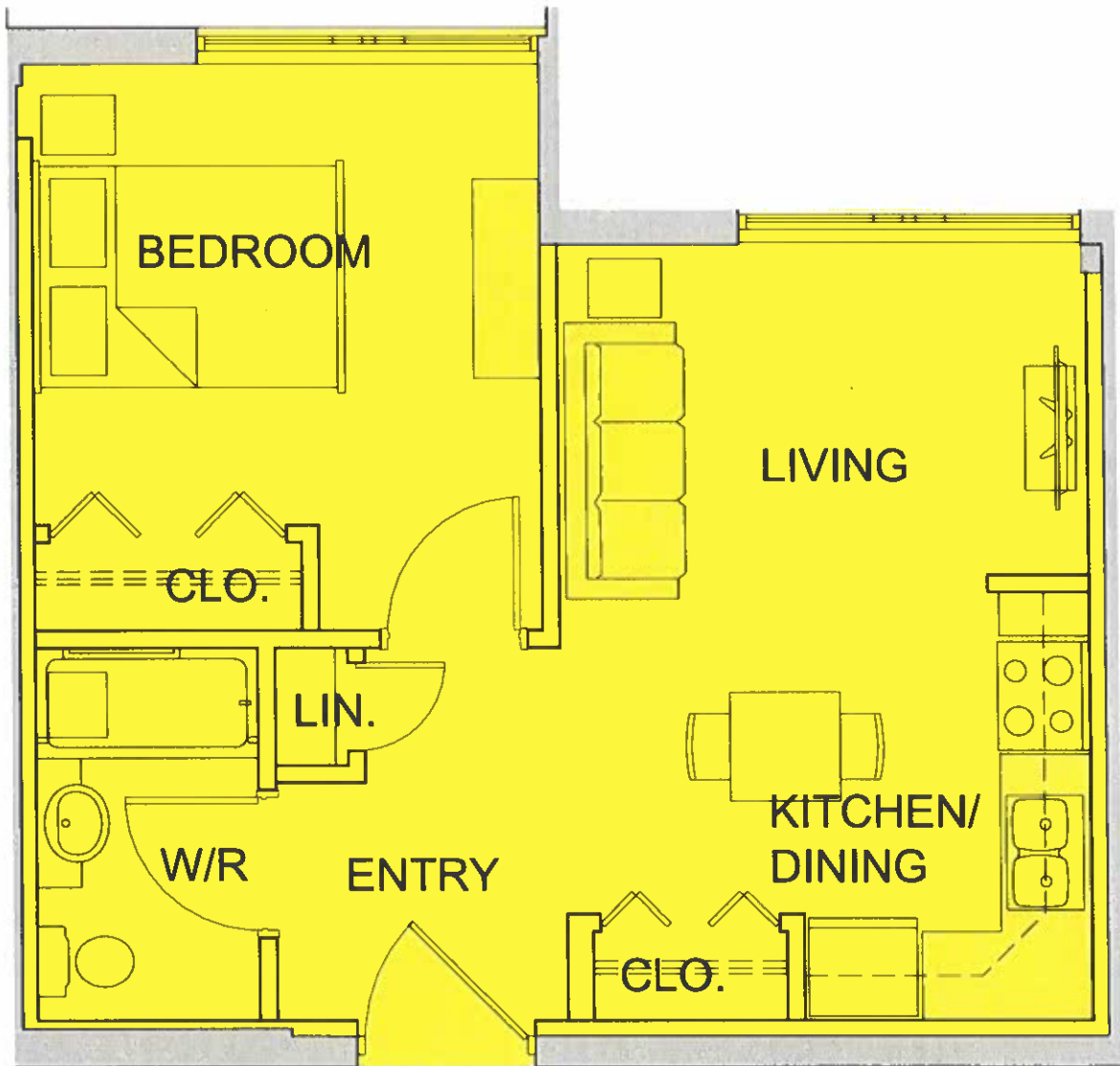


CRITCHLEY HILL
ARCHITECTURE

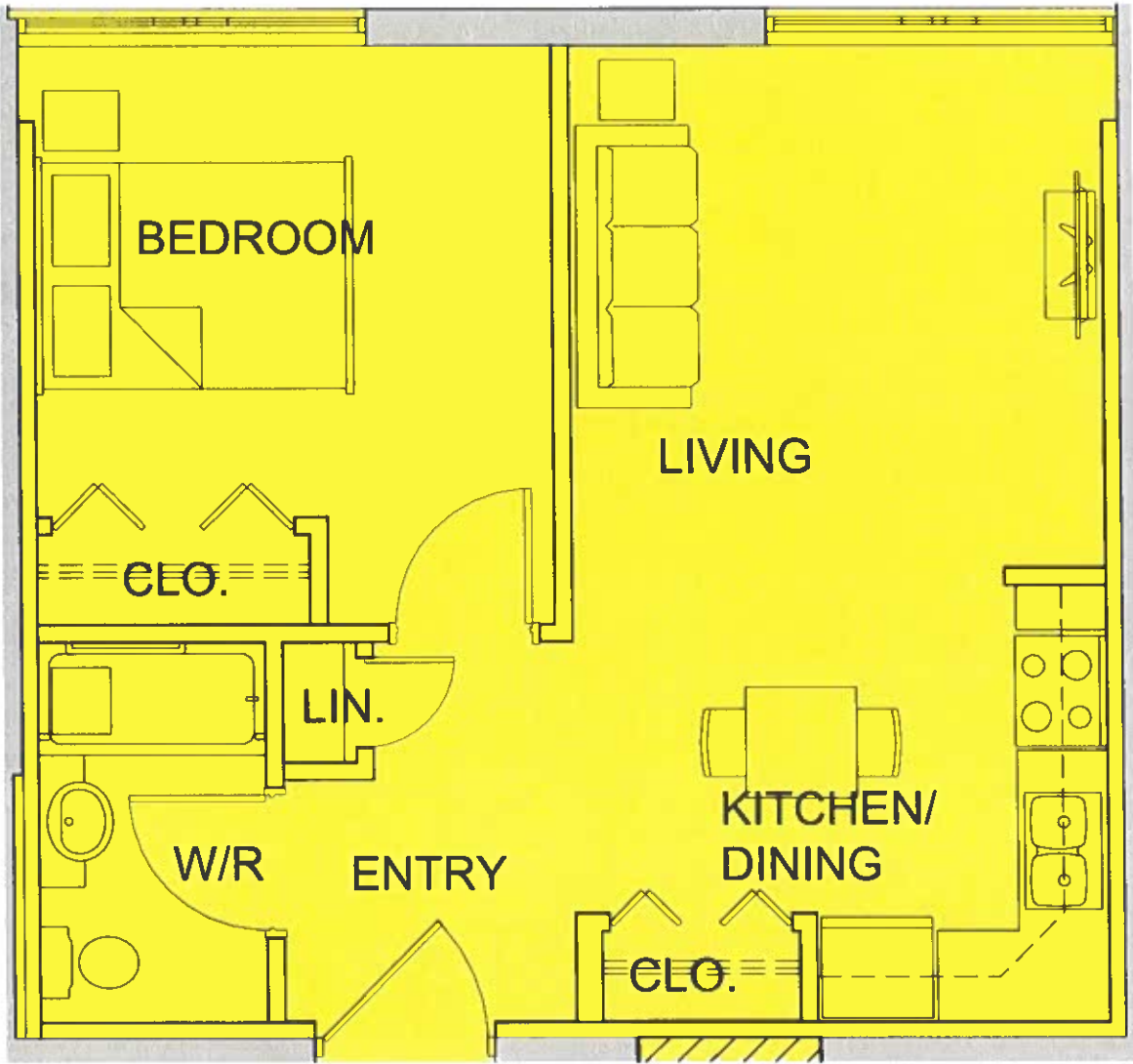








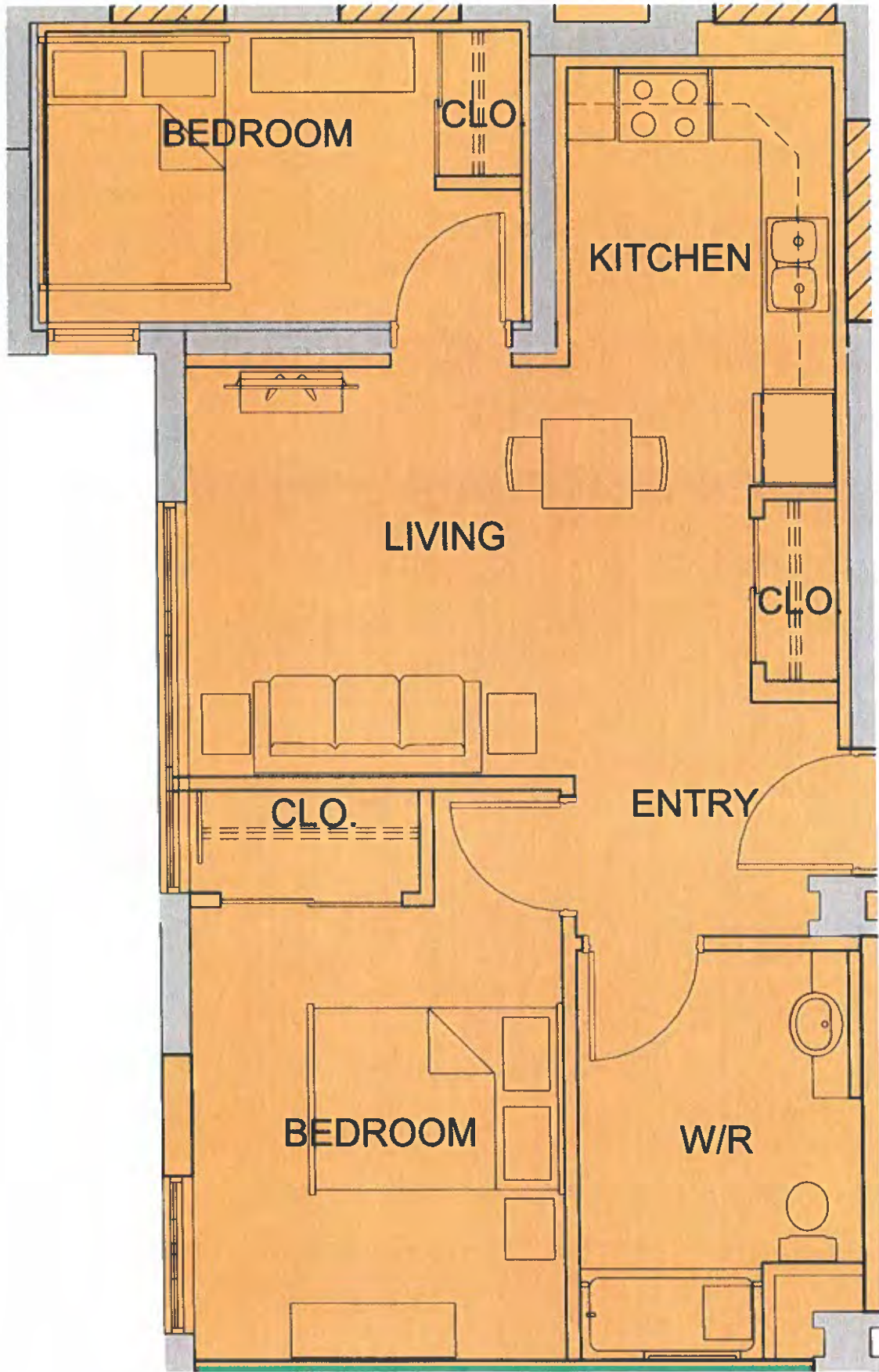
UNIT A



UNIT B



UNIT C



UNIT G

September 28, 2021

RECEIVED

OCT 04 2021

4.20

Town of Mattawa Staff & Council
Box 390
Mattawa, Ontario
POH 1V0

To Town of Mattawa Staff & Council

On behalf of the Algonquin Nursing Home, please accept our sincere appreciation for your donation in the amount of \$125.00, made in memory of, Mrs. Ruth Jones. Your contribution will carry her legacy forward through the delivery of healthcare services in Mattawa.

Your gift represents an investment in the capital development and renewal strategies for sustainable delivery of healthcare services. We are currently very focused on developing the single-campus rural health hub in Mattawa. Your contribution has made a significant difference towards healthcare in our community!

Once again, thank you for this meaningful gift; your generosity is truly appreciated.

Sincerely



Amy Morrison, CPA, CGA
Administrator/VP Corporate Services & CFO

207 Turcotte Park Drive
PO Box 270
Mattawa, Ontario
POH 1V0
705-744-6033
MAISON DES AÎMÉS
ALGONQUIN
NURSING HOME
Charity BN / Registration #: 86345 9676 RT0001

Official receipt for Income Tax Purposes - Taxation Year 2021

Date Receipt issued
Date de la délivrance du reçu

September 28, 2021

106

Received from de
Town of Mattawa (Staff & Council)

Address Box 390, Mattawa, ON

POH 1V0

\$ 125.00

One hundred and twenty-five

Dollars

Donation in Memory of Mrs. Ruth Jones

September 9, 2021

Date received/Date de réception

Mattawa, Ontario, Canada

Location issued / Lieu de la délivrance du reçu

Authorized Signature / Signature autorisée

Algonquin Nursing Home - Thank You! Merci!

For information on all Registered Charities in Canada under the Income Tax Act please visit: Canada Revenue Agency www.cra.gc.ca/charities

4.21

**THE CORPORATION OF THE
TOWN OF MATTAWA**

**MATTAWA VOYAGEUR DAYS
COMMITTEE**

**THURSDAY, OCTOBER 7TH, 2021
4:30 P.M.**

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

**TELECONFERENCE TOLL FREE # 1-833-311-4101
ACCESS CODE: 2492 884 8973**

**THE CORPORATION OF THE TOWN OF MATTAWA
MATTAWA VOYAGEUR DAYS COMMITTEE
DR. S. F. MONESTIME MUNICIPAL COUNCIL CHAMBERS
160 WATER STREET
MATTAWA, ONTARIO
TELECONFERENCE TOLL FREE # 1-833-311-4101
ACCESS CODE: 2492 884 8973**

**THURSDAY, OCTOBER 7TH, 2021
4:30 P.M.**

1. Call to Order
2. Disclosure of Pecuniary Interest and Nature Thereof
3. Adoption of Minutes of Previous Meeting
4. Committee Reports (per Agenda items)
 - 4.1 Delegation from Smokes & Spurs
 - 4.2 Discussion on Area Festivals
 - 4.3 Bands/Streams
 - 4.4 Entertainment/Activities/Vendors
 - 4.5 Kids Activities/Entertainment
 - 4.6 Partnerships
 - 4.7 Budget Projections
5. 2/3 (Special Resolutions – not previously circulated)
6. In Camera (Closed) Session – None
7. Return to Regular Session
8. Adjournment