

# ORDRE DU JOUR

## Agenda

Séance régulière du conseil qui aura lieu  
à 18 h 30, le mercredi 27 novembre 2019  
*Regular Council meeting scheduled for  
Wednesday, November 27, 2019 at 6:30 p.m.*

**(Demande d'amendement au Plan officiel et au Règlement de zonage –  
Réunion de planification d'utilisation des terres)**  
**(Application for Amendment to the Official Plan and Zoning by-law –  
Land Use Planning Meeting)**

1. **OUVERTURE**  
**CALL TO ORDER**
2. **PRÉSENCE**  
**ROLL CALL**

	In attendance	Absent	With Notice	Without Notice
Mayor Beverly Nantel				
Councillor Chantal Croft				
Councillor ???				
Councillor Léandre Moore				
Councillor Hélène Perth				
CAO-Clerk				
Treasurer/Tax Collector				
Infrastructure Superintendent				
Misc. Staff				
Misc. Staff				

Président à lire / *Chair to read* :

Cette réunion publique est une exigence de la Loi sur l'aménagement du territoire et est actuellement dévolu à fournir une occasion pour le public d'exprimer leurs commentaires et préoccupations en ce qui concerne les applications proposées.

Si une personne ou un organisme public ne présente pas d'observations orales lors d'une réunion publique ou ne présente pas des observations écrites à la Corporation du Canton de Dubreuilville avant qu'une décision soit rendue, cette personne ou cet organisme public n'a pas le droit de faire appel de la décision du Conseil Municipal de la Corporation du Canton de Dubreuilville au Tribunal d'appel de l'aménagement local (TAAL) et ne peut être ajouté en tant que partie jointe à l'audience d'un appel devant le

Tribunal d'appel de l'aménagement local, sauf si, de l'avis du Tribunal, il existe des motifs raisonnables de le faire.

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*This public meeting is a requirement of the Planning Act and is being held to provide an opportunity for the public to voice their comments and concerns with regards to these proposed applications.*

*If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Township of Dubreuilville before a decision is rendered, the person or public body is not entitled to appeal the decision of the Corporation of the Township of Dubreuilville Municipal Council to the Local Planning Appeals Tribunal (LPAT) and may not be added as a party to the hearing of an appeal before the Local Planning Appeals Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.*

**3. APPEL ET DÉCLARATION D'INTÉRÊT PÉCUNIAIRE**  
**DECLARATION OF CONFLICT**

**4. ADOPTION DE L'ORDRE DU JOUR**  
**APPROVAL OF AGENDA**

**5. ADOPTION DES PROCÈS-VERBAUX**  
**ADOPTION OF MINUTES**

5.1 Procès-verbal daté du 7 novembre 2019 de la réunion spéciale du conseil municipal / *Special Municipal Council meeting minutes dated November 7, 2019; (Resolution)*

**6. ANNONCES**  
**ANNOUNCEMENTS**

6.1 Levée du drapeau de Fierté / *Raising of the Pride Flag;*

**7. DÉLÉGATIONS**  
**DELEGATIONS**

7.1 Mise à jour communautaire du projet de gaz naturel liquide sur la rive nord / *North Shore LNG (Liquid Natural Gas) Project Community Update;* et / and **(Information)**

7.2 Commentaires des membres du public / *Comments from members of the public (10 minutes maximum);*

**8. CORRESPONDANCE**  
**CORRESPONDENCE**

8.1 Lettre datée du 1 octobre 2019 de Evolugen au sujet de la nouvelle identité pour Brookfield Renewable / *Letter dated October 1, 2019 from Evolugen with regards to the new identity for Brookfield Renewable;* et /

and **(Information)**

- 8.2 Annonce au sujet de la recherche d'un administrateur ou d'une administratrice francophone pour le Centre de santé Lady Dunn / *Advertisement to seek a Francophone Director for the Lady Dunn Health Centre*; et / and **(Information)**
- 8.3 Lettre datée du 14 novembre 2019 du Ministère de l'Environnement, de la Protection de la nature et des Parcs au sujet de l'inspection de la station d'épuration d'eau de Dubreuilville pour 2019/2020 / *Letter dated November 14, 2019 from the Ministry of the Environment, Conservation and Parks with regards to the Dubreuilville Water Treatment Plant Inspection 2019/2020*; et / and **(Information)**
- 8.4 Information sur la modification de l'Atlas de planification de l'utilisation des terres de la Couronne, réunion du Comité de citoyens local (CCL) de la région de Wawa, dans le district de Wawa et dans les forêts d'Algoma et de Martel-Magpie / *Information on the amendment to the Crown Land Use Planning Atlas, Wawa District, Wawa Area LCC Meeting for Algoma and Martel-Magpie Forests*; et / and **(Information)**
- 8.5 Lettre datée du 12 novembre 2019 de la Corporation du Canton de Larder Lake au sujet d'une demande de support concernant la subvention pour la revitalisation des rues principales - Demande de prolongation / *Letter dated November 12, 2019 from the Corporation of the Township of Larder Lake with regards to a request for support concerning Main Street Revitalization Grant – Extension request*; et / and **(Resolution of Support)**
- 8.6 Lettre datée du 11 octobre 2019 de la Municipalité de West Elgin au sujet d'une demande de support concernant des modifications proposées à la déclaration de politique provinciale / *Letter dated October 11, 2019 from the Municipality of West Elgin with regards to a request for support concerning proposed changes to the Provincial Policy Statement (PPS)*; et / and **(Resolution of Support)**

**9. RAPPORT DES COMITÉS ET/OU DÉPARTEMENTS**  
**REPORTS FROM COMMITTEES AND/OR DEPARTMENTS**

- 9.1 Rapport pour le conseil daté du 21 novembre 2019 de l'Agente de développement économique au sujet d'un Examen de la prestation des services municipaux / *Council report dated November 21, 2019 from the Economic Development Officer with regards to a Municipal Service Delivery Review*; et / and **(Resolution)**
- 9.2 Rapport pour le conseil daté du 13 novembre 2019 du Surintendant de l'infrastructure au sujet de la mise à niveau du chauffe-eau pour la salle du Zamboni à l'aréna / *Council report dated November 13, 2019 from the*

*Infrastructure Superintendent with regards to the water heater upgrades for the arena Zamboni room; et / and (Resolution)*

- 9.3 Proposition de Health & Safety Professionals Inc. concernant la mise en place d'un système de gestion de la santé et de la sécurité au travail / *Proposal from Health & Safety Professionals Inc. with regards to the Implementation of an OHS Management System; et / and (Resolution)*
- 9.4 Rapport annuel du département d'incendie pour 2017 et 2018 / *Annual report for the fire department for 2017 and 2018; et / and (Resolution)*
- 9.5 Rapport de planification daté du 18 novembre 2019 au sujet de l'amendement du plan officiel et du règlement de zonage pour la propriété au 120, rue Magpie / *Planning report dated November 18, 2019 with regards to the Official Plan and Zoning By-law amendments for the property at 120 Magpie Road; et / and (Resolution)*
- 9.6 Vente de la propriété au 418, avenue des Cèdres / *Sale of the property at 418 Cèdres Avenue; et / and (Resolution)*
- 9.7 Discussion with regards to the Christmas schedule and annual employee recognition supper; **(Resolution)**

## **10. APPROBATION DES RÉGISTRES DE CHÈQUES** **APPROVAL OF CHECK REGISTER**

- 10.1 Rapport pour le Conseil (registre des chèques pour 2019) daté du 19 novembre 2019 (liste A - Visa) / *Council Board Report (cheque register for 2019) dated November 19, 2019 (list A - Visa); et / and (Resolution)*
- 10.2 Rapport pour le Conseil (registre des chèques pour 2019) daté du 25 novembre 2019 (liste B) / *Council Board Report (cheque register for 2019) dated November 25, 2019 (list B); et / and (Resolution)*
- 10.3 Rapport pour le Conseil (registre des chèques pour 2019) daté du 25 novembre 2019 (liste C) / *Council Board Report (cheque register for 2019) dated November 25, 2019 (list C); et / and (Resolution)*
- 10.4 Rapport pour le Conseil (registre des chèques pour 2019) daté du 25 novembre 2019 (liste D) / *Council Board Report (cheque register for 2019) dated November 25, 2019 (list D); (Resolution)*

## **11. RÉGLEMENTS** **BY-LAWS**

- 11.1 Arrêté-municipal no. 2019-62, étant un règlement visant à confirmer les travaux du Conseil de la Corporation du Canton de Dubreuilville à sa séance spéciale tenue le 27 novembre 2019 / *By-Law No. 2019-62, being a By-law to confirm the proceedings of the Council of the Corporation of*

*the Township of Dubreuilville at its special meeting held on November 27, 2019; et / and (Resolution)*

- 11.2 Arrêté-municipal no. 2019-63, étant un règlement pour amender le Plan Officiel 2015-27 / *By-Law No. 2019-63, being a By-law to amend the Official Plan 2015-27; et / and (Resolution)*
- 11.3 Arrêté-municipal no. 2019-64, étant un règlement pour amender le règlement de zonage 2015-44 / *By-Law No. 2019-64, being a By-law to amend the Zoning By-law 2015-44; et / and (Resolution)*
- 11.4 Arrêté-municipal no. 2019-60, étant un règlement pour établir et prescrire la hauteur et la description des clôtures légitimes / *By-Law No. 2019-60, being a By-law to establish and prescribe the height and descriptions for lawful fences; (Resolution)*

**12. AJOUT**  
**ADDENDUM**

**13. ASSEMBLÉE A HUIS CLOS**  
**CLOSED SESSION**

**14. AJOURNEMENT**  
**ADJOURNMENT**

**THE CORPORATION OF THE TOWNSHIP OF DUBREUILVILLE**

**-MINUTES-**

Special Council Meeting held on  
November 07, 2019 at 6:30 p.m.  
Council Chambers

PRESENT: Mayor, B. Nantel  
Councillor, C. Croft  
Councillor, H. Perth  
Councillor, L. Moore

ABSENT: Councillor, H. Langlois (resigned)

STAFF: CAO-Clerk, Shelley B. Casey

=====  
**Mayor, Beverly Nantel called the meeting to order at 6:30 p.m.**  
**Councillor Moore declared a pecuniary interest and vacated his seat during item 9.2 List B.**

**19-332** Moved by: Councillor Perth  
Seconded by: Councillor Croft

Whereas that the agenda for the special municipal council meeting dated November 7, 2019 be adopted as submitted.

Carried

**19-333** Moved by: Councillor Perth  
Seconded by: Councillor Moore

Whereas that the Council of the Corporation of the Township of Dubreuilville wishes to receive and approve the following municipal council meeting minutes as submitted:

- Regular Municipal Council meeting minutes dated October 9, 2019.

Carried

**19-334** Moved by: Councillor Croft  
Seconded by: Councillor Moore

Whereas that the following be received as information only:

7.1 Algoma District Services Administration Board meeting minutes dated September 26, 2019;  
and

7.2 Northeast Superior Mayors Group meeting minutes dated September 4, 2019; and

7.3 Algoma District Municipal Association meeting minutes dated April 27, 2019; and

7.4 Algoma District Mutual Aid Zone 4 meeting minutes dated October 20, 2019; and

7.5 Letter dated October 1, 2019 from the Legislative Assembly of Ontario, Michael Mantha, MPP Algoma-Manitoulin, with regards to driver testing in Northern Ontario; and

7.6 AMO communication dated October 24, 2019 with regards to 2020 Ontario Municipal Partnership Fund Allocations announced; and

7.7 AMO communication dated October 25, 2019 with regards to the announcement by the Minister of Municipal Affairs and Housing; and

7.8 MPP Algoma-Manitoulin, Michael Mantha, constituency clinics; and

7.9 Information with regards to a free workshop, living as a caregiver, in Dubreuilville; and

7.10 Media release dated October 11, 2019 with regards to the Eddy K. Lefrançois Recreation Centre; and

7.11 ONReady, Connecting Ontario's Emergency Management Community, October 2019; and

7.12 Invitation to participate in the 2nd annual Dubreuilville Christmas parade organized by the ATV Club.

Carried

**19-335** Moved by: Councillor Croft  
Seconded by: Councillor Perth

Whereas that the Council of the Corporation of the Township of Dubreuilville hereby wishes to support the attached letter dated October 2, 2019 from the Town of Penetanguishene with regards to municipal amalgamation.

Carried

**19-336** Moved by: Councillor Croft  
Seconded by: Councillor Moore

Whereas that the Council of the Corporation of the Township of Dubreuilville hereby wishes to support the attached letter dated October 25, 2019 from the Town of Kingsville with regards to Local Health Care Services.

Carried

**19-337** Moved by: Councillor Moore  
Seconded by: Councillor Perth

Whereas that the Council of the Corporation of the Township of Dubreuilville hereby wishes to support the attached email dated October 10, 2019 from the Demand the Right Coalition of Municipalities with regards to enshrining municipal approval rights over landfills in provincial legislation.

Carried

**19-338** Moved by: Councillor Moore  
Seconded by: Councillor Croft

Whereas that the Council of the Corporation of the Township of Dubreuilville hereby wishes to authorize St-Joseph Primary School to utilise the Recreation Centre at 148A avenue du Parc during an emergency situation, as per attached request.

Carried

**19-339** Moved by: Councillor Croft  
Seconded by: Councillor Perth

Whereas that the following be received as information only:

8.1 Notes from the Mayor dated October 22, 2019 with regards to improving service delivery in municipalities through shared services and collaboration

Carried

**19-340** Moved by: Councillor Croft  
Seconded by: Councillor Perth

Whereas that the Council of the Corporation of the Township of Dubreuilville hereby wishes to receive and approve the attached council report dated November 5, 2019 from the Infrastructure Superintendent with regards to the arena season 2019-2020, as presented.

Carried

**19-341** Moved by: Councillor Croft  
Seconded by: Councillor Moore

**WHEREAS** Councillor Hermyle Langlois submitted a letter of resignation from Municipal Council effective October 15, 2019;

**AND WHEREAS** the Municipal Act, S.O. 2001, Chapter 25, Section 260, provides that a member of council of a municipality may resign from office by notice in writing filed with the clerk of the municipality, and a resignation is not effective if it would reduce the number of members of the council to less than a quorum and, if the member resigning from office is a member of the councils of both a local municipality and its upper-tier municipality, the resignation is not effective if it would reduce the number of members of either council to less than a quorum;

**AND WHEREAS** the Section 262 of the Municipal Act states that if the office of a member of council becomes vacant under section 259, the council shall at its next meeting declare the office to be vacant, except if a vacancy occurs as a result of the death of a member, the declaration may be made at either its next two meetings;

**AND WHEREAS** the Members of Council feels it appropriate to accept the Letter of Resignation from Councillor Hermyle Langlois with regret, and declare the office of council as vacant;

**NOWTHEREFORE BE IT RESOLVED** that the Council of the Corporation of the Township of Dubreuilville does hereby declare office of council as vacant effective November 7, 2019.

Carried



**19-342** Moved by: Councillor Perth  
Seconded by: Councillor Moore

Whereas the Council of the Corporation of the Township of Dubreuilville accepted the resignation of a Council Member through Resolution No. 19-341 dated November 7, 2019 and subsequently declared the seat to be vacant consistent with the Municipal Act, 2001, Section 2626; and

Whereas Section 263 (5) of the Municipal Act, 2001 requires that Council must fill the vacancy through appointment or declare a by-election within 60 days of the declared vacancy;

Now therefore be it resolved that the Council of the Corporation of the Township of Dubreuilville does hereby choose to fill the current Council vacancy consistent with the Municipal Act, 2001, Section 263 (1) (a); and

Furthermore that such appointment be subject to the following and per the attached Council Report dated November 5, 2019:

- a) That the subject person of any appointment must be eligible to hold the Office of a Council Member according to the conditions imposed in the Municipal Elections Act, 1996 and the Municipal Act, 2001 with respect to a Candidate in any Municipal Election or member of Municipal Council;
- b) The appointment be offered through an advertisement in the local media and a successful candidate selected through a procedure developed by the Municipal Clerk and adopted by Council;
- c) Further that any procedure to select a candidate through an advertisement in the local media must be consistent with the principles contained in both the Municipal Elections Act, 1996 and the Municipal Act, 2001 and must be both accountable and transparent.

Carried

**19-343** Moved by: Councillor Croft  
Seconded by: Councillor Moore

Whereas that the Council of the Corporation of the Township of Dubreuilville hereby wishes to receive and approve the 2019 Council Vacancy Replacement Procedure, a copy of which is attached hereto, as presented.

Carried

**19-344** Moved by: Councillor Perth  
Seconded by: Councillor Moore

Whereas that the Council of the Corporation of the Township of Dubreuilville hereby wishes to regretfully accept the attached letter of resignation of Nicole Raymond effective October 17, 2019 from her position of Resource Centre Clerk/Clerical Office Worker.

Carried

**19-345** Moved by: Councillor Croft  
Seconded by: Councillor Moore

Whereas that the attached Council Board Report (cheque register for 2019, list A - Visa) dated October 29, 2019 in the amount of \$22,813.19, be approved for payment.

Carried

**Councillor Moore declared a pecuniary interest, vacated his seat and abstained from voting on resolution 19-346.**

**19-346** Moved by: Councillor Perth  
Seconded by: Councillor Croft

Whereas that the attached Council Board Report (cheque register for 2019, list B) dated October 29, 2019 in the amount of \$136,905.49, be approved for payment.

Carried

**Councillor Moore returned to his seat.**

**19-347** Moved by: Councillor Moore  
Seconded by: Councillor Perth

Whereas that By-Law No. 2019-58, being a By-law to confirm the proceedings of the Council of the Corporation of the Township of Dubreuilville at its regular meeting held on November 7, 2019, be adopted.

Carried

**19-348** Moved by: Councillor Croft  
Seconded by: Councillor Moore

Whereas that By-Law No. 2019-59, being a By-law to authorize the execution of an agreement to grant and transfer an easement and permission for immediate entry between Algoma Power Inc. and the Corporation of the Township of Dubreuilville, be adopted.

Carried

**19-349** Moved by: Councillor Moore  
Seconded by: Councillor Croft

Whereas that By-Law No. 2019-60, being a By-law to establish and prescribe the height and descriptions of lawful fences in the Corporation of the Township of Dubreuilville, and for prohibiting any fence that does not meet or conform to the standards requiring fences to be repaired and maintained and prohibiting the removal of any notice or sign placed thereon in accordance with this by-law, be read a first and second time.

Carried

**19-350** Moved by: Councillor Croft  
Seconded by: Councillor Moore

Whereas that By-Law No. 2019-61, being a By-law to authorize the execution of an agreement to obtain the services of sanding from RCMD Contracting Inc. for the Corporation of the Township of Dubreuilville, be adopted.

Carried

**19-351** Moved by: Councillor Croft  
Seconded by: Councillor Perth

Whereas that the November 7, 2019 special municipal council meeting adjourn at 7:10 p.m.

Carried

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Mayor

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CAO/Clerk

6.1



# Levée du drapeau de Fierté

Nous sommes fière d'annoncer que nous ajoutons un nouveau drapeau au Canton de Dubreuilville. Le 27 novembre 2019 à 18 h 30 nous allons lever le drapeau de la fierté LGBTQ. Venez vous joindre à nous pour que nous puissions tous montrer notre grand support communautaire.



# Raising of the Pride Flag

We are proud to announce that we are adding a new flag at the Township of Dubreuilville. On November 27th at 6:30 p.m. we will raise the LGBTQ+ pride flag. Come join us so we can all show our great community support.



**MANITOUWADGE**  
ONTARIO • CANADA



CONFIDENTIAL

# North Shore LNG Project Community Update

November 2019

<https://northshorenaturalgas.com/>

# North Shore Municipalities

Marathon, Terrace Bay, Schreiber, Manitouwadge and Wawa (the Municipalities) are located along Highway 17 between Nipigon and Sault Ste. Marie



Combined population is approximately 11,000 people

Energy costs are a critical issue for residents, businesses and the Municipalities themselves. At present, they do not have access to natural gas in any form



The Municipalities have a diverse and successful track record of identifying, building, and maintaining public infrastructure projects and delivering critical core services

Collectively, the Municipalities own and oversee a wide range of linear assets with an estimated replacement value of more than \$400 million

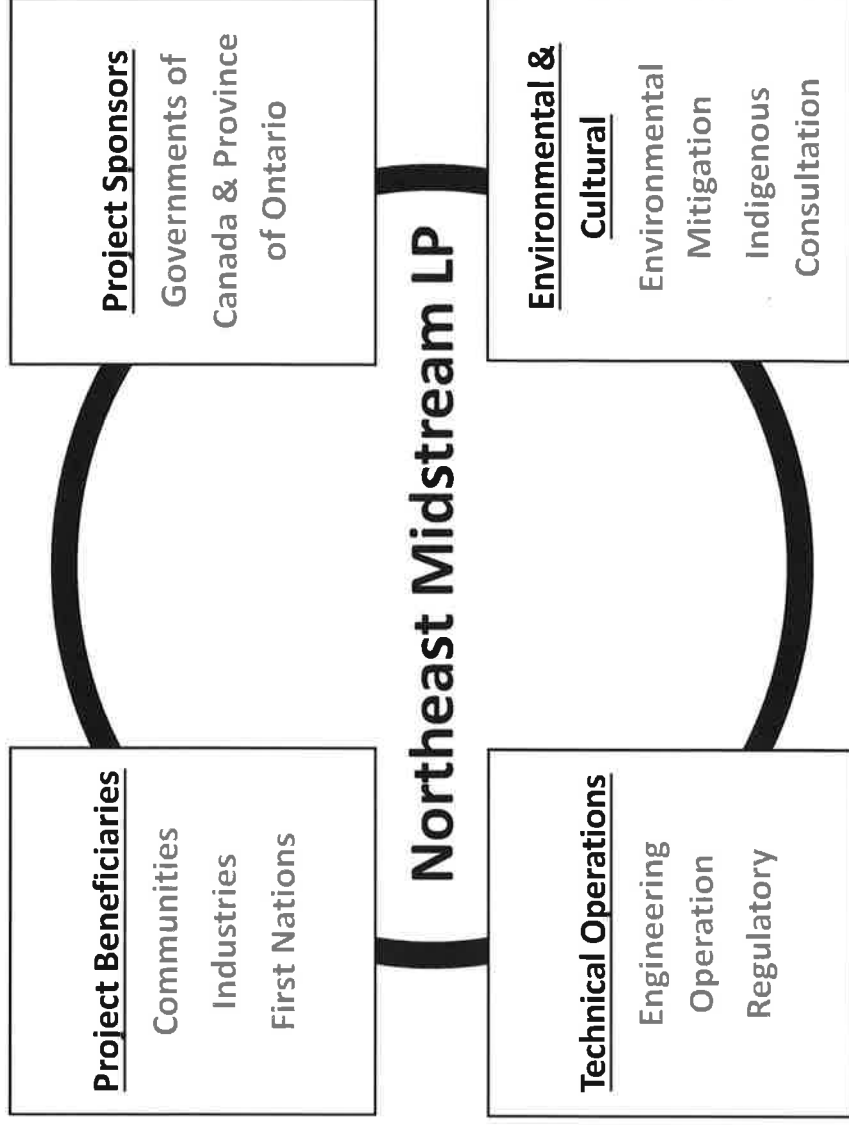


The Municipalities have participated in a wide range of collaborative initiatives that provide for infrastructure assets and the public good



# Northeast Midstream LP

- Northeast Midstream LP is a developer of critical infrastructure in Canada
- Team members have a diverse and successful track record of identifying, marketing, constructing and operating new energy systems
- Partners, directors and management have substantial experience and ability in developing and financing critical infrastructure projects





# North Shore LNG Project

- The North Shore LNG Project is a transformative public-private initiative to support the economic development of Northern Ontario through the expansion of natural gas delivery to off-pipeline communities
- The Municipalities are proposing to create a local gas distribution company (the Utility) to build and operate the Project within the Municipalities, supplied by liquefied natural gas (LNG)
- LNG will be stored locally, vaporized back to natural gas, and delivered by underground pipelines to homes and businesses for space and water heating
- 5,600 potential residential, commercial and institutional customers will realize an estimated \$294 million in energy cost savings and reduced GHG emissions
- The innovative distribution model is replicable to include additional northern and Indigenous communities, where feasible
- Estimated capital cost: \$44.5 million (five communities)
- Status: Pending approval from the Ontario Energy Board (OEB)
- LNG will be trucked to the Municipalities from the Nipigon LNG Plant, a separate but necessary upstream project being built by a subsidiary of Northeast Midstream LP with a financial contribution from the Province of Ontario

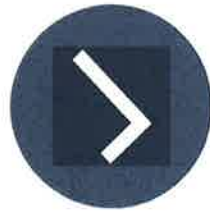
# Public Need



At present, there is no natural gas supply or distribution within any of the Municipalities, and no utility has expressed interest in providing natural gas service



Energy sources are currently limited to propane, fuel oil, wood and electricity, all of which are more expensive and less reliable than the proposed natural gas distribution system



The Project is consistent with the energy and economic development policies of the Government of Ontario, as articulated in the Fall Statement 2018



The energy cost savings associated with the Project alone will lower the financial strain on winter heating bills for residential, commercial, and institutional customers



The Project will build economic capacity in Northern Ontario and promote, attract, and support growth in the existing and emerging priority economic sectors



OEB approval and oversight of the Project provide appropriate assurances that the investment in facilities is prudent and in the public interest

# Expected Benefits

- Communities without natural gas service will have timely access to delivery services in a manner that maximizes energy affordability, cost-effectiveness, reliability and community acceptance
- The North Shore LNG Project is one of the highest-impact natural gas expansion opportunities in Ontario
- Project development is well advanced and shovel-ready, subject to a timely decision from the OEB for the necessary approvals and orders
- The Project is a community-led and -endorsed initiative expected to save residents and businesses approximately \$294 million over 40 years with most of that money staying within the Municipalities\*
- The Project has scale – the “virtual pipeline” distribution model can be expanded to include additional Northern Ontario municipalities and First Nation communities, where feasible

\* 40-Year savings are estimated to be \$193 million for residential customers and \$101 million for commercial and institutional customers (in 2020 dollars).

# Location and Facilities



## North Shore LNG Project



Off-pipeline natural gas delivery capacity equivalent to 37MM litres of fuel oil



5,600 new natural gas customers in five communities



117 kilometres of new natural gas pipelines



30% to 50% energy cost savings for consumers



Est. \$294 million in energy savings over 40 years



Expansion potential to 20,000 customers in 40+ communities and First Nations

# North Shore LNG Utility

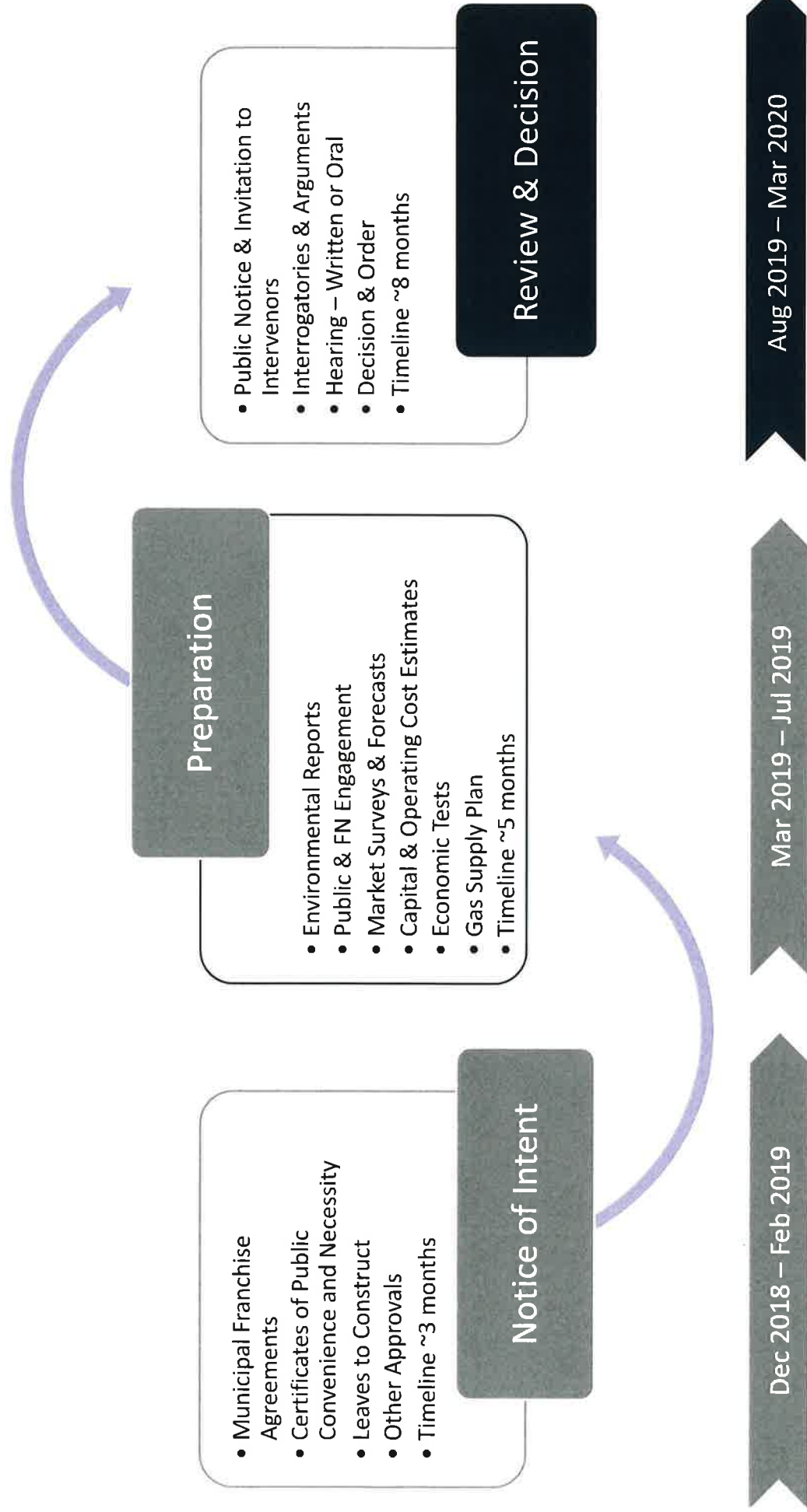
- The Municipalities are proposing to create a local gas distribution company (the Utility) to deliver the North Shore LNG Project and expand into additional communities, where feasible
- The Utility will be a municipal corporation, with the Municipalities as the beneficial owners
- To keep delivery rates as low as possible, the Utility will maximize financial contribution and low-cost capital from public-sector sources
- To further minimize natural gas rates, the Municipalities will contribute Incremental Tax Equivalent (ITE) financing, an annual payment equivalent to the property tax paid by the Utility on its gas works and received by the Municipalities
- The Municipalities are assembling the Utility's development and management group
- Team members have a diverse and successful track record of identifying, marketing, constructing, and operating new natural gas systems as well as substantial experience and ability in financing energy and infrastructure projects, many of which are significantly larger and more complex than the North Shore LNG Project
- The Utility's management will work closely with the OEB as well as the Technical Standards and Safety Authority (TSSA) to ensure compliance with all relevant laws, codes, standards and guidelines



# Role of the OEB

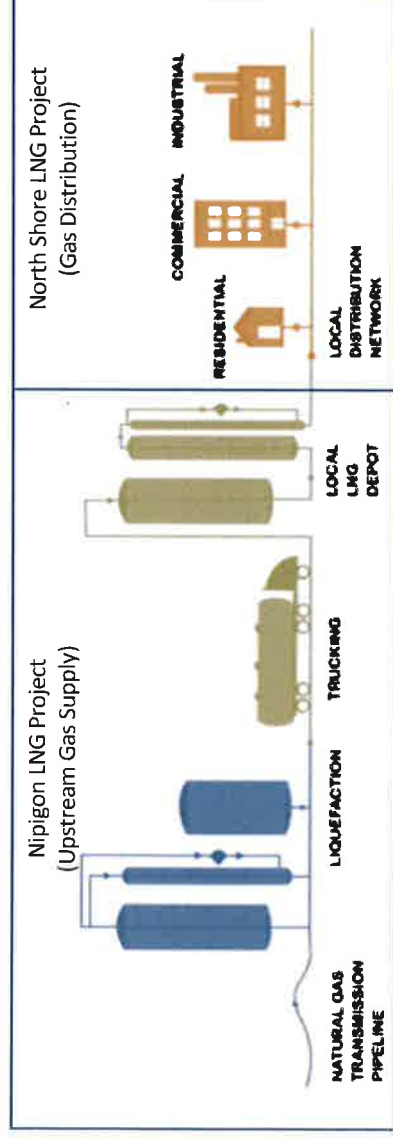
- The Utility will be subject to economic regulation by the OEB, which approves investments, forecasts and rates by all natural gas and electric utilities in Ontario, including the Utility
- OEB requires that the Utility consult with interested parties during all stages of development of the North Shore LNG Project in order to obtain input before decisions are made
- OEB will determine whether the construction of the natural gas delivery system is prudent and reasonable by considering need, safety, economic feasibility, community benefits, security of gas supply and environmental and cultural impacts
- OEB will review the North Shore LNG Project using a quasi-judicial process that will require the Utility to present evidence and be subject to cross-examination through an open and transparent public hearing
- OEB will maintain oversight of the Utility and will require the Utility to maintain up-to-date data and rates that the public can access

# OEB Process



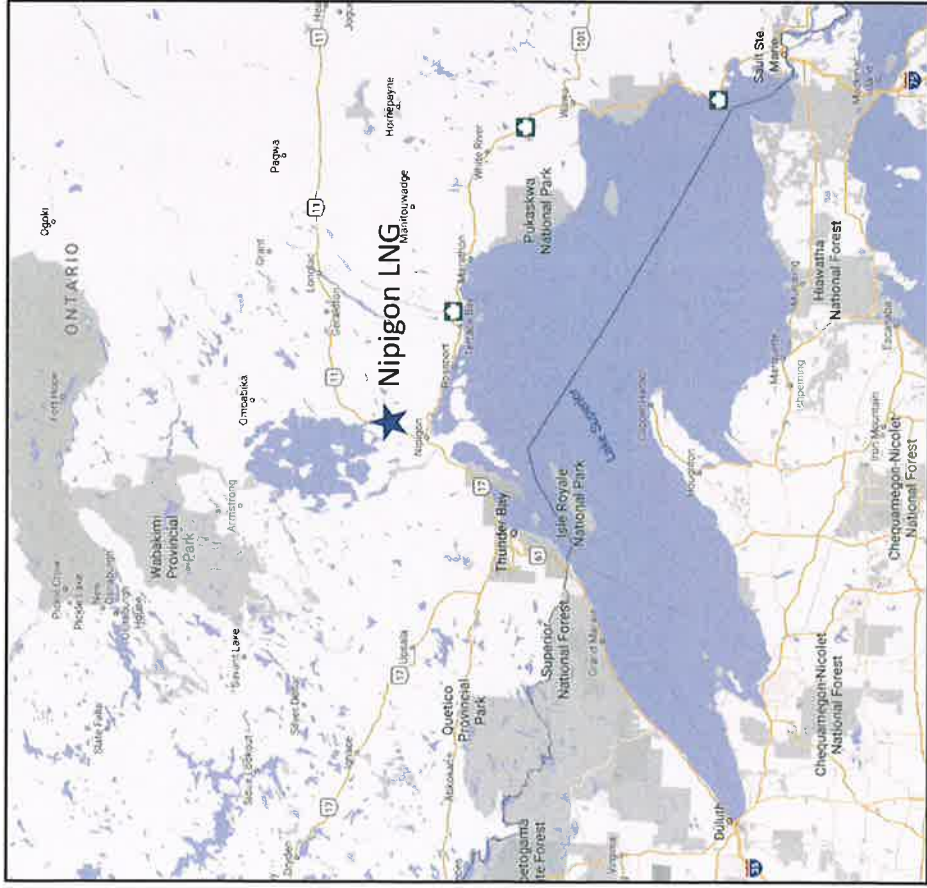
# Nipigon LNG (Upstream Gas Supply)

- Nipigon LNG is a separate but necessary gas supply project being built by a subsidiary of Northeast Midstream LP with a financial contribution from the Province of Ontario
- Pipeline natural gas from the TransCanada Mainline will be liquefied at a new LNG plant near Nipigon, Ontario, and trucked to LNG depots located at or near consumers
- Nipigon LNG leverages proven LNG systems to support the economic development of Northern Ontario through the expansion of natural gas delivery to off-pipeline communities and industries
- The LNG plant will have the capacity to deliver a nominal 50,000 MTY (metric tonnes per year) of LNG, equivalent to approximately 7,200 GJ per day of natural gas, and designed to accommodate growth at low marginal cost
- Construction to begin in 2020

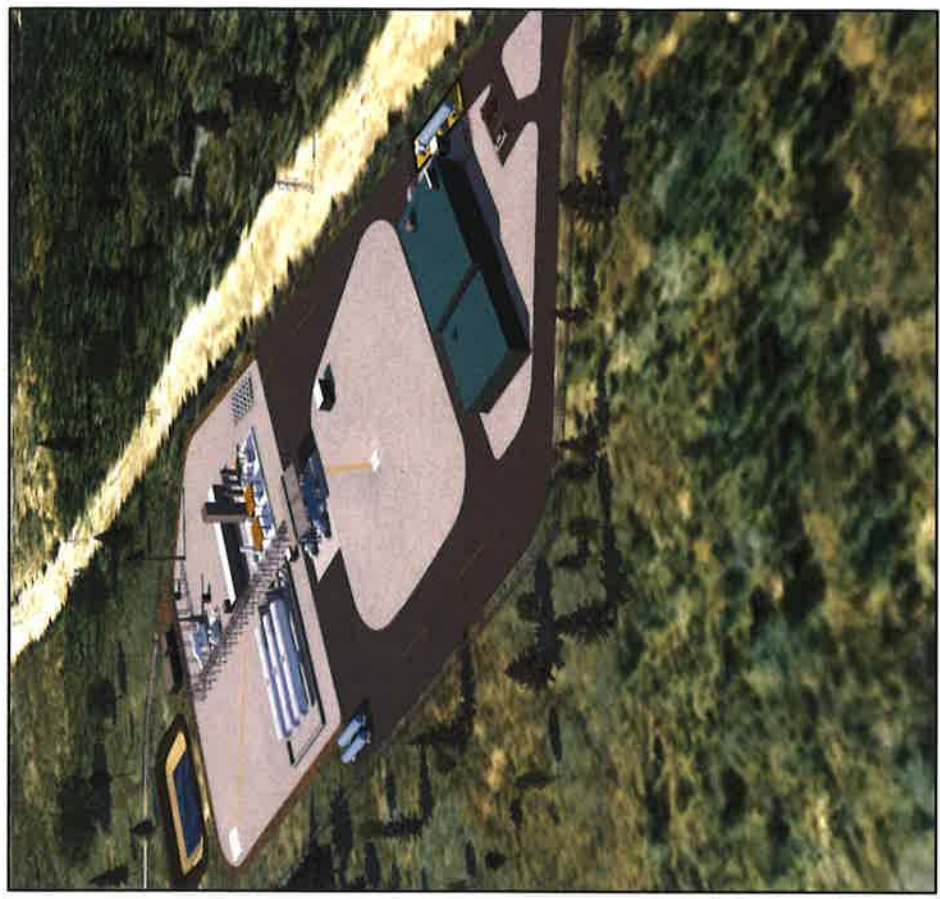




# Nipigon LNG Location



Nipigon LNG Location



Nipigon LNG Plant

# Natural Gas Expansion Support Program

- The Natural Gas Expansion Support Program was created under the *Access to Natural Gas Act, 2018* and is intended to help extend access to natural gas to Ontario municipalities and First Nation communities, where feasible
- The Program is intended to encourage communities to partner with gas distributors on new projects, including projects supplied by LNG, and to submit applications to the OEB
- It provides rate protection for consumers or classes of consumers with respect to costs incurred by a gas distributor in making a qualifying investment for the purpose of providing a natural gas distribution system to those customers
- Gas distributors are entitled to be compensated for any resulting lost revenue and all consumers in Ontario are required to contribute toward the compensation
- The Program launched on July 1, 2019, and Part 1 natural gas expansion projects are currently underway
- Part 2 is expected to support new projects/communities starting in 2021

# Next Step

## Municipal Council Resolution:

1. Expressing support for the North Shore LNG Project as a regionally significant initiative to provide Northern Ontario residents and businesses with cost-effective and reliable natural gas service
2. Expressing interest in evaluating the feasibility of expanding the North Shore LNG Project to include your community as a way to promote energy affordability, civic renewal and economic development

# Thank You

## For More Information

<https://northshorenaturalgas.com/>

### North Shore LNG Project

Stephanie Ash

President, Firedog Communications

+1 (807) 767-4443 ext. 222

[stephanie@firedogpr.com](mailto:stephanie@firedogpr.com)

### Town of Marathon

Daryl Skworchinski

Chief Administrative Officer

+1 (807) 229-1340, ext. 2222

[cao@marathon.ca](mailto:cao@marathon.ca)

### Northeast Midstream LP

Joshua Samuel

President and CEO of the General Partner

+1 (416) 848-1165

[jsamuel@northeastmidstream.com](mailto:jsamuel@northeastmidstream.com)

CONFIDENTIAL

THE NORTH SHORE LNG PROJECT

## Province Bringing Jobs and Affordable Heating to Northern Ontario *New Liquefied Natural Gas Plant Will Save Business and Residents Money*

January 25, 2019 9:30 A.M.

**THUNDER BAY** — Today the Ontario government announced support for a new liquefied natural gas plant in Nipigon to help create jobs and make businesses more competitive in Northern Ontario.

"Our Government for the People is investing in the North, creating jobs, making businesses more competitive and making life more affordable for residents," said Infrastructure Minister Monte McNaughton.

Ontario will provide \$27 million towards the plant, which would convert natural gas into a liquid form, so it could be safely and economically trucked to customers. It would replace costlier fuel sources to more than 550 businesses and 5,000 homes - saving residents an estimated \$181.3 million and businesses \$65.3 million on energy bills over 40 years. This project would also create around 700 - 2,800 jobs in the region.

"We are pleased with Ontario's support for this project, which would enable the first natural gas delivery system of its kind in the province," said Joshua Samuel, President and Chief Executive Officer of the General Partner of Northeast Midstream LP. "It would bring significant cost savings to businesses and ultimately, to municipalities and First Nations."

"The Nipigon LNG project would enable northern businesses to cut operating costs, improve their competitiveness and attract more investment to the area - sending a strong signal to the world that Ontario is open for business," said Greg Rickford, Minister of Energy, Northern Development and Mines. "It would also assist in expanding Northern Ontario's natural gas distribution network to households, which would make life more affordable for families."

### QUOTES

"This announcement is so important. Our communities have been severely impacted by high energy costs. Many people in Northern Ontario have had hydro bills over \$1,000 per month in the winter. Today's announcement will do so much to lower our energy costs, making them comparable to the rest of the users in Ontario. It will open up opportunities for other communities, making life more affordable."

- Jody Davis

Mayor of Terrace Bay

"New options to access natural gas can provide operational savings and reduced emissions, both of which make Ontario mines more competitive. With more than a dozen mining operations currently unable to access natural gas, we look forward to the opportunities this government commitment will bring."

- Chris Hodgson

President, Ontario Mining Association

"This project will leverage significant public-private investment in the expansion of natural gas to non-pipeline communities that is built off of the innovation and collaboration between neighbouring communities. This type of transformative economic development is critical to our long-term economic sustainability."

- Rick Dumas

Mayor of Marathon

### QUICK FACTS

- The liquefied natural gas plant is the first phase of the project. A planned second phase will extend the benefits of natural gas to five Lake Superior north shore communities including Marathon, Terrace Bay, Schreiber, Manitowadge and Wawa, as well as additional towns and First Nations communities, where feasible.
- An additional \$3.4-million investment through Ontario's Northern Ontario Heritage Fund Corporation will go towards the second phase of the project, and would support the Lake Superior north shore communities of Manitowadge, Marathon, Schreiber, Terrace Bay and Wawa in developing the engineering and design plans, and addressing permits, regulatory approvals and licencing requirements needed to bring natural gas to residential, commercial, and institutional users within the region.
- Expanding natural gas access to Manitowadge, Marathon, Schreiber, Terrace Bay and Wawa would contribute \$73 million towards Ontario's GDP.
- The project is being led by Northeast Midstream, an Ontario-based energy partnership focused on expanding natural gas service to communities and industries not currently served by the traditional pipeline model.
- Expanding access to natural gas is a top priority for the Government of Ontario. The recent passage of Bill 32, the Access to Natural Gas Act, makes it possible to implement a new program that would, once the regulations are in place, be designed to expand natural gas distribution systems to more parts of rural and Northern Ontario, as well as First Nations communities.



October 1st, 2019

To the Council  
Corporation of the Township of Dubreuilville  
P.O. Box 367  
Dubreuilville, ON  
POS 1B0

**Subject: New identity for Brookfield Renewable**

We are delighted to share with you that we launched a new identity for Brookfield Renewable Canada's business.

Going forward, we will operate our generating stations and powerlines, including those on the Magpie and Michipicoten rivers, under the Evolgen name.

Evolugen is a company of Brookfield Renewable and focuses on providing renewable energy solutions in Canada. We invite you to visit our new website at [www.evolugen.com](http://www.evolugen.com).

Our Ontario team remains committed to prioritize workers and public safety, as well as environmental protection. Evolgen will continue to be an accessible company close to the communities and a partner to help make them better places.

We are very excited for Evolgen to continue to provide solutions for a low-carbon future in Canada.

Please do not hesitate to contact me at [claudio.samson@evolugen.com](mailto:claudio.samson@evolugen.com) or at (705) 856-4769 for more information.

Regards,

A handwritten signature in black ink, appearing to read "Claude Samson".

Claude Samson  
Senior Manager, Operations

Note: The new identity does not impact the ownership of our assets. No change to tax.



Le 1<sup>er</sup> octobre 2019

Au conseil municipal  
Corporation of the Township of Dubreuilville  
P.O. Box 367  
Dubreuilville, ON  
P0S 1B0

**Sujet: Nouvelle image de marque pour Énergie Brookfield**

Nous sommes ravis de vous faire part de notre nouvelle image de marque, Evolgen.

À l'avenir, nous opérerons nos installations de production et de transport d'électricité, dont celles sur les rivières Michipicoten et Magpie, sous le nom Evolgen.

Evolugen, qui continue d'être une société d'Énergie Brookfield, se concentre sur l'offre de solutions d'énergie renouvelable au Canada. Nous vous invitons à visiter notre nouveau site Web au [www.evolugen.com](http://www.evolugen.com).

Sous la nouvelle identité, notre équipe de l'Ontario demeure engagée à prioriser la sécurité des travailleurs et du public, de même que la protection de l'environnement. Evolgen continuera d'être une entreprise accessible et près des communautés, partenaires de projets visant à améliorer la qualité de nos milieux de vie.

Nous sommes enthousiasmés à l'idée de voir Evolgen continuer de fournir des solutions pour assurer un avenir faible en carbone au Canada.

N'hésitez pas à me contacter pour plus d'information à [claude.samson@evolugen.com](mailto:claude.samson@evolugen.com) ou au (705) 856-4769.

Cordialement,

A handwritten signature in black ink, appearing to read "Claude Samson".

Claude Samson  
Gestionnaire principal, Opérations

Note : Ce nouveau nom n'implique aucun changement de propriétaire pour nos installations. Il n'a donc aucun impact sur les taxes.



# LE CENTRE DE SANTÉ LADY DUNN

## est à la recherche d'un administrateur ou d'une administratrice francophone

Le comité des candidatures du conseil d'administration, qui est chargé de proposer des candidates et des candidats compétents au conseil d'administration, est à la recherche de personnes que le poste d'administrateur ou d'administratrice intéresse.

Le Centre de santé Lady Dunn (CSLD) est un hôpital multiservice qui dessert les communautés suivantes : Dubreuilville, Hawk Junction, Première Nation de Michipicoten, Wawa, Missanabie et White River. Il s'est engagé à fournir des programmes et des services dans les deux langues officielles et, conformément à la *Loi sur les services en français*, cherche à avoir une représentation francophone au sein de son conseil. La mission du CSLD : « Fournir des services de santé de haute qualité à nos communautés ». C'est le conseil qui gouverne l'organisme. Figurent parmi ses responsabilités les domaines suivants : orientations stratégiques, capacité, qualité, initiatives de collaboration, gestion des risques et responsabilité financière. Les membres du conseil agissent dans l'intérêt du CSLD afin de s'assurer que l'hôpital concrétise sa mission.

### Engagement

- Assister aux réunions du conseil 10 fois par année.
- Pouvoir siéger à des comités.

Pour maximiser son rendement, un conseil doit avoir une diversité de compétences, de connaissances et de points de vue. Le conseil du CSLD encourage donc les francophones que ce genre de travail intéresse à poser leur candidature. Le comité étudiera les candidatures des personnes qui possèdent au moins un des attributs ci-dessous :

- Expérience au sein d'un conseil ou en matière de gouvernance;
- Leadership ou présence communautaire;
- Expérience de la diversité culturelle ou linguistique;
- Connaissances liées à l'assurance de la qualité et à la gestion des risques;
- Connaissances d'ordre financier.

### Les personnes que ce poste intéresse doivent faire parvenir :

- Un formulaire de demande dûment rempli qu'elles peuvent se procurer auprès de la secrétaire du conseil à l'hôpital;
- Un curriculum vitae et deux références.

**LE TOUT DOIT ÊTRE ENVOYÉ D'ICI MIDI le 30 novembre 2019**, par la poste à :  
 Présidente, comité des candidatures du conseil d'administration, Centre de santé Lady Dunn  
 C. P. 179 Wawa (Ontario) P0S 1K0 ou, par télécopieur, au 705 856-7533, ou, par courriel, à [hgarland@ldhc.com](mailto:hgarland@ldhc.com) (adresse courriel à utiliser aussi si vous avez besoin de plus amples renseignements).





## LADY DUNN HEALTH CENTRE Seeks Francophone Director

The Nominating Committee of the Board of Directors, as the committee responsible for bringing forward suitable candidates to the Board, is seeking applications from persons who are interested in serving as a Director.

LDHC is a multi-service hospital servicing the communities of Dubreuilville, Hawk Junction, Michipicoten First Nation, Wawa, Missanabie, and White River. LDHC is dedicated to providing programs and services in both official language and in accordance with the French Language Service Act seeks to have francophone representation on our Board. Our Mission is "To provide our communities with high quality health services." The Board governs the organization, and is responsible for strategic directions, capacity, quality, collaborative ventures, risk management and financial accountability. Directors act in the best interest of the corporation to ensure that the hospital fulfills its mission.

### **Commitment:**

- Attend Board meetings 10 times per year
- May involve committee work

Diversity of skills, knowledge and viewpoints is desirable for a high-performing Board, and so the Board encourages applications from suitable francophone individuals with an interest in serving in this capacity. Consideration will be given to applicants who demonstrate one or more of the following skills/perspectives:

- Previous Board or governance experience
- Community leadership/presence
- Cultural/linguistic diversity
- Quality assurance/risk management knowledge
- Financial knowledge

### **Interested persons are asked to submit:**

- A completed application form available from the Board Secretary at the hospital
- A resume and two (2) references

**BY 12:00 PM ON November 30<sup>th</sup>, 2019** addressed to  
Chair, Nominating Committee-Board of Directors, Lady Dunn Health Centre  
P.O. Box 179 Wawa, ON P0S 1K0 or by fax (705) 856-7533  
or by email to [hgarland@ldhc.com](mailto:hgarland@ldhc.com) ( also contact for more information)

8.3

Ministry of the Environment,  
Conservation and Parks

Drinking Water and Environmental  
Compliance Division, Northern Region  
Sudbury District, Sault Ste. Marie Office  
70 Foster Drive Suite 110  
Sault Ste. Marie ON P6A 6V4  
Tel.: 705 942-6354  
Fax: 705 942-6327

Ministère de l'Environnement, de la Protection de  
la nature et des Parcs

Division de la conformité en matière d'eau potable  
et d'environnement, Direction régionale du Nord  
District de Sudbury, bureau de Sault Ste. Marie  
70, promenade Foster, Bureau 110  
Sault Ste. Marie ON P6A 6V4  
Tél. : 705 942-6354  
Télééc. : 705 942-6327



Shelley B. Casey  
CAO-Clerk / Deputy-Treasurer  
Corporation of the Township of Dubreuilville  
23, rue des Pins  
P.O. Box 367  
Dubreuilville, Ontario P0S 1B0

November 14, 2019

**RE: Dubreuilville Water Treatment Plant Inspection 2019/2020 - DWS No. 210001442**

The Ministry of the Environment, conservation and parks (MECP) recently conducted an inspection at the Dubreuilville Water Treatment Plant and of the sampling and operational data available. Please find a copy of the resulting report attached. A copy of the Inspection Rating Report (IRR) is also attached.

The inspection found that the plant operators were operating the facility in accordance with the Safe Drinking Act and associated regulations/policies. However, please review the comments found under the heading "Other Inspection Findings".

Please also note that as of January 1, 2020 a new Ontario Drinking Water Standard (O.Reg 169) limit for Haloacetic Acids (HAAs) of 80 ug/l (expressed as a running annual average of quarterly results) will be introduced. A review of the data collected, over the past several years, indicates that the Dubreuilville system will be in compliance with this standard.

If you have any questions regarding the attached report please contact me at any time.

Yours truly

A handwritten signature in black ink, appearing to read "Stephen Rouleau".

Stephen Rouleau, Senior Environmental Officer  
Water Inspection Program

cc: David Hoffman, Process and Compliance Technician OCWA, [dhoffman@ocwa.com](mailto:dhoffman@ocwa.com)  
Johnathan Bouma, Environmental Health Program Manager, [jbouma@algomapublichealth.com](mailto:jbouma@algomapublichealth.com)  
Marnie Managhan, Supervisor MOECC, [Marnie.Managhan@ontario.ca](mailto:Marnie.Managhan@ontario.ca)



**Ministry of the Environment, Conservation and Parks**

**DUBREUILVILLE DRINKING WATER SYSTEM  
Inspection Report**

<b>Site Number:</b>	210001442
<b>Inspection Number:</b>	1-L18Y8
<b>Date of Inspection:</b>	Jul 30, 2019
<b>Inspected By:</b>	Stephen Rouleau

**OWNER INFORMATION:**

<b>Company Name:</b>	DUBREUILVILLE, THE CORPORATION TOWNSHIP OF,	<b>Unit Identifier:</b>	
<b>Street Number:</b>	25		
<b>Street Name:</b>	PINE Street		
<b>City:</b>	DUBREUILVILLE	<b>Postal Code:</b>	P0S 1B0
<b>Province:</b>	ON		

**CONTACT INFORMATION**

<b>Type:</b>	CAO-Clerk/ Deputy Treasurer	<b>Name:</b>	Shelley B. Casey
<b>Phone:</b>	(705) 884-2340 x22	<b>Fax:</b>	(705) 884-2626
<b>Email:</b>	scasey@dubreuilville.ca		
<b>Title:</b>	CAO-Clerk/ Deputy Treasurer		
<b>Type:</b>	Superintendent	<b>Name:</b>	Francis DeChamplain
<b>Phone:</b>	(705) 884-2340 x24	<b>Fax:</b>	(705) 884-2626
<b>Email:</b>	fdechamplain@dubreuilville.ca		
<b>Title:</b>	Infrastructure Superintendent		
<b>Type:</b>	Algoma Public Health	<b>Name:</b>	Johnathon Bouma
<b>Phone:</b>	(705) 942-4646	<b>Fax:</b>	(705) 759-1534
<b>Email:</b>	jbouma@algomapublichealth.com		
<b>Title:</b>	Manager, Environmental Health and Communicable Disease Control		
<b>Type:</b>	Operating Authority	<b>Name:</b>	Patrick Albert
<b>Phone:</b>		<b>Fax:</b>	(807) 622-2179
<b>Email:</b>	palbert@ocwa.com		
<b>Title:</b>	Senior Ops Manager		
<b>Type:</b>	Operating Authority	<b>Name:</b>	David Hoffman
<b>Phone:</b>	(807) 876-1141 x325	<b>Fax:</b>	(807) 876-2560
<b>Email:</b>	dhoffman@ocwa.com		
<b>Title:</b>	Process and Compliance Technician		
<b>Type:</b>	Operator	<b>Name:</b>	Courtney Belisle
<b>Phone:</b>	(807) 826-4434	<b>Fax:</b>	
<b>Email:</b>	cbelisle@ocwa.com		
<b>Title:</b>	Operator		

**INSPECTION DETAILS:**

<b>Site Name:</b>	DUBREUILVILLE DRINKING WATER SYSTEM
<b>Site Address:</b>	118 HELIPORT Road DUBREUILVILLE ON P0S 1B0
<b>County/District:</b>	DUBREUILVILLE
<b>MECP District/Area Office:</b>	Sault Ste. Marie Area Office
<b>Health Unit:</b>	ALGOMA PUBLIC HEALTH
<b>Conservation Authority:</b>	

**MNR Office:**  
**Category:** Large Municipal Residential  
**Site Number:** 210001442  
**Inspection Type:** Unannounced  
**Inspection Number:** 1-L18Y8  
**Date of Inspection:** Jul 30, 2019  
**Date of Previous Inspection:**

**COMPONENTS DESCRIPTION**

**Site (Name):** SYSTEM  
**Type:** Other **Sub Type:**  
**Comments:**  
 The Dubreuilville drinking water system is owned by the Corporation of the Township of Dubreuilville and consists of a class 1 water treatment subsystem and a class 1 distribution subsystem serving a current population of approximately 600. Both subsystems are operated under contract by the Ontario Clean Water Agency.

**Site (Name):** PUMPHOUSE RAW  
**Type:** Source **Sub Type:** GUDI w Effective Insitu  
**Comments:**  
 The sourcewater is from two wells designated as groundwater under the direct influence of surface water (GUDI) with effective in-situ filtration. Both wells are located within the pumphouse and extend to a depth of approximately 15 metres below ground level and terminate in an overburden (granular) aquifer.

**Site (Name):** PUMPHOUSE TREATED  
**Type:** Treated Water POE **Sub Type:** Treatment Facility  
**Comments:**  
 The Dubreuilville drinking water system has enhanced disinfection in accordance with the Ministry's requirements for treatment appropriate for a groundwater supply that is under direct influence of surface water and has effective in-situ filtration. This treatment, as prescribed in the Drinking Water Works Permit, includes ultraviolet disinfection to provide 2-3-2 log removal of crypto, giardia and viruses followed by chlorination for the additional required 2 log removal of viruses. Chlorine is added to the water as it leaves the pumphouse, and contact time to achieve the appropriate CT is accomplished in a 60 m / 300 mm main located between the pumphouse and the first service connection. Flow meters are installed to monitor raw water flow from well 1 and treated water flow being discharged to the distribution. As no water is lost during the treatment process, raw water flow from well 2 can be determined from the treated water flow. A flow meter is also installed on the discharge to waste line.

**Site (Name):** DISTRIBUTION  
**Type:** Other **Sub Type:**  
**Comments:**  
 The distribution system includes an in-ground 1215 cubic metre reservoir and services 38 fire hydrants and approximately 320 service connections. Operation of the well pumps is controlled by the level in the reservoir, which has an emergency storage capacity of approximately 2.5 days at normal flow conditions.

## INSPECTION SUMMARY:

### Introduction

- The primary focus of this inspection is to confirm compliance with Ministry of the Environment, Conservation and Parks (MECP) legislation as well as evaluating conformance with ministry drinking water related policies and guidelines during the inspection period. The ministry utilizes a comprehensive, multi-barrier approach in the inspection of water systems that focuses on the source, treatment and distribution components as well as management practices.

This drinking water system is subject to the legislative requirements of the Safe Drinking Water Act, 2002 (SDWA) and regulations made therein, including Ontario Regulation 170/03, "Drinking Water Systems" (O.Reg. 170/03). This inspection has been conducted pursuant to Section 81 of the SDWA.

This report is based on a "focused" inspection of the system. Although the inspection involved fewer activities than those normally undertaken in a detailed inspection, it contained critical elements required to assess key compliance issues. This system was chosen for a focused inspection because the system's performance met the ministry's criteria, most importantly that there were no deficiencies as identified in O.Reg. 172/03 over the past 3 years. The undertaking of a focused inspection at this drinking water system does not ensure that a similar type of inspection will be conducted at any point in the future.

This inspection report does not suggest that all applicable legislation and regulations were evaluated. It remains the responsibility of the owner to ensure compliance with all applicable legislative and regulatory requirements.

### Source

- The owner was maintaining the production well(s) in a manner sufficient to prevent entry into the well of surface water and other foreign materials.
- Measures were in place to protect the groundwater and/or GUDI source in accordance with any the Municipal Drinking Water Licence and Drinking Water Works Permit issued under Part V of the SDWA.

### Capacity Assessment

- There was sufficient monitoring of flow as required by the Municipal Drinking Water Licence or Drinking Water Works Permit issued under Part V of the SDWA.
- The owner was in compliance with the conditions associated with maximum flow rate or the rated capacity conditions in the Municipal Drinking Water Licence issued under Part V of the SDWA.

### Treatment Processes

- The owner had ensured that all equipment was installed in accordance with Schedule A and Schedule C of the Drinking Water Works Permit.
- The owner/operating authority was in compliance with the requirement to prepare Form 1 documents as required by their Drinking Water Works Permit during the inspection period.
- The owner/operating authority was in compliance with the requirement to prepare Form 2 documents as

**Treatment Processes**

required by their Drinking Water Works Permit during the inspection period.

- The owner/operating authority was in compliance with the requirement to prepare Form 3 and associated documents as required by their Drinking Water Works Permit during the inspection period.
- Records indicated that the treatment equipment was operated in a manner that achieved the design capabilities required under Ontario Regulation 170/03 or a Drinking Water Works Permit and/or Municipal Drinking Water Licence issued under Part V of the SDWA at all times that water was being supplied to consumers.
- Records confirmed that the water treatment equipment which provides chlorination or chloramination for secondary disinfection purposes was operated so that at all times and all locations in the distribution system the chlorine residual was never less than 0.05 mg/l free or 0.25 mg/l combined.
- Where an activity has occurred that could introduce contamination, all parts of the drinking water system were disinfected in accordance with Schedule B, Condition 2.3 of the Drinking Water Works Permit.
- The primary disinfection equipment was equipped with alarms or shut-off mechanisms that satisfied the standards described in Section 1-6 (1) of Schedule 1 of Ontario Regulation 170/03.

**Treatment Process Monitoring**

- Primary disinfection chlorine monitoring was conducted at a location approved by Municipal Drinking Water Licence and/or Drinking Water Works Permit issued under Part V of the SDWA, or at/near a location where the intended CT has just been achieved.
- The secondary disinfectant residual was measured as required for the distribution system.
- Operators were examining continuous monitoring test results and they were examining the results within 72 hours of the test.  
Facility is monitored off-site by OCWA operators. Site is visited each week to conduct required sampling, record keeping and maintenance.
- All continuous monitoring equipment utilized for sampling and testing required by O. Reg. 170/03, or Municipal Drinking Water Licence or Drinking Water Works Permit or order, were equipped with alarms or shut-off mechanisms that satisfy the standards described in Schedule 6.
- Continuous monitoring equipment that was being utilized to fulfill O. Reg. 170/03 requirements was performing tests for the parameters with at least the minimum frequency specified in the Table in Schedule 6 of O. Reg. 170/03 and recording data with the prescribed format.
- The owner and operating authority ensured that the primary disinfection equipment had a recording device that continuously recorded the performance of the disinfection equipment.
- All continuous analysers were calibrated, maintained, and operated, in accordance with the manufacturer's instructions or the regulation.
- All UV sensors were checked and calibrated as required.

Treatment Process MonitoringOperations Manuals

- The operations and maintenance manuals contained plans, drawings and process descriptions sufficient for the safe and efficient operation of the system.
- The operations and maintenance manuals met the requirements of the Drinking Water Works Permit and Municipal Drinking Water Licence issued under Part V of the SDWA.

Logbooks

- Records or other record keeping mechanisms confirmed that operational testing not performed by continuous monitoring equipment was being done by a certified operator, water quality analyst, or person who suffices the requirements of O. Reg. 170/03 7-5.

Security

- The owner had provided security measures to protect components of the drinking water system.

Certification and Training

- The overall responsible operator had been designated for each subsystem.
- Operators-in-charge had been designated for all subsystems which comprised the drinking water system.
- All operators possessed the required certification.
- Only certified operators made adjustments to the treatment equipment.

Water Quality Monitoring

- All microbiological water quality monitoring requirements for distribution samples were being met.
- All microbiological water quality monitoring requirements for treated samples were being met.
- All inorganic water quality monitoring requirements prescribed by legislation were conducted within the required frequency.
- All organic water quality monitoring requirements prescribed by legislation were conducted within the required frequency.
- All haloacetic acid water quality monitoring requirements prescribed by legislation are being conducted within the required frequency and at the required location.

Please note that as of January 1, 2020 a new Ontario Drinking Water Standard (O.Reg 169) limit for haloacetic acids (HAAs) of 80 ug/l (expressed as a running annual average of quarterly results) will be introduced. A review of the data collected over the past several years indicates that the Dubreuilville system will be in compliance with this standard.



**Water Quality Monitoring**

- All trihalomethane water quality monitoring requirements prescribed by legislation were conducted within the required frequency and at the required location.
- All nitrate/nitrite water quality monitoring requirements prescribed by legislation were conducted within the required frequency for the DWS.
- All sodium water quality monitoring requirements prescribed by legislation were conducted within the required frequency.
- All fluoride water quality monitoring requirements prescribed by legislation were conducted within the required frequency.
- Records confirmed that chlorine residual tests were being conducted at the same time and at the same location that microbiological samples were obtained.

**Water Quality Assessment**

- Records showed that all water sample results taken during the inspection review period did not exceed the values of tables 1, 2 and 3 of the Ontario Drinking Water Quality Standards (O.Reg. 169/03).

**Reporting & Corrective Actions**

- Corrective actions (as per Schedule 17) had been taken to address adverse conditions, including any other steps that were directed by the Medical Officer of Health.
- All required notifications of adverse water quality incidents were immediately provided as per O. Reg. 170/03 16-6.
- Where required continuous monitoring equipment used for the monitoring of chlorine residual and/or turbidity triggered an alarm or an automatic shut-off, a qualified person responded in a timely manner and took appropriate actions.

**Other Inspection Findings**

- **The following issues were also noted during the inspection:**

During the 2018/2019 inspection period two issues were noted which are not otherwise directly addressed by the Inspection report. Please Note: these issues are only partially within the control of the operating authority and therefore no specific actions or recommendations are being made at this time. However, the ministry is requesting that the operating authority and the municipality take whatever reasonable actions they can to address these issues and minimize re-occurrences.

1) Loss of data: there are several incidents regarding the loss of trending data relating to regulated recording keeping for parameters such as chlorine. These incidents appear to be related to power failure events and the failures of the back-up generator or other back-up systems to operate correctly. The amount of data lost varied from as little as 10 minutes to several hours.

2) Sample Shipping: Several incidents have occurred where samples have not arrived at the laboratory as required for analysis. These issues have been due to the failures of the shipping company to pick-up and/or deliver on-time.

## NON-COMPLIANCE WITH REGULATORY REQUIREMENTS AND ACTIONS REQUIRED

This section provides a summary of all non-compliance with regulatory requirements identified during the inspection period, as well as actions required to address these issues. Further details pertaining to these items can be found in the body of the inspection report.

Not Applicable

## **SUMMARY OF RECOMMENDATIONS AND BEST PRACTICE ISSUES**

This section provides a summary of all recommendations and best practice issues identified during the inspection period. Details pertaining to these items can be found in the body of the inspection report. In the interest of continuous improvement in the interim, it is recommended that owners and operators develop an awareness of the following issues and consider measures to address them.

**1. The following issues were also noted during the inspection:**

1) Loss of data: there are several incidents regarding the loss of trending data relating to regulated recording keeping for parameters such as chlorine. These incidents appear to be related to power failure events and the failures of the back-up generator or other back-up systems to operate correctly. The amount of data lost varied from as little as 10 minutes to several hours.

2) Sample Shipping: Several incidents have occurred where samples have not arrived at the laboratory as required for analysis. These issues have been due to the failures of the shipping company to pick-up and/or deliver on-time.

**Recommendation:**

During the 2018/2019 inspection period two issues were noted which are not otherwise directly addressed by the Inspection report. Please Note: these issues are only partially within the control of the operating authority and therefore no specific actions or recommendations are being made at this time. However, the ministry is requesting that the operating authority and the municipality take whatever reasonable actions they can to address these issues and minimize re-occurrences.

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**SIGNATURES**

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Inspected By:

Stephen Rouleau

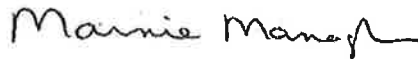
Signature: (Provincial Officer)

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Reviewed & Approved By:

Marnie Managhan

Signature: (Supervisor)



Review & Approval Date:

November 4, 2019

Note: This inspection does not in any way suggest that there is or has been compliance with applicable legislation and regulations as they apply or may apply to this facility. It is, and remains, the responsibility of the owner and/or operating authority to ensure compliance with all applicable legislative and regulatory requirements.

**Ministry of the Environment - Inspection Summary Rating Record (Reporting Year - 2019-2020)**

**DWS Name:** DUBREUILVILLE DRINKING WATER SYSTEM  
**DWS Number:** 210001442  
**DWS Owner:** Dubreuilville, The Corporation Of The Township Of  
**Municipal Location:** Dubreuilville

**Regulation:** O.REG 170/03  
**Category:** Large Municipal Residential System  
**Type Of Inspection:** Focused  
**Inspection Date:** July 30, 2019  
**Ministry Office:** Sault Ste. Marie Area Office

**Maximum Question Rating: 546**

<b>Inspection Module</b>	<b>Non-Compliance Rating</b>
Source	0 / 14
Capacity Assessment	0 / 30
Treatment Processes	0 / 110
Operations Manuals	0 / 28
Logbooks	0 / 14
Certification and Training	0 / 42
Water Quality Monitoring	0 / 112
Reporting & Corrective Actions	0 / 66
Treatment Process Monitoring	0 / 130
<b>TOTAL</b>	<b>0 / 546</b>

**Inspection Risk Rating** | 0.00%

**FINAL INSPECTION RATING:** | 100.00%

**Ministry of the Environment - Detailed Inspection Rating Record (Reporting Year - 2019-2020)**

**DWS Name:** DUBREUILVILLE DRINKING WATER SYSTEM  
**DWS Number:** 210001442  
**DWS Owner:** Dubreuilville, The Corporation Of The Township Of  
**Municipal Location:** Dubreuilville

**Regulation:** O.REG 170/03  
**Category:** Large Municipal Residential System  
**Type Of Inspection:** Focused  
**Inspection Date:** July 30, 2019  
**Ministry Office:** Sault Ste. Marie Area Office

**Maximum Question Rating:** 546

**Inspection Risk Rating** 0.00%

**FINAL INSPECTION RATING:** 100.00%



**Amendment to the Crown Land Use Planning Atlas, Wawa District**

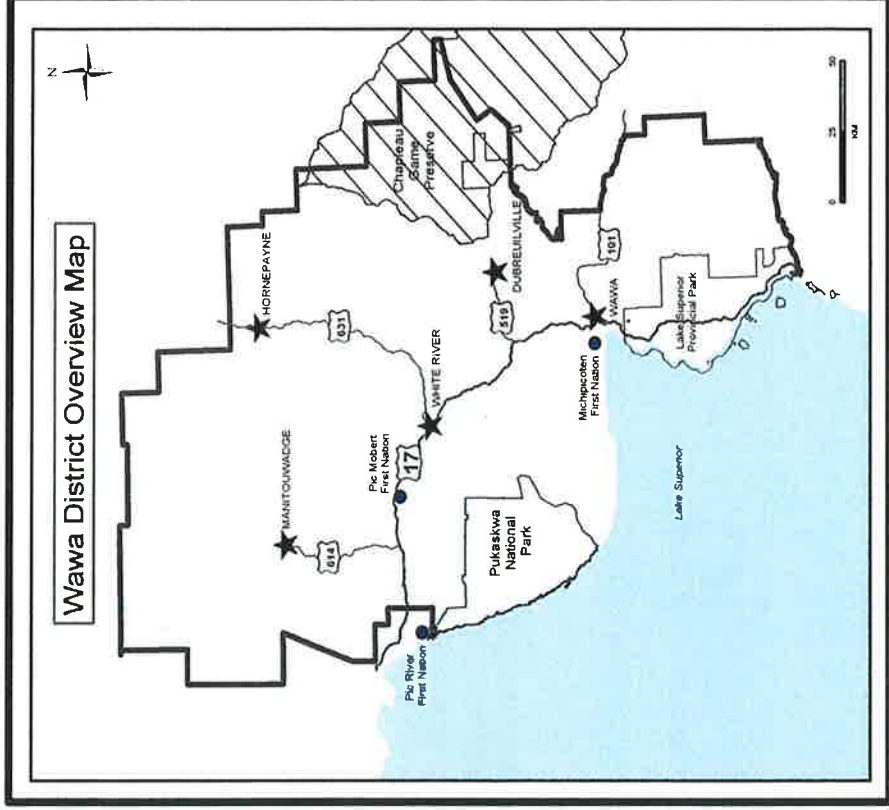
**Wawa Area LCC Meeting**

**Algoma and Martel-Magpie Forests**

**November 18, 2019**

# Briefing Purpose

1. Provide a high level overview of the Crown Land Use Atlas Harmonization (CLUAH) project.
2. What happened during the last phase of the project – Phase 4.
3. Comparison of the past versus current state of land use planning in Wawa District.
4. Summary of key changes proposed as a result of public consultation at Phase 4.
5. Linkages to Forest Management Planning.





## CLUAH: Overview

- The Crown Land Use Atlas Harmonization (CLUAH) project was initiated in Wawa District in 2006, at the request of the Northeast Regional Director, to consider a major land use amendment to the provincial Crown Land Use Policy Atlas (CLUPA) and to address stakeholder concerns and recommendations arising from the processes below:
  - Recommendations made by MOECC arising from Individual Environmental Assessment (IEA) requests on Wawa District forest management plans (more than 22 IEA requests were submitted over a three-year period) regarding compatibility of remote tourism and Crown land access.
  - Recommendations found in independent forest audits that MNRF Wawa District must take decisive action to resolve the access issue.
  - To address the 2006 Northeast Regional Advisory Committee Report - recommendation # 8 *“Revisit Crown Land Use Atlas and associated policies to determine where amendments are required to more effectively meet the needs of resource users and managers.”*

## CLUAH: Overview

- Project scope included a comprehensive review of land use planning for all provincial unregulated Crown lands and water in Wawa District, but excluded private land, First Nation Reserve lands, federal and provincial parks;
- MNRF retained an independent facilitator and coordinated over 20 workshops during a five year period to consult with the project steering committee and working group. Both groups consisted of approximately 25 members representing a broad range of local stakeholders, municipal government interests and Aboriginal communities;
- The steering committee and working group developed four options that were posted to the Environmental Bill of Rights (EBR) at Phase 3 in 2011. The options represented a range of public access. Aboriginal consultation was completed in 2013. Over 875 comments were received.
- Comments received at Phase 3 were used to develop the draft management guidelines and land use amendment at Phase 4.
- Modified Option A was approved and the decision notice was posted to the EBR at Phase 5 on April 7, 2016.

## What happened at Phase 4?

- A final draft option at Phase 4 was posted to the EBR for a 52 day comment period that ended in January 2015. Aboriginal consultation was completed June 30, 2015. A total of 385 comments were received;
- Comments were essentially divided between those seeking more Crown land access and those seeking more Crown land protection;
- The number of comments received at EBR Phase 4 was approximately half of those received at EBR phase 3;
- Comments not focused on either more protection or more access generally identified technical issues on accessing the EBR, not understanding information provided, mapping edits and concerns about any inequality in the process.

# Comparison of past vs current state as a result of CLUAH

Before CLUAH	After CLUAH
<p><u>24</u> General Use Areas describing similar land use intent inconsistently (see Appendix A).</p>	<p><u>9</u> relevant and updated landscape level land use areas to support informed decision making (see Appendix B).</p>
<p><u>No</u> Recreational Access Enhanced Management Areas. All areas are designated as General Use.</p>	<p><u>3</u> new Recreational Access Enhanced Management Areas to promote improved public access on Crown land and reduce conflict with remote tourism interests.</p>
<p>Existing access restrictions prevent an authorized connection of an all-season recreational ATV and snowmobile trail between Dubreuilville and Hornepayne.</p>	<p>MNRF will screen/review any proposal for the development of a proposed connection of an all-season recreational ATV and snowmobile trail between Dubreuilville and Hornepayne.</p>

# Comparison of past vs current state as a result of CLUAH

Before CLUAH	After CLUAH
<p><u>138</u> designated tourism lakes includes 43 “<u>opportunity lakes</u>” allocated to the tourism industry. Lake designations and prescriptions inconsistent across Wawa District.</p> <p>Area prescription on designated remote tourism lakes set at <u>3 km for main base lodge lakes</u> and <u>2 km for outpost camp lakes</u>. Area prescriptions occupy approx. 20% of district Crown land.</p>	<p>Designated remote tourism lakes reduced to <u>95</u> based on past use and 43 “<u>opportunity lakes</u>” are <u>delisted</u> to ensure existing public access is <u>maintained</u>. Lake designations updated and consistent across Wawa District.</p> <p>Area prescription on designated remote tourism lakes <u>reduced to 2 km for main base lodge lakes</u> and <u>1 km for outpost camp lakes</u> and occupy approx. 14% of district Crown land. More unencumbered Crown land is available to commercial forest industry for harvest.</p>

# Comparison of current vs future state as a result of CLUAH

Before CLUAH	After CLUAH
Authorized motorized access restrictions to designated remote tourism lakes remain in place 12 months a year.	No change.
Additional authorized motorized access restrictions in close proximity to designated remote tourism lakes remain in place during the first two weeks of the moose gun hunt.	No change.
Transfer of a Land Use Permit between tourist outfitters for a main base lodge or outpost camp is subject to a business plan approved by MNRF.	No change.

## Summary of key changes made as a result of public consultation at phase 4

Comment	Response
<p>MNDM and mining industry concern that CLUAH could impact the rights of the industry under the Mining Act</p>	<p>Addition of text and clarification provided to confirm mining and mineral rights under the Mining Act remain unchanged.</p>
<p>Local Citizen Committee (LCC) concern CLUAH would restrict or reduce public access to “backshore areas” around designated remote tourism lakes.</p>	<p>Text modified to clarify that the public maintains current use of “backshore areas” around designated remote tourism lakes.</p>
<p>LCC concern CLUAH would reduce the area available to forest industry for harvest.</p>	<p>Confirmed that CLUAH increases area available to forest industry for harvest.</p>

## Summary of key changes made as a result of public consultation at phase 4

Comment	Response
<p>Mayors requested an additional two months of public consultation during ER posting of phase 4.</p>	<p>ER posting was extended from 45 to 53 days after a technical problem limiting public access to all the documents posted on the ER website was corrected by MOECC during the first week.</p>
<p>First Nations concerns that CLUAH doesn't go far enough to protect Aboriginal and treaty rights.</p>	<p>Aboriginal and treaty rights remain unaffected by CLUAH. Text recommended by MNRF is included.</p>



## Summary of key changes made as a result of public consultation at phase 4

Comment	Response
Request made that 14 of 49 designated remote tourism “opportunity lakes” remain designated.	6 of 14 lakes demonstrated some previous tourism tenure and remain designated. 43 lakes without previous tenure were de-listed.
General concerns requesting more clarity be provided to describe activities permitted in remote tourism areas.	A glossary of terms was added and text describing permitted land uses in policy reports was simplified.

# Linkages to Forest Management Planning

Wawa District's Crown Land Use Atlas Harmonization Project Management Guidelines - Adobe Reader  
File Edit View Window Help

on Great Lakes Water Quality and Ecosystem Health (2014), and Lake Superior Lake Trout Stocking Review and Stocking Plan Update (2009).

- Crown Land Disposition - In the portion located at the mouth of the Montreal River, the Wawa District is reviewing the proposed development of the Superior shoreline will be reviewed for conformity with the any existing Shoreline Management Plans.

**3.2.5 East and West Multiple Use Resource Management Area**

The East and West Multiple Use Resource Management Areas (see Appendix 1) are located in the Wawa District and are managed in a way that recognizes the different uses of the area and the need to manage the area in a way that promotes different uses. Special considerations have been made to further promote public access and recreational activities while maintaining strategies that protect the remote quality of designated remote tourism lakes and category A and B canoe routes. *Designated* activities will occur in accordance with the guidelines listed in [Section 3.3](#). Rationale for these decisions can be found in [Appendix 1](#).

**3.3 - Designated Tourism and Recreation Values**

Remote-based tourism and recreational operations are a vital part of Ontario's economy (Hurt, Bockel, Englin and Hubler, 2006). A central component of these operations is a feeling of remoteness gained when engaging in these activities. Levels of remoteness are greatly affected by the associated effects of *Accessibility* and *Isolation* (Molkenher, 1982; Hart, Bockel, Englin and Hubler). The Wawa District is committed to protecting remote-based tourism opportunities on Designated Remote Tourism Lakes.

MNR has a mandate to develop prescriptions for the protection of Designated Remote Tourism Lakes in all land use areas. The Wawa District Tourism Strategy was developed in 1992 to serve this purpose. The Wawa District Tourism Strategy will continue to act as a companion document to the Management Guidelines and it will be applied equally throughout Wawa District. Where any inconsistency is identified between the Management Guidelines and the Tourism Strategy, the Management Guidelines will prevail. For a list of sections that no longer apply in the Wawa District Tourism Strategy see [Appendix 1](#).

Designated Remote Tourism Lakes are listed in [Appendix 1](#). Visual and auditory evidence of remoteness is a key component of the experience of the lakes and will be maintained. Special considerations include but are not limited to [Section 3.3.1](#) Designated Remote Tourism Lakes.

Currently during the first two weeks of the moose gun hunt public motorized access is restricted on a number of roads in close proximity to [Designated Remote Tourism Lakes](#). This is done to ensure that the public has a chance to experience the lakes from a management planning process. The Wawa District MNR office will encourage innovative

opportunities for pilot projects that serve to reduce conflict between various stakeholder groups e.g. reduction of existing motorized access during the moose gun hunt to one week and providing that said access to the remote tourism industry.

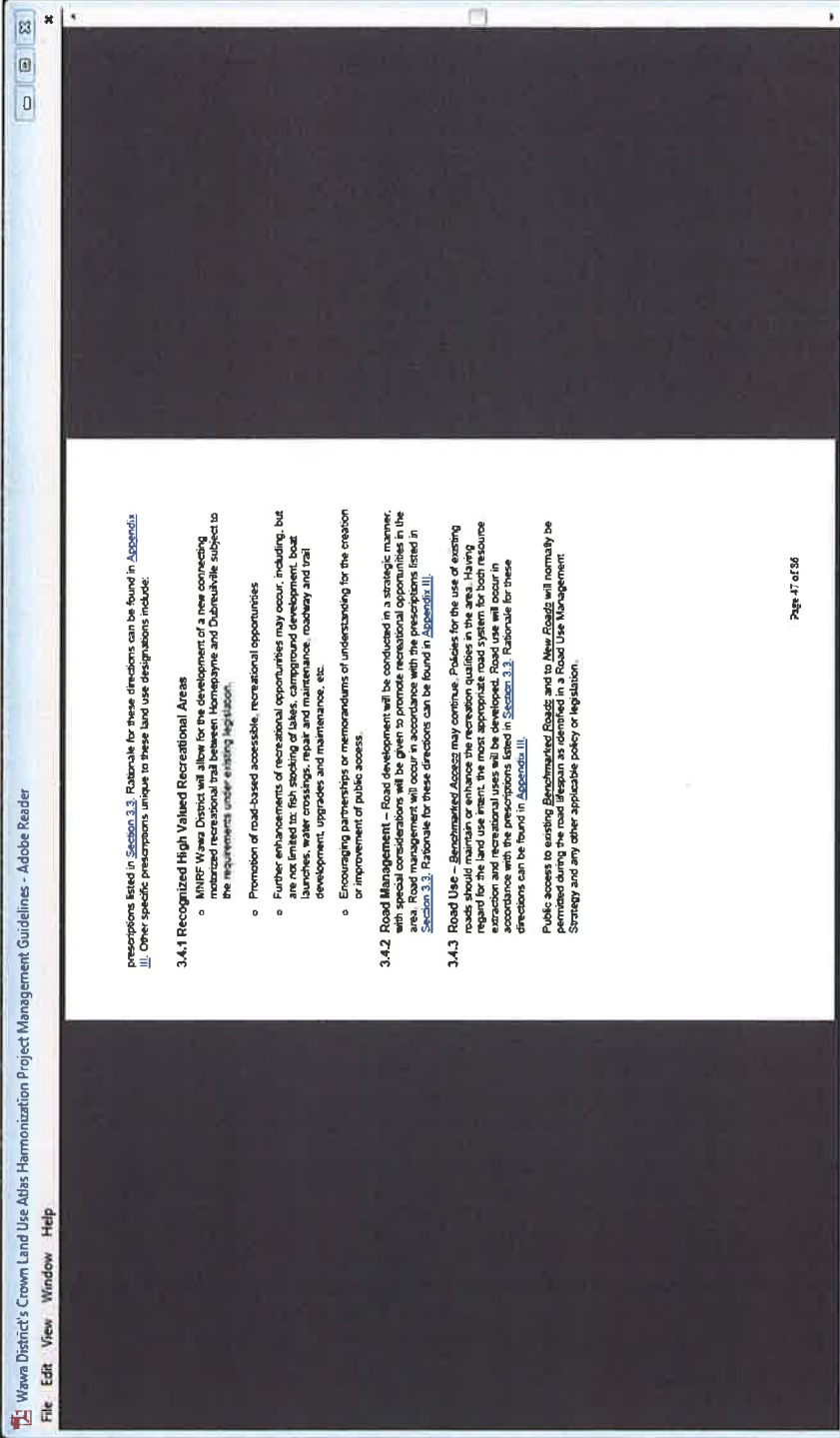
**3.3.1 Designated Remote Tourism Lake - includes a lake listed in Appendix 1, Table 5 and the surrounding area of land measured from the *Designated Forest Edge* at the lake shoreline out to a distance of 2 km for *Main Base Access Lakes* and 1 km for *Outpost Camp Lakes*.**

- The intent of these areas is to maintain remoteness, which normally includes:
  - no motorized access to the lake (excluding *Recreational Access*);
  - access typically by air, rail or non-motorized means;
  - high quality natural resources; and
  - the provision of a perception of inaccessibility and isolation.
- First 120 m (from 0 to 120 m) - No roads will be constructed. No cut forest reserve.
- Next 280 m (from 121 to 400 m) - No roads will be constructed. Use of *Access* may occur. Forest harvesting may occur.
- Within viewshed of lake - Parallel/modified cutting techniques will apply to *Accessibility* and *Isolation* harvesting operations. Operators must provide a *Recreation*.
- Outside of viewshed of lake - Forest management operations consistent with the Crown Forest Sustainability Act (1994) and its applicable manuals and guidelines as amended.
- Last 1.6 km (from 401 m to 2 km) (*Main Base Access Lakes*) or last 600 m (from 401 m to 1 km) (*Outpost Camp Lakes*) - Harvesting may occur.
- Within viewshed of lake - Parallel/modified cutting techniques will apply to *Accessibility* and *Isolation* harvesting operations. Operators must provide a *Recreation*.
- Outside of viewshed of lake - Forest management operations consistent with the Crown Forest Sustainability Act (1994) and its applicable manuals and guidelines as amended.
- New *Operational or Winter Roads* (*Access*) or roads (*Isolation*) may be established.
- After Roads* will be decommissioned upon completion of road striping units Use Management Strategy.

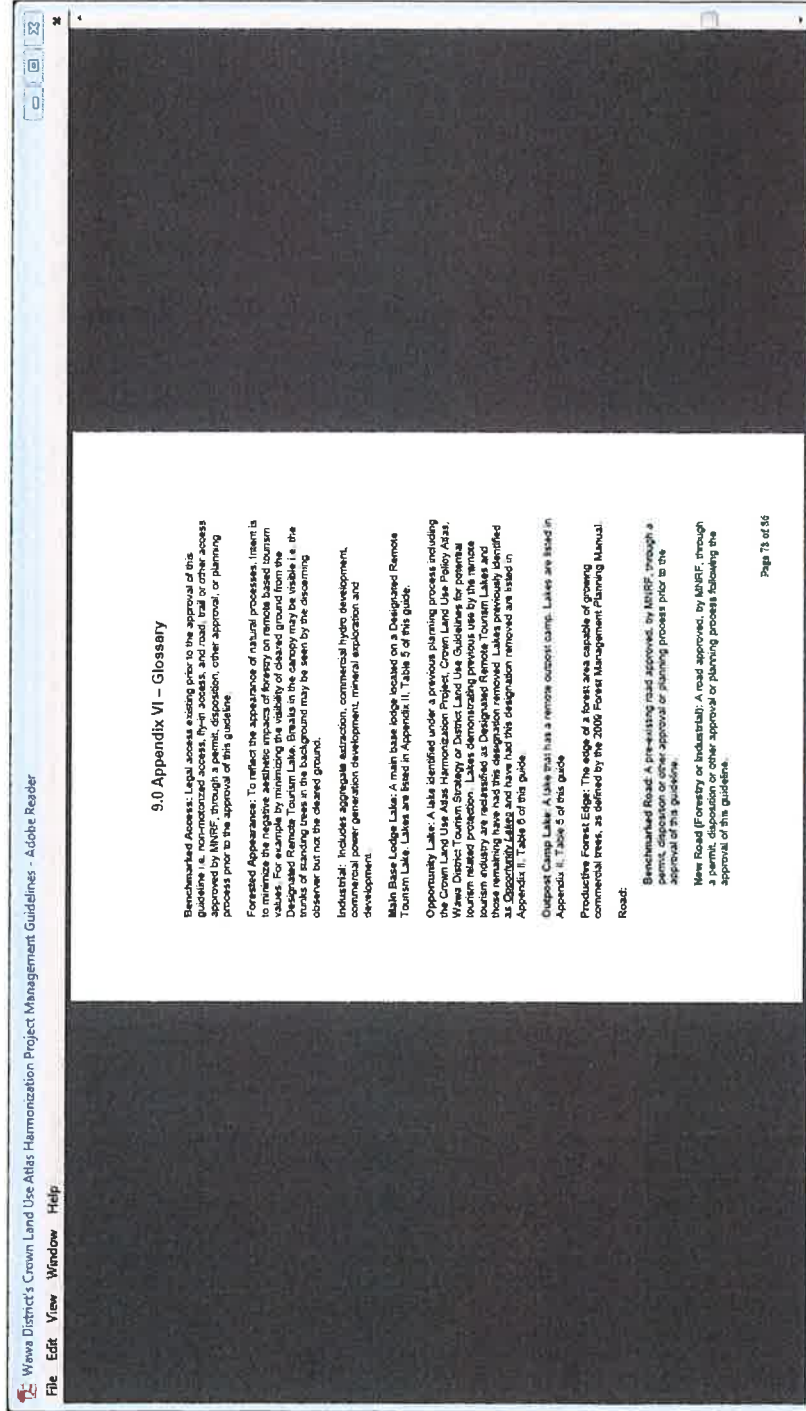
Roads, although discouraged, may be permitted for the purpose of access to natural resources through or between areas of operators on a forest.

Page 44 of 86

# Linkages to Forest Management Planning



# Linkages to Forest Management Planning



## Contacts

- For more information regarding the MNRF Wawa Crown Land Use Policy Atlas (CLUPA), please contact:

Tricia Young

District Planner

Wawa District

Ministry of Natural Resources and Forestry

Tel: 705-856-4726/Fax: 705-856-7511/Email: [tricia.young@ontario.ca](mailto:tricia.young@ontario.ca)

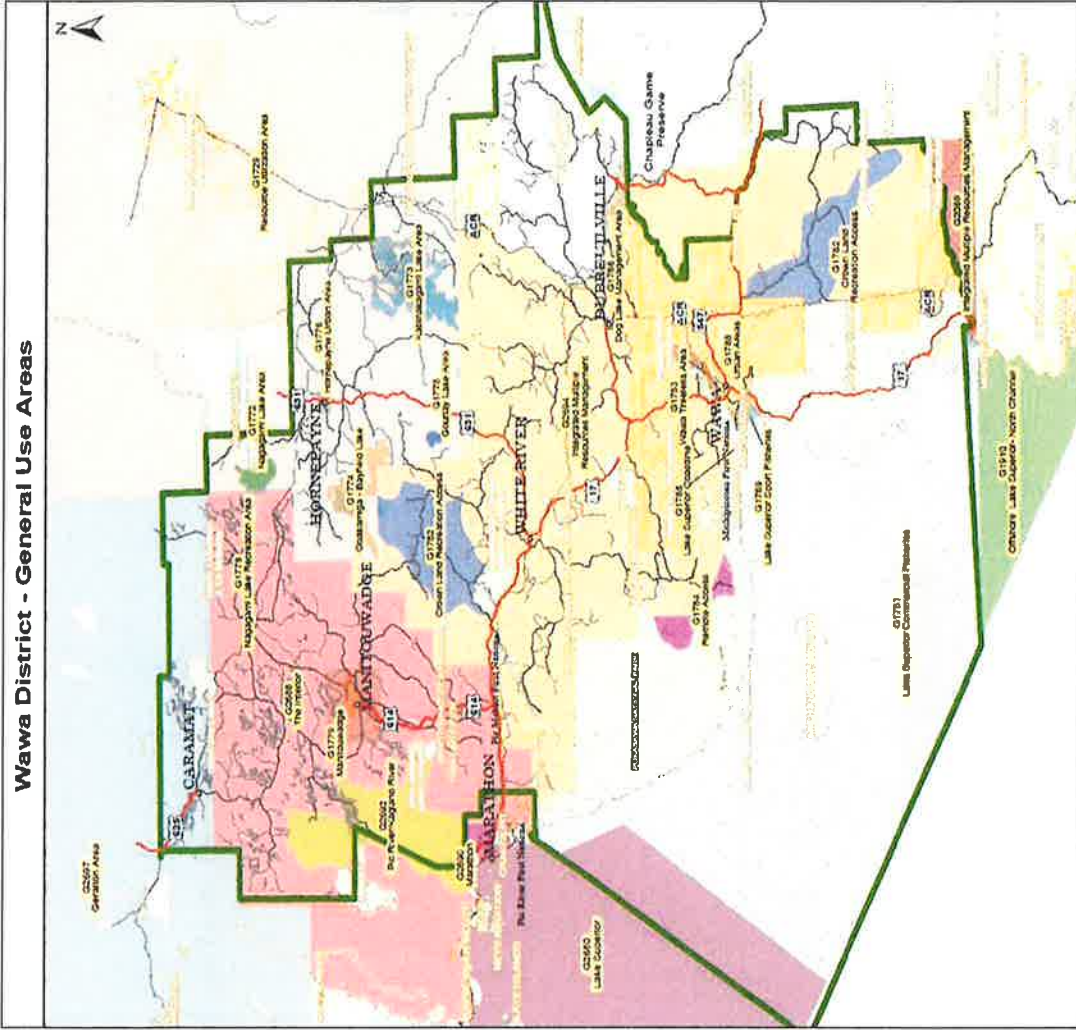
## Resources

- Crown Land Use Policy Atlas (CLUPA) website:
  - <http://www.gisapplication.lrc.gov.on.ca/CLAIMaps/Index.html?site=CLAIMaps&viewer=CLAIMaps&locale=en-US>  
- policy report, will have maps  
- policy report.
- Electronic Forest Management Plans website:
  - <https://www.efmp.lrc.gov.on.ca/eFMP/home.do>
  - Prescriptions for Designated Remote Tourism Lakes will be located in FMP11 of the Algoma and Martel-Magpie Forestry Management Plans

# Appendices

# Appendix A – Wawa District land use designations before CLUAH

Wawa District - General Use Areas

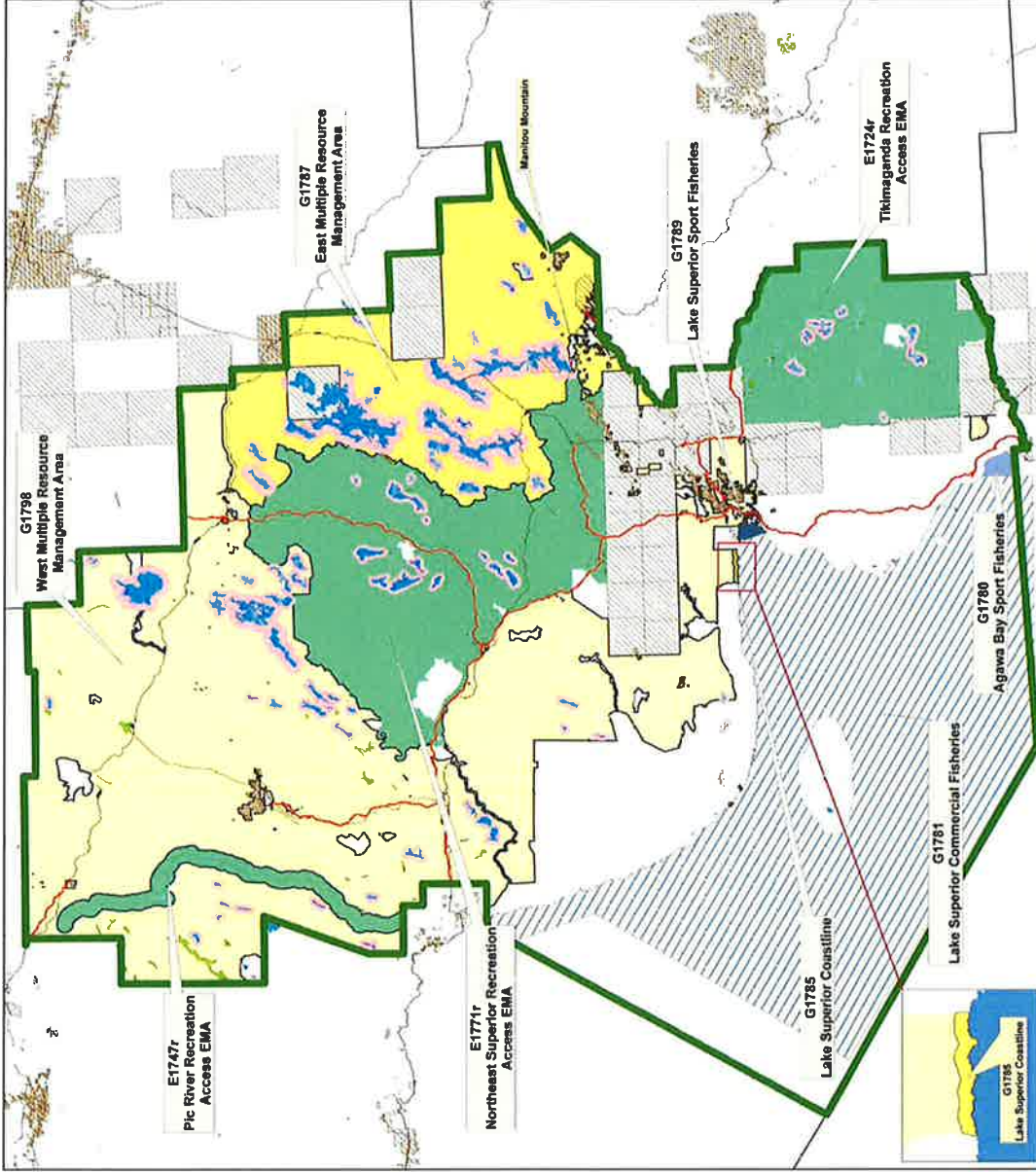
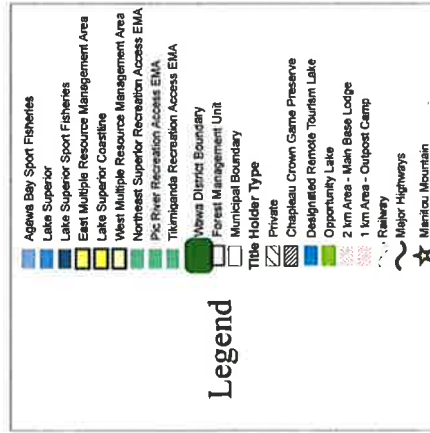


## Legend

G1726, Recreational Use Area	G1785, Lake Superior Coastal
G1727, Napanee Lake Area	G1786, Dog Lake Management Area
G1728, Napanee Lake Area	G1788, Urban Area
G1774, Oshkosh - North Channel	G1789, Lake Superior Spot Fisheries
G1775, Oshkosh - West Channel	G1910, Oshkosh Lake Superior North Channel
G1776, Oshkosh - East Channel	G2605, Long and Margie Resources Management
G1777, Napanee Lake Area	G2606, Lake Superior
G1778, Napanee Lake Area	G2608, The Interior
G1779, Lake Superior Coastal Fisheries	G2610, Marathon
G1780, Oshkosh Lake Superior North Channel	G2602, Mc Kenzie River
G1781, Lake Superior North Channel	G2604, Napanee Lake Superior Management
G1782, Lake Superior West Channel	G2607, Cadillac Area
G1783, Lake Superior East Channel	
G1784, Lake Superior North Channel	
G1785, Lake Superior West Channel	
G1786, Lake Superior East Channel	
G1787, Lake Superior North Channel	
G1788, Lake Superior West Channel	
G1789, Lake Superior East Channel	
G1910, Oshkosh Lake Superior North Channel	
G2605, Long and Margie Resources Management	
G2606, Lake Superior	
G2608, The Interior	
G2610, Marathon	
G2602, Mc Kenzie River	
G2604, Napanee Lake Superior Management	
G2607, Cadillac Area	



# Appendix B- Wawa District land use designations after CLUAH approval





8,5

**THE CORPORATION OF THE TOWNSHIP OF LARDER LAKE**

**69 FOURTH AVENUE, P. O. BOX 40, LARDER LAKE, ON P0K 1L0**

**PH: 705-643-2158 FAX: 705-643-2311**

**LARDERLAKE.CA**

November 12, 2019

Ministry of Agriculture, Food and Rural Affairs  
1 Stone Road West, Guelph, ON N1G 4Y2  
[minister.omafra@ontario.ca](mailto:minister.omafra@ontario.ca)

Dear Mr. Ernie Hardeman:

**Re: Main Street Revitalization Grant – Extension request**

In the summer of 2018, we were advised that we were allocated main street revitalization funding. On September 4<sup>th</sup>, 2019 Municipal senior staff reached out to the representative of the distributing agency of these funds (AMO) to request an extension on the spending of the funds. Staff were told that we are not the only Municipality that has enquired about an extension but that no formal response has been received from OMAFRA to AMO about allowing an extension.

An email follow-up was sent to AMO on October 7<sup>th</sup> to see if any progress had been made on granting extensions. The email also included the following list of reasons why an extension is REQUIRED:

- We were advised of the funding in summer of a Municipal election year
- Council not knowing if they were going to be re-elected did not want to choose a project for the funds
- An entirely new Council was elected in October and sworn in in early December.
- Council orientation and 2019 budget took precedence on choosing a project
- Council has recently (end of August 2019) chosen a project.
- The project requires work outside in reasonable temperatures.
- The temperatures in Northern Ontario are not stable enough till may to perform the project.

The response from AMO, which was received on the same day, was the following:

“Thanks for this, Julie. We’ve outlined several these reasons in our letter to OMAFRA. I’m hopeful that I’ll have some more information soon.”

We have been also been told to select an alternative project that would be eligible. In small towns there are certain items that are more critical than others. In our case having our landmark refurbished is the main project we would like to get done with this funding. An alternative project will not have the same visual impact. We are pleading that you provide an extension to this funding soon as possible. The request is that the project funding be extended till end of July 2020.

If you require more information please do not hesitate to contact our office at 705-643-2158.

Yours truly,

*Julie Bouthillette*

Julie Bouthillette, CAO /Clerk-Treasurer

Cc: Adam Garcia [AGarcia@amo.on.ca](mailto:AGarcia@amo.on.ca)  
Lorna Ruder [lruder@amo.on.ca](mailto:lruder@amo.on.ca) (Please share with AMO board)

**THE CORPORATION OF THE TOWNSHIP OF LARDER LAKE**  
**69 Fourth Avenue, Larder Lake, ON**  
 Phone: 705-643-2158 Fax: 705-643-2311



MOVED BY:

- Thomas Armstrong
- Patricia Hull
- P.K.  Paul Kelly
- Lynne Paquette

SECONDED BY:

- Thomas Armstrong
- Patricia Hull
- Paul Kelly
- P.K.  Lynne Paquette

Motion #: 24

Resolution #: 24

Date: November 12, 2019

WHEREAS Council has discussed and edited the letter to the Ministry of Agriculture, Food and Rural Affairs; And

THEREFORE, Council directs staff to send the letter with this attached resolution as endorsement to the letter; And

FURTHER that the letter also be sent to Premier Doug Ford, Our local MPP and all other Municipalities in Ontario.

Recorded vote requested:

	For	Against
Tom Armstrong		
Patricia Hull		
Paul Kelly		
Lynne Paquette		
Patty Quinn		

I declare this motion

<input checked="" type="checkbox"/> Carried
<input type="checkbox"/> Lost / Defeated
<input type="checkbox"/> Deferred to: _____ (enter date)
Because:
<input type="checkbox"/> Referred to: _____ (enter body)
Expected response: _____ (enter date)

Disclosure of Pecuniary Interest*

Chair: Patricia Hull

\*Disclosed his/her (their) interest(s), abstained from discussion and did not vote on this question.



# The Municipality of West Elgin

22413 Hoskins Line, Box 490, Rodney Ontario N0L 2C0

October 11, 2019

At the Regular Meeting of Council on October 10, 2019, the Council of the Municipality of West Elgin passed the following Resolution:

**Resolution No. 2019-520**

**Moved: Councillor Rowe**

**Seconded: Deputy Mayor Leatham**

**Whereas** The government of Ontario is consulting on proposed changes to the Provincial Policy Statement (PPS) to support the government’s Housing Supply Action Plan and other land use planning related priorities. This consultation period closes on October 21, 2019;

**And Whereas** The Provincial Policy Statement is a consolidated statement of the government’s policies on land use planning and is issued under section 3 of the Planning Act. The PPS applies province-wide and sets out the provincial policy direction for, among other things: The efficient use and management of land and infrastructure; Protecting public safety, the environment, and important resources including farmland;

**And Whereas** Municipalities are the primary implementers of the PPS through policies in their local official plans, zoning by-laws and other planning related decisions;

**And Whereas** The proposed draft policies would enhance agricultural protections to support critical food production and the agricultural sector as a significant economic driver;

**And Whereas** The proposed draft policies would direct large ground-mounted solar facilities away from prime agricultural and specialty crop areas, except for on-farm diversified uses;

**And Whereas** The Municipality of West Elgin is primarily an agriculture-based economy, and large grid-connected industrial wind turbine projects could also remove large portions of prime agricultural land from use, and are therefore not an appropriate use of prime agricultural land;

**Therefore** West Elgin Council supports the above policy statement with regard to large ground-mounted solar facilities; and recommends that PPS policies also include

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F: 519.785.0644

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[www.westelgin.net](http://www.westelgin.net)

---

language to direct wind turbine facilities away from prime agricultural and specialty crops, except for on-farm diversified use;

**And That** West Elgin Council hereby directs staff to send a copy of these comments prior to the October 21/19 deadline, to The Provincial Planning Policy Branch at <https://ero.ontario.ca/notice/019-0279>; with copies to Minister of the Environment Conservation and Parks, and MPP, Jeff Yurek.

**And Further That** a copy of this motion be sent to the Premier of Ontario; The Association of Municipalities of Ontario; The County of Elgin; and all municipalities in the Province of Ontario.

**Disposition: Carried**

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[www.westelgin.net](http://www.westelgin.net)



## **The Municipality of West Elgin**

22413 Hoskins Line, Box 490, Rodney Ontario N0L 2C0

October 11, 2019

At the Regular Meeting of Council on October 10, 2019, the Council of the Municipality of West Elgin passed the following Resolution:

**Resolution No. 2019-531**

**Moved: Deputy Mayor Leatham**

**Seconded: Councillor Tellier**

That West Elgin Council hereby supports the Resolution of the Town of Penetanguishene regarding Municipal Amalgamation as attached.

**Disposition: Carried**

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[www.westelgin.net](http://www.westelgin.net)



9.1

## Council Report

**From:** Melanie Pilon, Economic Development Officer

**Date:** November 21<sup>st</sup>, 2019

**Subject:** Municipal Service Delivery Review; including organization & compensation review.

**Purpose:** In January 2019, Mayor & Council completed and endorsed the Dubreuilville Strategic Action Plan 2019-2024 and Beyond. Included in this Strategic Plan was the desire to conduct an organizational and operational review as a precondition to completing a Community Improvement Plan (CIP).

A comprehensive service delivery review (SDR) will provide the information required by Municipal Council to make informed decisions around the provision of service with the underlying goal of reducing costs, maximize efficiencies and where possible increase revenues. The expectation is that the study will include a high level of public consultation to enhance the understanding of services provided.

**Recommendation:** The Ministry of Municipal Affairs and Housing (MMAH) has an open intake asking Municipalities to submit Expression of Interest (EOI) applications to the Municipal Modernization Program to fund SDR's. Applications are due December 6<sup>th</sup>, 2019 and on the recommendation of Council I will apply to the program. I have already completed the first step in the application which was to advise our Municipal Services Officer Jason Innis of our intention to apply. This needed to be done before November 22, 2019. Successful applicants will be notified in January-February 2020.

It is the recommendation of management that Council self-funds this project in the event that our funding application is unsuccessful using the one-time MMAH funding the Township received in April 2019. This funding was intended to improve municipal operations, specifically to increase efficiencies.

**Analysis:** The basic components of the comprehensive SDR will include:

Perform an in-depth review of each municipal department including: Municipal Administration Department, Public Works (Building, Roads, Cemetery, Landfill & Waste, Winter Control & By-Laws), Volunteer Fire Department, Eddy K. Lefrançois Recreation Centre & Tourism Department, Economic Development & the Corporation du Développement Économique et Communautaire de Dubreuilville (CDEC), Library & the Resource Centre.

Key benefits of the comprehensive service delivery review include: higher quality service provision, increased efficiency of often limited resources, alignment of community needs and a more engaged community, increased capacity of team members to respond to changing needs of the community, improved collaboration amongst team members across all departments, cost savings and, where possible, income generation, a more systematic approach to understanding future community needs.

**Financial Impact:**

At the time of writing, management has yet to obtain quotes from qualified vendors; however, we have spoken to neighbouring communities who have completed their SDR and understand cost forecast for a study of this scope is in the range of \$60,000 - \$80,000. The available balance in the one-time MMAH funding account accessible for use is \$123,540.51. We are currently working to obtain specific vendor quotes and should be able to provide additional details during the Council meeting.

**Melanie Pilon**  
**Economic Development Officer**

**Shelley B. Casey**  
**CAO-Clerk**



THE CORPORATION OF TOWNSHIP OF DUBREUILVILLE



# Request for Proposals

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## Municipal Service Delivery Review

12/2/2019

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## 1. Overview

**Sealed Proposals** marked clearly as to the contents, will be received by the Corporation of the Township of Dubreuilville (referred to as the "Township") until:

**4:30 p.m. EST, Friday, January 3<sup>rd</sup>, 2020**

for the services of a qualified firm to complete a Municipal Service Delivery Review, including an organizational & compensation review of the services provided by the "Township", containing a finalization of a service list, development of service profiles, and identification of recommendations and opportunities and final reporting.

Two proposal copies; one hard copy and one electronic copy are required to be submitted and must not exceed twenty (20) pages, excluding appendix and Curriculum Vitae. Submissions that exceed the length restriction will not be considered.

Proposals are to be received at the "Township" Office to the attention of the undersigned. Submissions received after the closing time will not be accepted. The onus is on the bidder to ensure that the bid is received in the proper location and before the closing time. Any questions regarding submission must also be directed to the undersigned.

Shelley B. Casey, CAO/Clerk

The Corporation of the Township of Dubreuilville

23 Pins Street, P. O. Box 367

Dubreuilville ON POS 1B0

[scasey@dubreuilville.ca](mailto:scasey@dubreuilville.ca)

Telephone: 705 884 2340 Ext. 22

Each applicant will be notified directly after a contract is awarded.

## **2. Introduction**

In January 2019, Mayor & Council completed and endorsed the Dubreuilville Strategic Action Plan 2019-2024 and Beyond. Included in this Strategic Plan was the desire to conduct an organizational and operational review as a precondition to completing a Community Improvement Plan (CIP).

The Corporation of the Township of Dubreuilville invites proposals from qualified consulting firms for the completion of a Municipal Service Delivery Review of municipal operations, including an organizational & compensation review. The review will be an objective evaluation of current municipal services/operations as identified within the Scope of Work and will provide recommendations in terms of improving efficiency, effectiveness and accountability.

A comprehensive service delivery review will provide the information required by Municipal Council to make informed decisions around the provision of service with the underlying goal of reducing costs, maximize efficiencies and where possible increase revenues. The expectation is that the study will include a high level of public consultation to enhance the understanding of services provided.

## **3. Background**

The community of Dubreuilville is located in the heart of the Magpie forest and is accessible via highway 17 with a 32 km drive down highway 519; 294 km west of Sault Ste. Marie or 468 km East of Thunder Bay. Passenger and commercial access is also available by Via Rail. Dubreuilville is a relatively young town with a colorfully rich history that continues to expand with each new generation. Its industrious and adventurous lifestyle was built on the surrounding natural resources. In 2016, its population was 613 and its median age was 42.3, well below the national average. The community is predominantly francophone. Dubreuilville offers a culture that is bilingual (French), traditional, dynamic and always friendly.

In 2008, Dubreuil Forest Products Ltd. (DFP), the community's primary employer, was forced to close its doors due to a collapse in the forestry sector. The closure resulted in a mass exodus from the community and the population fell 36% from 2006 -2016. This closure severely impacted the municipal tax rolls, particularly as the DFP property was (and still is) the only

industrial property within the municipal boundaries. To add insult to injury, DFP was also a main contributor to the townships infrastructure department and as a result the town was forced to re-acquire key expenses. The former DFP property is now a brownfield site in desperate need of redevelopment. Much of the infrastructure remains as it was left when the doors closed and includes many pieces of salvageable equipment, still it has become an eye sore and even worse an environmental hazard.

Today, Dubreuilville is on the cusp of revitalization; though it struggles to capitalize on the burgeoning activity surrounding it. The community is experiencing a mining boom; is home to one large scale underground gold mine, Alamos Gold Inc. and one large scale open pit gold mine project currently in the final stages of development, Argonaut/Prodigy Gold. There is also a great deal of exploration occurring in the area showing real potential for additional mining operations to come online; however, all mining operations are located outside of the municipal boundaries and as a result do not contribute directly to the townships industrial tax base. With that said the mining industry has been very generous to the community on a “case-by-case” basis, though strategic contributions often consume municipal resources. I.e. Purchase of a waste compactor for the Municipal Landfill Site and an Ice Resurfacers for the recreation centre.

The mining industry and the related tertiary industries provide temporary accommodations and food service to employees within the municipal boundaries and currently longer-term accommodations are being constructed. There is much discussion around resident attraction and permanent housing development to accommodate anyone wishing to make Dubreuilville their permanent home; however, a successful strategy has yet to be determined.

The “Township” has limited capacity and resources; both financial and human. With an annual budget of approximately \$ 2.5 million, the largest portion is dedicated to human resources and mandatory related employment expenses. The annual capital budget for Dubreuilville is normally very minimal, however in 2019 it grew to over \$3.2 million due to a large scale infrastructure project where capital dollars were borrowed. The “Township” has little to no reserves set aside for capital projects and largely depends on temporary funding programs from the Federal and Provincial Governments to support local projects. Additionally, the “Township” operates with a skeleton staff and is constantly battling against higher compensation packages offered by the private sector, particularly the mines. Employee turnover, training and skills

development, poaching and succession planning are also key issues faced. The “Township” does not have a formal human resources plan and operates in a non-unionized environment.

In addition to mining, Dubreuilville’s local economy has a vibrant forestry and transportation sector, alongside a small but innovative tourism and retail sector and of course education (K-12) and health care sectors.

## **4. Scope of Work**

4.1 Under the direction of a Steering Committee, comprised of the CAO/Clerk, Economic Development Officer, Treasurer/Tax Collector and one (1) member of Council, the successful proponent shall develop and facilitate a process to produce the following deliverables:

- Line-by-line item review resulting in an analysis of inventory of services and associated cost of services;
- Analysis of user fees and revenues associated with municipal services;
- Service level needs (legislative, strategic direction\*, community expectations);
- Identification of options for alternative service provision to improve efficiency, effectiveness and quality of services provided;
- Recommended changes to the current organizational chart and justification for any changes;
- Recommended changes to the municipal compensation system, including the current pay equity plan and other employment agreements;
- Changes to job descriptions in accordance with the new organizational chart, if applicable;
- Recommendations regarding a personnel policy manual which shall include a process for annual performance appraisals, employee training plans and a process for reviewing all compensation as it relates to new or changing positions, including those related to the *Pay Equity Act*;
- Identification and elimination of duplication and overlap of responsibilities with Township Departments;

- Provision of a written Final Report summarizing the results of the review, incorporating findings, analyses, conclusions and recommendations for practical, achievable and realistic alternative options/structures with regard to both service levels and work plans (including detailed implementation and/or phasing plans – immediate, short-term, medium-term and long-term);
- Three (3) paper copies and one (1) electronic copy (PDF) shall be provided to the CAO/Clerk by the agreed upon completion date. In addition, if applicable, the successful proponent shall provide all materials to the Steering Committee.
- If requested, the successful proponent shall appear before Council to present the final report.

Key objectives to be considered in the review and recommendations in this process include:

- Lower costs while maintaining taxpayer accessibility;
- Improved service efficiency and effectiveness;
- Streamlined service delivery;
- Clear lines of accountability and responsibility;
- Maintaining service access and cost containment for taxpayers;
- Ensuring long-term financial sustainability;
- Stimulate long-term sustainability and economic vitality (i.e. Open for Business Mentality)

\*Such strategic direction shall take into consideration the Dubreuilville Strategic Action Plan 2019-2024 and Beyond and the “Township’s” current planning initiatives.

4.2 To produce the deliverables listed in the previous section with a view of maximizing innovation, efficiency, effectiveness, beneficial risk taking, adaptability and accountability the successful proponent will:

- Engage with Municipal Staff and Council to gather views of current services provided;
- Gather community views of the current services provided;
- Assess\*\* the current level of services in relation to cost, efficiency and staffing;
- Assess\*\* the current staffing structure in relation to municipal goals, core services, trends, leading practices, legislation and By-Law requirements with recommendations

of alternative organizational structure, staffing levels, job titles and job descriptions, where warranted to improve the efficiency and effectiveness of the organization;

- Review departmental functions in terms of work flow and alignment;
- Review and evaluate the present utilization and adequacy of human resources;
- Assess\*\* current compensation as it relates to new or changing position, including those related to the *Pay Equity Act* with recommendations for alternate compensation levels and compensation agreements and policies;
- Evaluate and make recommendations including, but not limited to the following:
  - Performance management objectives, suggest processes and tools to enhance communications, feedback and measurement of departments and staff in meeting overall organizational goals;
  - Identify skills, abilities, areas of responsibility and provide comparisons with the “Townships” functional areas of responsibility and provide comparison with other similar jurisdictions (Municipalities located within the Superior East Region, Smooth Rock Falls) and make recommendations on appropriate changes;

\*Such strategic direction shall take into consideration the Dubreuilville Strategic Action Plan 2019-2024 and Beyond and the “Township’s” current planning initiatives.

4.3 The following is a general description of the process expected in undertaking the review and evaluation of “Township” operations. The “Township” encourages modification (within reason and with communication) of these general steps by the successful proponent to achieve an enhanced, more efficient and/or effective outcome that is true to the process previously noted:

- Initial start-up meeting with the Steering Committee;
- Research and review of resource information and setting of benchmarks through review of current services, structure and processes;
- Facilitation of meetings and/or conduction of interviews with Council and Team Members;
- Completion of community engagement activities;



- Preparation of a preliminary report which shall include identification of gaps, strengths and draft recommendations for change to address current challenges and embrace future opportunities designed to achieve the following outcomes:
  - Refocusing of organizational capacity/resources on strategic priorities;
  - Enhancing customer service levels across the organization (within its abilities and resources);
  - Establishing a results-based organization with clear accountability for operational functions.

The preliminary report will provide:

- Proposed levels of service;
- Proposed organizational structure;
- Draft implementation and communication strategies;
- Opportunity for review and amendment of preliminary draft report to incorporate comments received;
- Draft job descriptions based on the organizations structure;
- Draft personnel policy directions;
- Submission and/or presentation of a Final Report and recommendation in electronic and paper format (3 copies), including final versions of all deliverables.
- The Final Report is to include an analysis of project findings and shall include an implementation plan(s) with timelines that recognize priorities and resource constraints. The action plan(s) is/are intended to be a road map or blue print for action that ensures implementation that is achievable and that will realize expected results.

4.4 This comprehensive SDR including the organizational & compensation review and evaluation will be based on utilizing and effectively allocating the knowledge and expertise of team members as well as consultation with Council and the public, to efficiently allocate levels of service. The aim is to, wherever possible, transfer knowledge and necessary “tools” to team members to enable them to develop their own solutions to operational and process issues and challenges in the future. Further, over time, the

organizational structure and work processes should foster a more efficient and effective delivery of services.

The recommended strategies and implementation plans provided must be fiscally responsible and mindful of the resource and human resource capacity limitations of the “Township”.

4.5 The basic components of the comprehensive SDR will include:

**AREAS TO BE REVIEWED**

- Municipal Administration Department;
- Public Works (Building, Roads, Cemetery, Landfill & Waste, Winter Control & By-Laws)
- Volunteer Fire Department;
- Eddy K. Lefrançois Recreation Centre & Tourism Department;
- Economic Development & the Corporation du Développement Économique et Communautaire de Dubreuilville (CDEC);
- Library & the Resource Centre.

**KEY BENEFITS OF THE COMPREHENSIVE SERVICE DELIVERY REVIEW:**

- Higher quality service provision;
- Increased efficiency of often limited resources;
- Alignment of community needs and a more engaged community;
- Increased capacity of team members to respond to changing needs of the community;
- Improved collaboration amongst team members across all departments;
- Cost savings and, where possible, income generation;
- A more systematic approach to understanding future community needs.

## 5. Resources

The following resources may assist potential proponents in the bidding process:

- The Dubreuilville Strategic Action Plan 2019-2024 and Beyond;
- The 2019 Dubreuilville Community Profile;
- Dubreuilville Labour Market Attraction Study - 2017;
- The Township of Dubreuilville's Official Plan – 2016;
- Dubreuilville Community, Economic & Mining Growth Action Plan – 2013.

Each of the abovementioned plans can be located on [www.dubreuilville.ca](http://www.dubreuilville.ca) under the Business Tab.

## 6. Duration

It is anticipated that the comprehensive SDR, including the organizational and compensation review will be completed no later than **June 30<sup>th</sup>, 2020**. Regular communication will also be required between the successful proponent and the Steering Committee. A schedule will be prepared to best determine when interim or DRAFT report should be submitted.

## 7. Insurance & Indemnification

The successful proponent shall, at its own expense, obtain and maintain until the termination of the contract and provide the "Township" evidence of:

- Comprehensive general liability insurance on an occurrence basis for an amount not less than Two Million dollars (\$2,000,000) and shall include the Township as an "Additional Insured" with respect to the proponents operations, acts and omissions relating to its obligations under this agreement, such policy to include personal injury, broad from property damage, contractual liability, owners' and contractors' protective, products and completed operations, contingent employers liability, cross-liability and severability of interest clauses;
- WSIB Registration and coverage in accordance with the applicable regulatory requirements for the Successful Proponent and any worker that may be dispatched

to undertake work on Township property, appropriate to the type and quantity of work proposed to be provided – see below for specific proof requirements.

The successful proponent shall not commence work until such time as evidence of insurance has been filed with, and approved by the CAO/Clerk. The successful proponent shall further provide that evidence of the continuance of said insurance is filed at each policy renewal date for the duration of the contract.

Additionally, the successful proponent shall indemnify the “Township”, its Councillors, employees and/or agents from all damage, damages, losses, costs, claims, demands, actions, suits, or proceedings which may arise, directly or indirectly, as a result of the negligent, or wrongful acts, or omissions, of the successful proponents, its employees and/or agents in the performance, or purported performance, of any of its obligations under the Contract, whether or not such claims are initiated by third parties or arise between the parties.

## **8. Safety**

The successful proponent shall comply with Provincial and local statutes; in particular the Occupational Health & Safety Act and Regulations. The successful proponent shall use a regular system of safety inspections to detect and correct hazardous conditions, safety violations, and unsafe work practices; if applicable.

## **9. Municipal Freedom of Information & Protection of Privacy Act**

Information for this RFP is collected under the authority of the *Municipal Freedom of Information and Protection of Privacy Act* (the “Act”) and therefore is subject to the “Act”.

## **10. Information**

Proposals received by the “Township” later than the specified closing time will be returned unopened to the proponent.

A proponent who has submitted a proposal may submit a further proposal at any time up to the official closing time. The last proposal received shall supersede and invalidate all proposals previously submitted by that proponent as it applied to this RFP.

A proponent may withdraw a submitted proposal at any time by a letter bearing a signature and/or seal as in the original proposal.

In the event that only one proposal is received at the time of closing, the CAO/Clerk will either open or reject the proposal. A rejected proposal will be returned unopened to the proponent. A decision to reissue the RFP will be made by Council.

Proposals are irrevocable for a period of sixty (60) days from the RFP closing date.

The "Township" is currently seeking funding to undertake this project; however, will strongly consider moving forward in the event that we are not successful in obtaining funding.

The acceptance and award of the contract and execution of an agreement or contract may be subject to approval by the Council of the Corporation of the Township of Dubreuilville.

Questions on any part of this RFP must be referred to Shelley B. Casey, CAO/Clerk.

### **10.1 Requirements of Proposal Preparation**

A complete proposal shall include the following documents:

- Schedule "A" – RFP Information
- Schedule "B" – Letter of Acknowledgement
- Schedule "C" – Payment, Expenses & Billing

The above documents must be professionally completed in full, signed and returned in a **sealed envelope clearly marked** with the name and address of the proponent, and marked:

"The Corporation of the Township of Dubreuilville Service Delivery Review"

The Corporation of the Township of Dubreuilville

C/O Shelley B. Casey, CAO/Clerk

23 Pins Street, P.O. Box 367

Dubreuilville ON P0S 1B0

And can be emailed to [scasey@dubreuilville.ca](mailto:scasey@dubreuilville.ca)

## 10.2 Proposal Evaluation

Proposals will be evaluated based on the following criteria:

**A. Cost/Pricing**

The successful respondent will be respectful, reasonable and ensure that all pricing and fees quoted are competitively priced and show good value for cost.

**B. Experience**

The proven ability of the proponent to deliver on all aspects of the project, from project planning, budgeting, material development, timeline commitments, and ability to deliver in both official languages is critical to our selection.

**C. Qualifications**

Outline professional and academic qualifications and present how qualifications paired with prior experience will translate into a successful project.

**D. Understanding of Community Needs**

The successful respondent will display an understanding of Dubreuilville and the community needs. A comprehension of the natural resources sector, specifically mining and forestry sectors would be a benefit. This is essential to providing service and support to this area of northern Ontario.

The following table indicates the value that will be assigned to each section when the evaluations are processed:

CRITERIA	POINTS
Cost	50
Related Experience/ Qualifications	40
Understanding of Community/Needs	10
<b>TOTAL POINTS:</b>	<b>100 points</b>

**Consideration and flexibility may be granted in each of the aforementioned categories.**

### **10.3 Submission Conditions**

- a) The firm must be registered to conduct business in Ontario.
- b) No payment will be provided for the preparation and submission of proposals.
- c) Final selection will be based upon an assessment of the merits of the proposals submitted.
- d) The “Township” reserves the right to refuse the lowest bid or any other proposal.
- e) Should a proponent find discrepancies or omission from the RFP prior to the closing date, the “Township” is to be contacted as soon as possible.

DRAFT

**11. Schedules**

**Schedule "A" – RFP Information**

**PROPOSAL SUBMITTED BY:** \_\_\_\_\_

**CONTACT PERSON:** \_\_\_\_\_

**POSITION:** \_\_\_\_\_

**SIGNATURE OF AUTHORIZED PERSON:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**TELEPHONE NUMBER:** \_\_\_\_\_

**ALTERNATE NUMBER:** \_\_\_\_\_

**EMAIL:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**PROPOSALS RECEIVED ON BEHALF OF THE CORPORATION OF TOWNSHIP OF DUBREUILVILLE**

\_\_\_\_\_

**SHELLEY B. CASEY, CAO/CLERK**

\_\_\_\_\_

**DATE**



**Schedule “B” – Letter of Acknowledgement**

*Please adapt and submit the paragraph below with proposal submissions.*

I/we the undersigned have read the RFP documents and schedules and submit our firm’s proposal to conduct a comprehensive SDR, including an organizational & compensation review for the Corporation of the Township of Dubreuilville and agree to submit a final report no later than June 30<sup>th</sup>, 2020.

DRAFT

**Schedule “C” - Payment, Expenses & Billing**

Payment will be made in full, including HST for 100% of pre-approved, eligible costs upon receipt of an invoice. Eligible expenses must be pre-approved by the “Township” prior to incurring. Should invoices be submitted electronically, appropriate original documentation shall be forwarded to the “Township”.

The “Township” encourages bidders to quote fees in the following way for ease of payment calculation:

**a) Hours Worked:**

Consulting Hours \$ Rate per Hour

Estimated maximum project hours

Estimated # Hours

Estimated maximum Project Fees

Resulting \$ (plus HST)

Minimum Billable Project Hours

Estimated # Hours

Minimum Billable Project Fees

Resulting \$ (plus HST)

**b) Travel & Other Expenses:**

Examples of eligible expenses include: fees, travel and accommodations, meals and translation.

**c) Billing Schedule:**

Stipulate any payment requirements.

**END OF REQUEST FOR PROPOSAL**

DRAFT

9.2



## Council Report

**From:** Francis DeChamplain  
Infrastructure Superintendent

**Date:** 13/11/2019

**Subject:** Water Heater upgrades (Arena Zamboni room)

**Purpose:** Upgrades to our electrical water heaters

**Recommendation:** It is recommended that we replace two (2) old (100 gallon) and one (1) (60 gallon) water heater in the Zamboni room. One of the 100 gallon units is out of commission and is not in a state of repair and the other is the same age. With both units being old, we can only assume that the other could let go anytime. Option A: It would be approximately \$650.00 + HST + installation for the replacement of each unit, remaining with the same electrical option we have now. However, per the analysis below, the more efficient and lasting option, would be to go with the hot water on demand system as Option B.

**Analysis:** An option would be to replace all three (3) units with a more efficient propane water on demand system, which includes two (2) propane Fired Tankless Water heaters (Navien Madel NPE240; 98% efficiency). These units would work in parallel when needed which would provide for the Zamboni and our municipal garage. They would only be in operations when in use, compared to the current electrical units being used that run all the time. The Zamboni needs hot water to do its work, which is necessary for maintaining a nice ice surface during the winter season.

**Financial:** The cost for this newer efficient system as per attached quote is \$23,700.00 + HST, in addition to the electrical connections and permit, as well as propane connections and tank rental as Option B. We can use the one-time funding we received to become more efficient and effective, to cover the costs for this new equipment and service. We can also apply to obtain an incentive through Algoma Power Inc. for energy savings if we decide to just replace the units with same electrical options.

A positive response would be greatly appreciated for either propane hot water on demand system or replacement electrical hot water tanks.

If you require any additional information or explanation, please do not hesitate to ask.

Thanks!

**Francis DeChamplain**  
**Infrastructure Superintendent**

## HEALTH & SAFETY PROFESSIONALS INC.

**TO:**

**Name:** Gail Jeremy  
**Email:** jaremy.hpayne@bellnet.ca  
**Company:** Township of Hornepayne  
**Date:** October 4, 2019  
**SUBJECT:** Implementation of OHS Management System

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**Description of Overall Project:**

The goal of this project is to provide the Township of Hornepayne along with the other municipalities who agree to participate, with a comprehensive policy and procedure manual that meets minimum legislative and due diligence requirements in Ontario. It will be written based on best practices for implementing an Occupational Health and Safety Management System (WSIB Workwell, Z1000, ISO 45001).

I propose that we use the Municipality of Wawa's document as a base as it is the most comprehensive. It would mean that each municipality agrees to having the program as one document. The Wawa program requires updates and more detail, but is an excellent starting point. For example, the risk assessment needs to be completed on the workplace. The Wawa program outlines a way of doing it, but is not completed on categories of jobs or the entire municipality. WHMIS, violence, and confined spaces require updates. A harassment policy and program is missing unless it is kept in the HR program. I suggest we follow the Ministry of Labour's Code of Practice. The Wawa program requires forms as well.

The Standard Operating Procedures and General Safety Rules section are generic. Workplace Inspections and Incident Investigations could be expanded. I suggest we move away from using the words "accident" and "root cause" to keep in line with changing health and safety terminology and MOL JHSC training.

A few examples of other policies required include ladders, trenching, guardrails, working at heights, fit for duty, working alone, and policies related to an arena, which I propose we add to the Wawa format. This is not meant to be a complete list but an example of how I will approach the project.

---



536B Fourth Line E.,  
Sault Ste. Marie,  
Ontario P6A 6J8  
Canada

P: 705-254-3752  
F: 705-254-7365  
[info@hspinc.ca](mailto:info@hspinc.ca)  
[www.hspinc.ca](http://www.hspinc.ca)

# HEALTH & SAFETY PROFESSIONALS INC.

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## Phase One

**Option One - Using the Municipality of Wawa Program and format as a base:**

\$10,500 plus HST

Completion by December 31<sup>st</sup>, 2019, provided we start by mid-October

**Option Two – approximately 50 policies and format each with their own header, and as separate documents, based on materials received**

\$23,750 plus HST

Completion by February 28, 2019, provided we start by mid-October

---

## Phase Two

### **Training**

Develop a one-day orientation for new workers based on the new OHS program. You can teach it in small components as you choose. This will assist you in meeting legislative requirements for OHS Awareness, violence and harassment, and general orientation.

The final product will be a PPT presentation. The program will include notes. Each municipality will add their logo. You will own the program.

### Development Cost:

\$10,000.00 plus HST

Completed six weeks after Phase One

Thank you for the opportunity to provide this quotation to you.

Louise Caicco Tett, MPH, CRSP, RN  
President



536B Fourth Line E.,  
Sault Ste. Marie,  
Ontario P6A 6J8  
Canada

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[www.hspinc.ca](http://www.hspinc.ca)

# Annual Report

From the



for the

## Corporation of the Township of Dubreuilville

For the year ending December 31<sup>st</sup>

# 2017-2018



*Prenez le temps de vivre*  *Experience the Freedom*

November 8, 2019

Mayor Beverly Nantel and members of council:

I am pleased to present the Annual Report of the Township of Dubreuilville Fire Department for the year 2017-2018.

The Fire Department managed a total of sixteen (16) calls for assistance in 2017-2018, including one (1) MVA call and six (6) fire calls. We were successful in recruiting five (5) new firefighters, but regret the resignation of four (4), bringing our team to twenty (20) members.

We didn't suffer any injuries during 2017-2018. There are clear indicators that public fire education and fire prevention programs, along with the effective emergency response of frontline firefighters across our province is having a positive impact.

The Dubreuilville Volunteer Fire Department, in partnership with the Office of the Fire Marshal-Emergency Management, will continue our efforts to reduce the fire-related losses in our community and convince the public to embrace a responsible fire-safe lifestyle.

I would like to take this opportunity to acknowledge and thank my management team: Deputy Chief Justin Leclair, Prevention Officer Stephanie Sonier, Captain Steeve Pinel, Captain Robin Bélanger and Captain Davis Stevens, as well as every other member of our volunteer fire services organization for their valued support.

I would like to express appreciation on behalf of the Dubreuilville Fire Department to the Township staff and to you, Mayor Nantel, and all members of the Council, for your continued support and cooperation.

Respectfully yours,

Patrick Sigouin  
Fire Chief  
Dubreuilville Volunteer Fire Department



**DUBREUILVILLE VOLUNTEER FIRE DEPARTMENT  
MEMBERS AND YEARS OF SERVICE**

NAME	APPOINTED TO DEPT.		Years of Service
PATRICK SIGOUIN	APR	2008	9
JUSTIN LECLAIR	Oct	2008	9
COUTURE, KATHLEEN	APR	2001	16
NOEL, RAYMOND	JUL	1993	24
TREMBLAY, DANIEL	JAN	2004	13
PINEL, STEEVE	NOV	2010	7
STEVENS, DAVIS	DEC	2015	2
CHABOT, CARL	SEP	2007	10
OMOLIDA, ARMAN	FEB	2008	9
TREMBLAY, BENOIT	MAR	2008	9
BELANGER, ROBIN	OCT	2008	9
PATRICK BRUNETTE			
TREMBLAY, SYLVAIN	NOV	2010	7
LEVESQUE, LUC	MAY	2015	2
SONIER, STEPHANIE	MAY	2015	2
LEFRANCOIS, GUY	OCT	2015	2
POULIN, MATHEW	MAY	2015	2
BEAUPRE, NORMAN	JUN	2016	1
LEVESQUE, DAVID	JUN	2016	1
ROY, YANNICK	JUN	2016	1

## DUBREUILVILLE VOLUNTEER FIRE DEPARTMENT MEMBERS AND POSITION

NAME	TITLE
PATRICK SIGOUIN	FIRE CHIEF
JUSTIN LECLAIR	DEPUTY FIRE CHIEF
STEPAHNIE SONIER	FIRE PREVENTION OFFICER
STEEVE PINEL	CAPTAIN-FIRE APPARATUS
ROBIN BELANGER	CAPTAIN SCBA
DAVIS STEVENS	CAPTAIN- HOSES AND LADDERS
SYLVAIN TREMBLAY	VOLUNTEER FIREFIGHTER
DANIEL TREMBLAY	VOLUNTEER FIREFIGHTER
CARL CHABOT	VOLUNTEER FIREFIGHTER
AMY N. LECLAIR	VOLUNTEER FIREFIGHTER
LEANDRE MOORE	VOLUNTEER FIREFIGHTER
RAYMOND NOEL	VOLUNTEER FIREFIGHTER
LUC LEVESQUE	VOLUNTEER FIREFIGHTER
PATRICK BRUNETTE	VOLUNTEER FIREFIGHTER
MATHEW POULIN	VOLUNTEER FIREFIGHTER
GUY LEFRANCOIS	VOLUNTEER FIREFIGHTER
YANNICK ROY	VOLUNTEER FIREFIGHTER
NORMAN BEAUPRE	VOLUNTEER FIREFIGHTER
DAVID LEVESQUE	VOLUNTEER FIREFIGHTER

## **ESTIMATED FIRE LOSS – CLASSIFICATION OF PROPERTY (2017/2018)**

<b>OCCUPANCY</b>	<b>FIRE LOSS</b>
Dwellings .....	\$ 1
Apartment Buildings .....	\$ 0
Garage .....	\$ 0
Commercial .....	\$ 0
Vehicle fire (truck, car, etc.) .....	\$ 1
Vehicles accidents (need extraction, spill control) .....	\$ 0
Mobile homes .....	\$ 0
Lumber Processing .....	\$ 1
Other .....	\$ 0
<hr/>	
<b>TOTAL ESTIMATED FIRE LOSS</b>	<b>\$ 275,000</b>
<b>TOTAL EXTRACTIONS, SPILLS</b>	<b>\$ 0</b>

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## TRAINING

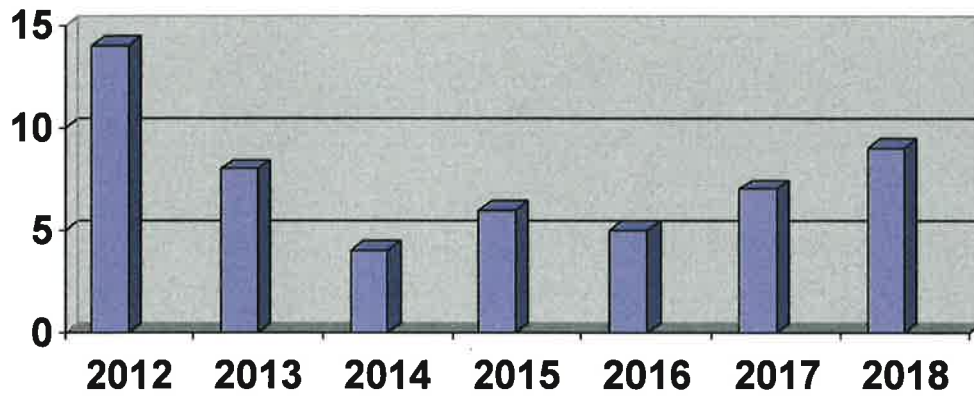
Training was conducted on a bi-weekly basis throughout the year. Training is a struggle to have everyone participate all at once with shift work; however, with the addition of new members to the team who are eager to learn, attendance has increased. The majority of training/practices are hands-on training based on the typical calls that the department responds to. In addition, some members attended courses during the year. It is essential for all firefighters to keep up with their skills, for their own safety, as well as their partners and the residents.

Training includes maintenance on our equipment such as: vehicles, vehicle checks, SCBAs, medical equipment, small engine equipment, etc. By doing training, firefighters get to learn the specific piece of equipment. There are many pieces of apparatus which need to be maintained, and it takes time to look after it. Many hours are also spent in administration, filling, keeping track of activities, training and record keeping.

## ALARMS ANSWERED – 2017-2018

MONTH	NUMBER OF ALARMS	ESTIMATED FIRE LOSS
January .....	2 alarms	\$ 0
February .....	2 alarms	\$ 20 000
March .....	1 alarms	\$ 0
April .....	1 alarms	\$ 0
May .....	1 alarms	\$ 0
June .....	1 alarms	\$ 0
July .....	2 alarms	\$ 5000
August .....	1 alarms	\$ 0
September .....	0 alarms	\$ 0
October .....	1 alarms	\$ 0
November .....	0 alarms	\$ 0
December .....	4 alarms	\$ 250 000
<b>Total</b>	<b>16 alarms</b>	<b>\$275,000</b>

**TOWNSHIP OF DUBREUILVILLE  
FIRE DEPARTMENT  
Number of Alarms Answered**



## **FIRE PREVENTION ACTIVITIES**

House Inspection for fire alarms.....	75
Number of Fire inspections.....	8
Number of Fire investigations .....	1
Fire Drills.....	2
Number of Burning Permits issued.....	0
Fire Prevention Activities.....	6

## **APPARATUS AND EQUIPMENT**

All SCBA and compressor equipment has been serviced by SPI Health and Safety.  
All Fire apparatus are serviced every 6 months.

We were very pleased to receive a generous donation of 13 handheld and 4 mobile radios from Richmond Mines Inc. with an estimated value of \$6,000

# Dubreuilville Volunteer Fire Department

## Primary Goals and Mission Statement of the Dubreuilville Volunteer Fire Department

*The goal of the Dubreuilville Volunteer Fire Department is to provide fire protection services through a range of programs designed to protect the lives and property of the inhabitants from the adverse effects of fires or exposure to dangerous conditions created by man or nature; first to their municipality, second to those municipalities requiring assistance through authorized emergency fire service plan and program (mutual aid) activities; and third to those municipalities that are provided fire protection by the Fire Department via authorized agreement.*

*The primary mission of the Dubreuilville Volunteer Fire Department is to provide a range of programs to protect the lives and property of the inhabitants of the municipality from the adverse effects of fires or exposure to dangerous conditions created by man or nature.*

November 8, 2019

9.5

**Corporation of the Township of Dubreuilville  
Planning Report**

<b>Prepared for:</b>	Shelley Casey, CAO/Clerk	<b>Applicant Name:</b>	Judy Dubreuil & Tim Taylor
<b>Prepared by:</b>	Jaime Posen, MCIP RPP	<b>Application Type:</b>	Official Plan Amendment & Zoning By-law Amendment
<b>Location:</b>	120 Magpie Road	<b>Report Date:</b>	November 18, 2019

**Recommendations**

**That Council:**

- / **Amend the Official Plan designation on the property legally described as Parts 4, 5 and 6 on Plan 1R-13609 from “Parks and Open Space Area” and “Public Service Facilities” to “Residential Area” on Schedule A of Official Plan; and**
- / **Amend the zoning on the property legally described as Parts 4, 5 and 6 on Plan 1R-13609 from “Open Space (OS)” and “Institutional (I)” to “Residential Second Density, Exception One (R2-X1” on Schedule A of Zoning By-law 2015-44.**

**Purpose**

The purpose of the subject application is to convert the existing Resource Centre (pavilion) building on the property municipally known as 120 Magpie Road to a duplex dwelling. An Official Plan Amendment and Zoning By-law Amendment are required to permit the residential land use resulting from the conversion.

**Background**

The property is currently owned by the Township of Dubreuilville and accommodates an ORNGE med-evac heliport, water treatment plant and former Resource Centre (pavilion). Through the Township’s land disposal process, a portion of the lands including the Resource Centre building has been sold under agreement of purchase and sale to the applicants.

As part of the agreement of purchase and sale, the Township has severed and registered the subject property, described as Parts 4, 5 and 6 on Plan 1R-13609. The applications for Official Plan Amendment and Zoning By-law Amendment by the applicants is intended to satisfy a condition of the agreement of purchase and sale.

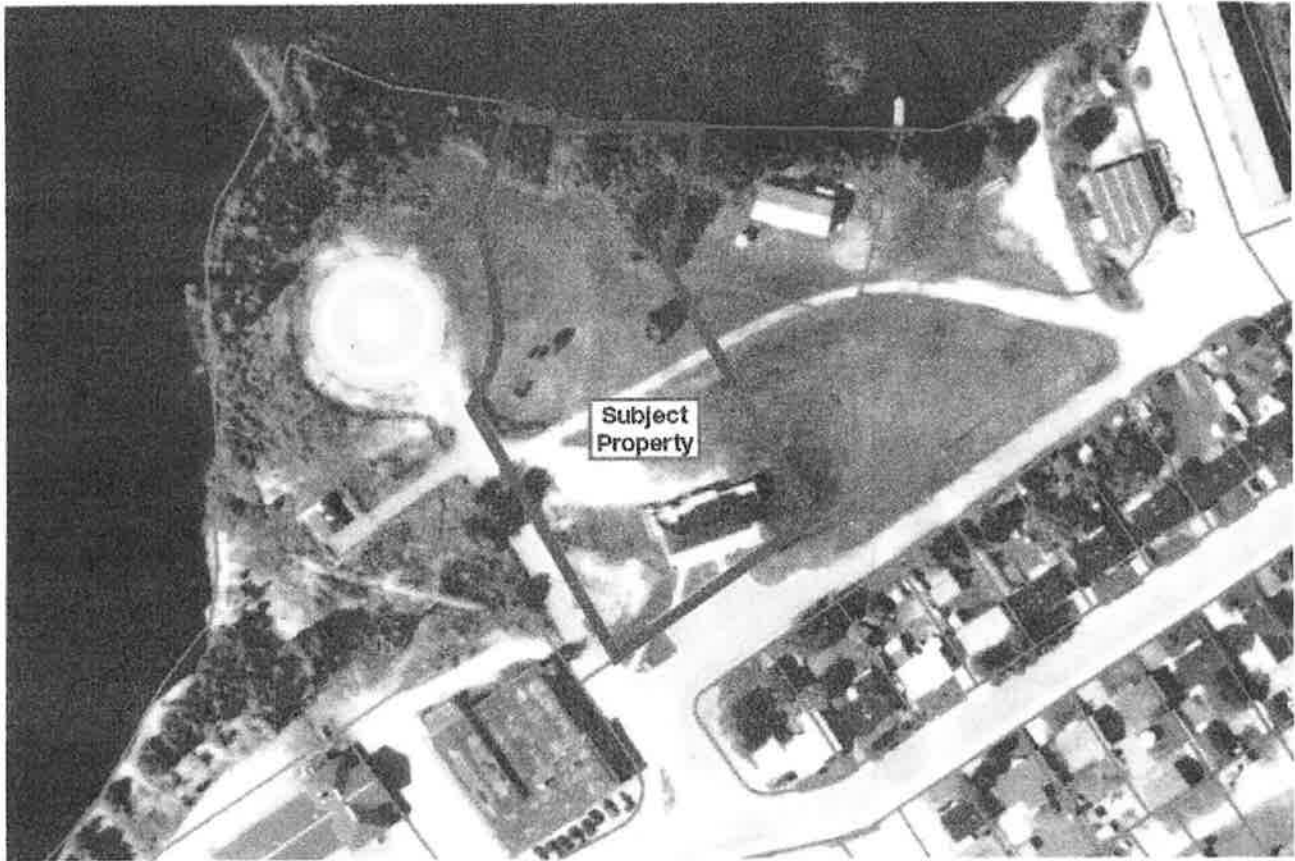
The approximate boundaries of the registered parcel are shown in the image below. The subject property is located on the north side of Magpie Road, at the intersection of Magpie Road and Heliport Road. The property has 51.16 metres of frontage along Magpie Road, with a total area of 7,580 square metres (0.758 hectares).

The boundaries of the property extend from Magpie Road in the south to the Magpie River, including approximately 60 metres of waterfront frontage. The west property boundary accounts for a buffer around the heliport, while the east property abuts the existing institutional property to the northeast.

A Bell Canada easement exists across the property (Parts 2, 5 and 8 of Plan 1R-13609). The existence of the easement does not affect the proposed amendment applications, but will apply restrictions on future development within the easement, according to the terms of Instruments LT109802 and LT109803.



The vehicular access that bisects the subject property, connecting Heliport Road in the west with Magpie Road in the east, is an unsurveyed informal route and not a publicly maintained road. The existence of this access way does not impact the amendment applications.



The property is currently occupied by the Resource Centre (pavilion) building along Magpie Road, with driveway access from Magpie Road. The property is in a mixed-use area of Dubreuilville, featuring residential, commercial, institutional, and recreation uses. Southwest of the subject site is the core area of the urban community. The area to the south and southeast, including the properties along the south side of Magpie Road, are developed with low-density residential uses.

### **Circulation Comments**

Notice of the Official Plan Amendment and Zoning By-law Amendment applications have been circulated to property owners within 120 metres of the subject property and to Township departments. No comments have been received.

### **Policy and Regulatory Framework**

#### **Provincial Policy Statement (PPS), 2014**

The 2014 Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act, provides direction on matters of provincial significance related to land use planning and development. The

Planning Act requires that decisions affecting planning matters be consistent with policy statements issued under the Act.

The PPS promotes efficient development and land use patterns which accommodate an appropriate range and mix of land uses to meet long-term needs. Additionally, the policies promote cost-effective development standards to minimize land consumption and servicing costs.

Settlement areas are required to be the focus of growth and development, and land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources. Additionally, land use patterns must be appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and / or economical expansion.

Planning authorities are required to provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the community by permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents. New housing shall also be directed to locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs.

Policy 1.5.1 of the PPS states that healthy, active communities should be promoted by planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and where practical, water-based resources. Opportunities for public access to shorelines should also be provided. As the open spaces on the subject property are currently not accessible to the public, the applications meet these policies.

Section 1.6.1 requires that public service facilities be coordinated so that they are available to meet current and projected needs. As the building is no longer used for an institutional purpose, the existing stock of institutional lands in the community is considered to be sufficient for current needs. Projected needs in the community are not anticipated to include use of the Resource Centre (pavilion) building.

The proposed amendments are consistent with the policies of the PPS.

#### **Township of Dubreuilville Official Plan (2015-27)**

The Township of Dubreuilville Official Plan contains goals, objectives, and policies that guide development in the community. All policies must be consistent with the Planning Act, Provincial Policy Statement (2014), the Growth Plan for Northern Ontario (2011), and all other applicable laws and policy directions.

Section 4 of the Official Plan establishes the overall development goals of the Township, including:

- / To achieve a compact and energy-efficient land use pattern that optimizes the use of available or planned infrastructure.
- / To achieve a mix of land uses and housing types and densities and development standards which are cost-effective, which facilitate intensification and redevelopment and which are compatible with the prevailing and emerging character of the Dubreuilville settlement area.
- / To safeguard the public and the natural environment from natural and human-made hazards through the development of policies, tools and processes to identify, evaluate, prevent or protect against such hazards, and protect against incompatible uses.
- / To promote development that is financially viable over the life-span of the community's infrastructure and physical assets.

- / To ensure that infrastructure, utilities, communications facilities and public service facilities have the capacity to support future growth and development.

Section 5 of the Official Plan establishes a set of objectives for development in the Township, including:

- / To provide and maintain an adequate supply of land for residential uses, employment areas (commercial, industrial), institutional uses, public service facilities, parks and open space uses to meet projected growth and development demands for the planning period.
- / To provide for an appropriate range of and mix of housing types and densities to meet demographic and market requirements of current and future residents of Dubreuilville, while maintaining at all times at least a ten-year supply of land designated and available for new residential development and with servicing capacity through all forms of residential intensification and redevelopment and at least a three-year supply of lots in draft and / or registered plans.
- / To designate land uses in the urban settlement area of Dubreuilville which will accommodate development and redevelopment, having regard for the health, safety, convenience and needs of the present and future population.
- / To allow development where it can be adequately serviced within the existing capacity or planned expansion, upgrading, or improvement of public service facilities and infrastructure.
- / To protect sensitive land uses and other land uses from incompatible land uses and to avoid or resolve existing land use conflicts.
- / To conserve and protect natural heritage features and areas and the attributes of the natural landscape in the design, development and maintenance of land uses and land use activities.
- / To provide the land use planning framework to sustain existing employment and encourage and stimulate new economic development.

Policy 6.1 of the Official Plan states that the Urban Settlement Area, as shown on the Land Use Plan (Schedule "A") shall be the focus of future growth, intensification, development and redevelopment within the community.

The amendment seeks to change the designation on the property from "Parks and Open Space Area" and "Public Service Facilities" to "Residential Area" on Schedule A of the Official Plan. The Residential Area designation is intended to include a full mix and range of housing types and densities appropriate to a small urban community.

Other Planning Principles established in Policy 6.3.2 include:

- / The lot size and frontage must be adequate for the intended use.
- / The lot shall be serviced with municipal water, sewage, stormwater and waste disposal services having adequate capacity to service the development.
- / The lot shall have frontage on and direct access onto a public road constructed to municipal standards and maintained by a public authority.
- / Housing types and densities will include a mix of dwelling types where designed to maintain compatibility and consistency in the character of the area in which they are located.
- / Land development shall occur in a contiguous and compact fashion, focusing on residential intensification.

Section 6.15 of the Official Plan contains policies for Natural Heritage Features and Areas, including fish habitat. Policy 6.15.2.7 restricts development on lands adjacent to fish habitat, subject to the submission of an Environmental Impact Study (EIS). As only a conversion of an existing building to residential uses is proposed, and no new development is proposed, an EIS is not required for these applications.

Policy 12.2 requires that all development within the Dubreuilville Urban Settlement Area shall be serviced with municipal water and sewage services.

Policy 12.6.8 states that the heliport provides an important health-related public service. The intent of the Plan is to protect the function of the facility.

The applications for Official Plan Amendment and Zoning By-law Amendment meet the intent of the Official Plan goals, objectives, and policies. The proposed change to the land use designation is appropriate and represents a compatible and efficient adaptive re-use of an existing building. The proposed change in land use will not impact neighbouring land uses, infrastructure, or the natural environment.

#### **Township of Dubreuilville Zoning By-law (2015-44)**

The subject property is currently zoned "OS – Open Space" and "I – Institutional" on Schedule A (Urban Settlement Area) of the Zoning By-law. A Zoning By-law Amendment will be required to permit a residential use on the subject property.

The recommended zoning for the property is "Residential Second Density, Special Exception One (R2-X1)" to permit the residential use on the property. The intent of the R2 zone is to permit single-detached, two-unit, or three-unit dwellings, such as the proposed duplex dwelling. The special exception will establish an additional setback provision to ensure adequate buffering from the adjacent heliport.

The entirety of the subject property is proposed to be uniformly rezoned to R2-X1, replacing the current split-zoning of the recently-created lot.

The following performance standard is proposed to apply to the Special Exception in the amended zoning:

1. Residential Second Density, Special Exception 1 (R2-X1)

In addition to the *zone regulations* of the R2 Zone, on lands zoned R2-X1, as shown on Schedule "A" to this By-law, the following *zone regulation* shall apply:

- a) Development shall be prohibited within 60 metres of the centrepoint of the heliport, unless permission is granted from the principal helicopter operating entity in use of the heliport.

## **Planning Recommendation**

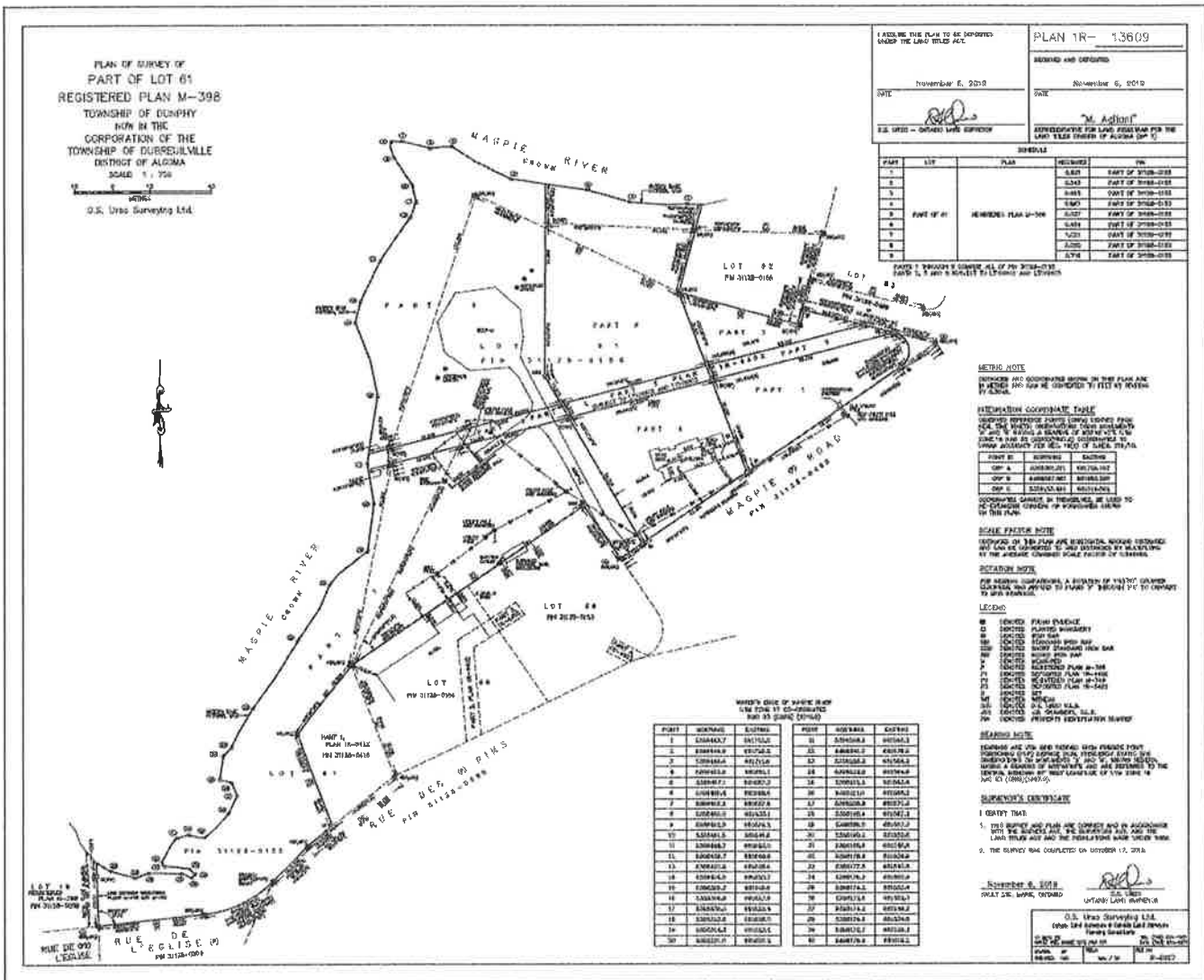
It is our professional planning opinion that the proposed application for Official Plan Amendment and Zoning By-law Amendment is consistent with the Provincial Policy Statement (2014) and conforms to the Township of Dubreuilville Official Plan (2016).

The applications are reasonable and appropriate, and located within a designated settlement area. The conversion of the building to a residential use represents an efficient adaptive re-use of underused infrastructure, and will not negatively impact surrounding land uses or the natural environment. The integrity of the heliport will be preserved through a site-specific zoning provision that restricts development within 60 metres of the heliport.

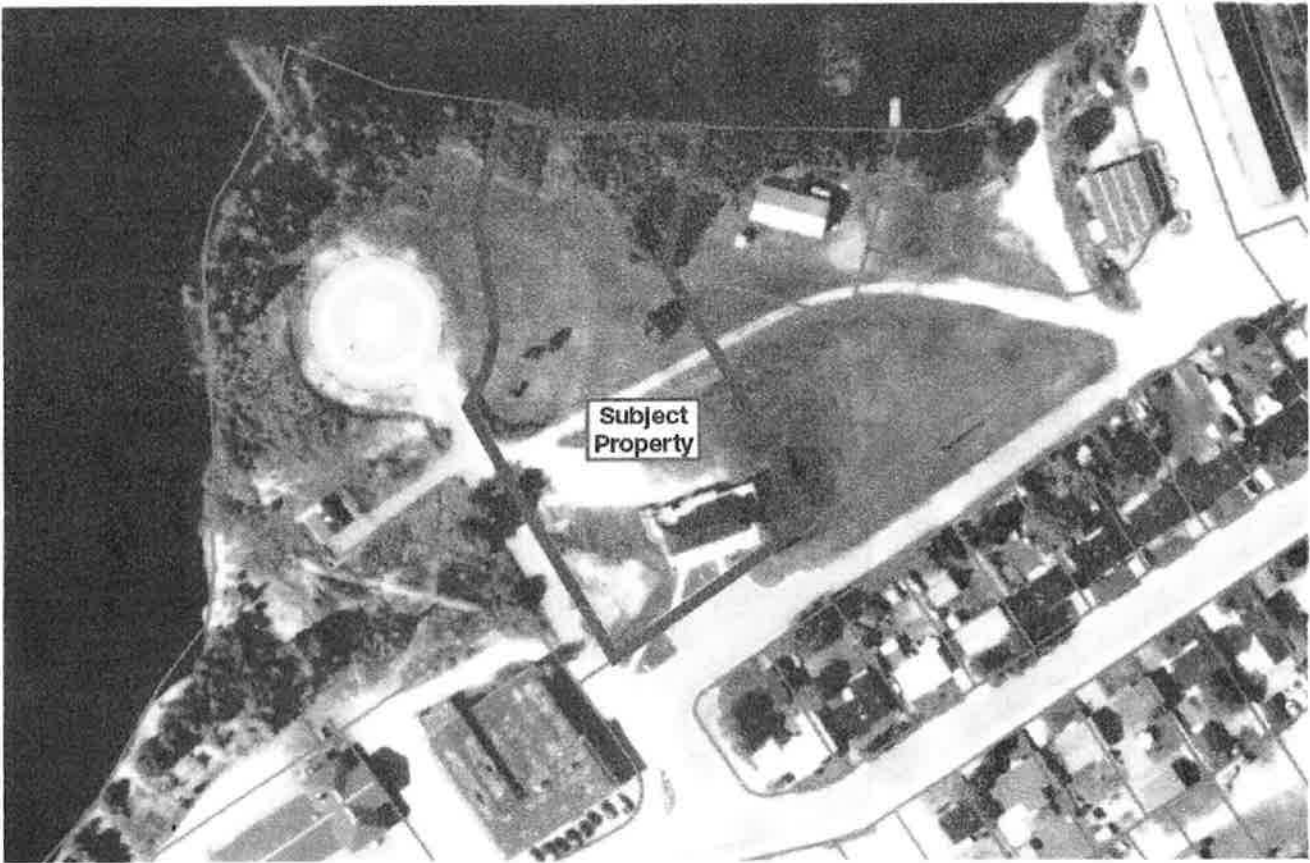
The intended development represents good planning, subject to the conditions of the proposed zone. We therefore recommend that Council approve the application.

**Fotenn Consultants Inc.**

# Appendix A: Draft 1R Plan Showing Former Crown Lands (Parts 1, 2 and 3)



**Appendix B: Sketch of Subject Property**





9.6

# À VENDRE

## Propriété telle quelle

Située au :

**418, avenue des Cèdres** L'offre la plus élevée et la meilleure utilisation seront considérées

**Veillez faire parvenir votre offre d'achat au bureau  
Municipal dans une  
enveloppe scellée indiquant l'adresse de votre soumission.**

**Afin que votre offre soit considérée, vous devez inclure un  
versement de 20 % de votre offre par chèque certifié ou mandat  
payable au nom du Canton de Dubreuilville.**

**Le versement sera retourné pour toutes les offres non retenues.**

**D'après la section 106. (1) & (2) de la Loi de 2001 sur les municipalités, L.O. 2001, chap. 25, malgré toute loi, une municipalité ne doit pas aider directement ou indirectement une entreprise de fabrication ou une autre entreprise industrielle ou commerciale en lui accordant des primes.**

**Le conseil se réserve le droit de refuser n'importe laquelle ou toutes offres.**

**Pour information:  
Suzanne Bouchard  
Trésorière / Perceptrice  
705-884-2340 ext.28  
[sbouchard@dubreuilville.ca](mailto:sbouchard@dubreuilville.ca)**





# **FOR SALE**

## **Property as is**

**Located at:**

**418 des Cèdres Avenue Highest offer and Best use will be considered**

**Please submit your offer to the Municipal office  
in a sealed envelope with  
the address of your purchase offer.**

**In order for your bid to be considered, you must include  
20 % of your bid as a deposit, by certified check or money  
order payable to the Township of Dubreuilville.**

**All deposits will be returned to the non selected bidders.**

**As per section 106. (1) & (2) of the Municipal Act, 2001, S.O. 2001, c. 25, despite  
any Act, a municipality shall not assist directly or indirectly any manufacturing  
business or other industrial or commercial enterprise through the granting of  
bonuses for that purpose.**

**The Council reserves the right to refuse any or all offers.**

**For information:  
Suzanne Bouchard  
Treasurer / Tax Collector  
705-884-2340 ext.22**

**[sbouchard@dubreuilville.ca](mailto:sbouchard@dubreuilville.ca)**

## Council Board Report



Visa 10.1 List A

Vendor : 1372101 to ZOOCAS01  
Fund : 1 GENERAL FUND

Date Range: 19-Nov-2019 to 19-Nov-2019  
Sequence by: Cheque No  
Fund No. Masked: No

Vendor Name	Cheque No.	Cheque Date	Purpose	Amount Allocated to Fund
Algoma Office Equipment	1027	19-Nov-2019	Admin - Photocopies - October 15 to November	441.67
Algoma Power Inc.	1028	19-Nov-2019	Hydro - October 2019 - Complexe	4,847.84
Amazon.ca	1029	19-Nov-2019	Fire Vehicles - LED Road Flares	65.99
Bell Canada	1030	19-Nov-2019	Monthly Service - Oct22 to Nov21/2019 - Fax - A	904.47
Best Buy Canada	1031	19-Nov-2019	Library - Supplies - 2 USB Power Adapter	72.30
Best Western North Bay	1032	19-Nov-2019	Economic Development - Travelling Exp. - Room	846.06
Canada Post Corporation	1033	19-Nov-2019	Admin - Supplies - Postage - Flyer	1,073.25
Canadian Tire Store	1034	19-Nov-2019	Garage - Buying - Tools	79.08
CTRL2MARKET (1887486 Ontario Inc.)	1035	19-Nov-2019	Garbage Truck - Supplies Gas - Oct16/2019	1,395.66
Donald L. Davidson Fuels Ltd.	1036	19-Nov-2019	Garage - Supplies Fuel - Nov5/2019	224.71
Kobo.com	1037	19-Nov-2019	Library - Purchase - Book	10.16
Laird Signs	1038	19-Nov-2019	Multi-Trail - PROJECT - Signs - Mooseback Trail	137.00
Minister of Finance	1039	19-Nov-2019	OPP Service - September 2019	9,286.00
ONTERA	1040	19-Nov-2019	A/R - Library - Internet Service - November 2019	73.39
Ontario Good Road Association	1041	19-Nov-2019	Prepays - 2020 OGRA Membership Fees	618.90
Pragmatic	1042	19-Nov-2019	Admin - Conference Call - October 2019	102.04
Royal Bank - Visa	1043	19-Nov-2019	Admin - Annual Fees on Visa 2019	100.00
City of Sault Ste. Marie	1044	19-Nov-2019	Garbage Truck - Offence Notice	240.00
TBAYtel	1045	19-Nov-2019	Cell Phone Usage - Nov 10 to Dec9/2019	22.60
ViaNet	1046	19-Nov-2019	Monthly Fees - November 2019	116.27
<b>Total:</b>				<b>20,657.39</b>

**Council Board Report**



10.1 List B

Vendor : 1372101 to ZOOCAS01  
 Fund : 1 GENERAL FUND

Date Range: 08-Nov-2019 to 08-Nov-2019  
 Sequence by: Cheque No  
 Fund No. Masked: No

Vendor Name	Cheque No.	Cheque Date	Purpose	Amount Allocated to Fund
The Shop Industrial Inc.	5051	08-Nov-2019	MuJti-Trail- Project - 60" Aluminium Groomer	10,023.10
J.Provost Contracting Ltd.	5052	08-Nov-2019	Water Distribution - Water Service Replacement	241,863.73
J.Provost Contracting Ltd.	5053	08-Nov-2019	Arena - Pavement Pad as per Funding	19,153.50
Soo Overhead Doors Inc.	5054	08-Nov-2019	Arena - Project - New Vista Door	9,568.84
<b>Total:</b>				<b>280,609.17</b>

Council Board Report

10.3 List C



Vendor : 1372101 to ZOOCAS01  
Fund : 1 GENERAL FUND

Date Range: 15-Nov-2019 to 15-Nov-2019  
Sequence by: Cheque No  
Fund No. Masked: No

Vendor Name	Cheque No.	Cheque Date	Purpose	Amount Allocated to Fund
Dechamplain, Henri	5055	15-Nov-2019	Arena - Paint & Repair Upstair Hall & Staircase	6,585.00
<b>Total:</b>				<b>6,585.00</b>

## Council Board Report



10.4 List D

Vendor : 1372101 to ZOOCAS01  
Fund : 1 GENERAL FUND

Date Range: 20-Nov-2019 to 27-Nov-2019  
Sequence by: Cheque No  
Fund No. Masked: No

Vendor Name	Cheque No.	Cheque Date	Purpose	Amount Allocated to Fund
Algoma District Services Administration Board	5056	27-Nov-2019	Municipal Levy - November 2019	8,726.33
All-Star Trophies	5057	27-Nov-2019	A/R - Fire Department - Supplies - Fire Fighters I	453.70
Andy's Machine Shop	5058	27-Nov-2019	Arena - Labour - 2 Support for Ice Boom Sprayer	293.75
B. Casey, Shelley	5059	27-Nov-2019	Multi-Trail - PROJECT - Travelling Expenses - G	162.53
Canadian Rink Services	5060	27-Nov-2019	Arena - Buying - Paints & Nets	5,352.81
CIMCO Refrigeration	5061	27-Nov-2019	Arena - Labour - Seasonal Maintenance	5,639.01
COUSINEAU, CHANTAL	5062	27-Nov-2019	Recreation Committee - Supplies - Koolaid - Fête	12.99
Dechamplain, Henri	5063	27-Nov-2019	Arena - Paint & Repair Upstair Hall & Staircase	3,450.00
FOTENN Consultants Inc.	5064	27-Nov-2019	Planning / Zoning - Misc Service Professional - F	791.00
J.Provost Contracting Ltd.	5065	27-Nov-2019	Multi-Trail - PROJECT - Gravel for Trail	13,284.28
Kresin Engineering Corporation	5066	27-Nov-2019	Landfill Site - Misc. Service Professional - 2019 /	347.75
Lacroix Enterprises Ltd.	5067	27-Nov-2019	Arena - Supplies - Ceremony - Napkins & Juice &	2,991.91
Lave Auto Mario Brosse	5068	27-Nov-2019	Water Treatment & Distribution & Garage - Labor	1,042.43
MTE Paralegal Professional Corp	5069	27-Nov-2019	Admin - Misc. Service Professional - Assessmen	401.15
Nantel Beverly,	5070	27-Nov-2019	Mayor - Travelling Expenses - Mileage - Service	973.35
Northern Light Ford Mercury	5071	27-Nov-2019	Garbage Truck - Labour - Service	224.45
Northshore Tractor LTD	5072	27-Nov-2019	Multi-Trail - PROJECT - Rake	27,713.25
Ontario Clean Water Agency	5073	27-Nov-2019	Water Well Supply & Wastewater - November 20	21,403.23
Pilon, Melanie	5074	27-Nov-2019	Economic Development - Travelling Expenses - I	229.85
Pivot Jeunesse	5075	27-Nov-2019	Admin - Donation - Kids X-Mas Donation 2019	200.00
P & K Ice Services	5076	27-Nov-2019	Arena - Labour - Line Painting	1,582.00
Praxair Canada Inc.	5077	27-Nov-2019	Garage - Cylinder Rental	32.87
Public Sector Digest	5078	27-Nov-2019	Admin - Asset Manager - Amp #3	9,716.59
R.C.M.D. Contracting Inc.	5079	27-Nov-2019	Landfill Compactor - Supplies Fuel - Oct26/2019	779.28
Shred-It International ULC	5080	27-Nov-2019	Admin - Shredding	124.20
Town of/Canton de Dubreuilville	5081	27-Nov-2019	Water & Sewer - Final Billing - Nov 2019 - 23 rue	2,841.90
Troy Life & Fire Safety Ltd.	5082	27-Nov-2019	Arena - Annual Inspection - Emergency Lighting	2,262.71
Wawa Rent-All and Repairs	5083	27-Nov-2019	Multi-Trail - PROJECT - Brush Cutter	3,164.00
Wishart Law Firm LLP	5084	27-Nov-2019	Admin - Misc. Service Lawyer	15,093.70
<b>Total:</b>				<b>129,291.02</b>



11.1

## **By-Law No. 2019-62**

### ***Being a By-law to confirm the proceedings of the Council of the Corporation of the Township of Dubreuilville at its regular meeting held on November 27, 2019.***

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

WHEREAS Section 5(1) of the Municipal Act, 2001, S.O. 2001, Chapter 25, provides that the powers of a municipal corporation are to be exercised by its Council; and

WHEREAS Section 5(3) of the said Municipal Act provides that the powers of every Council are to be exercised by by-law; and

WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Township of Dubreuilville at the November 27, 2019 meeting be confirmed and adopted through a confirmatory by-law;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Corporation of the Township of Dubreuilville enacts the following as a By-Law:

1. The actions of the Council of the Corporation of the Township of Dubreuilville in respect of each recommendation and in respect of each motion and resolution passed, and other action taken by Council at the November 27, 2019 meeting is hereby adopted, ratified and confirmed as if all such proceedings were expressly embodied in this By-Law.
2. That where no individual by-law has been or is passed with respect to the taking of any action authorized in or by the above-mentioned minutes or with respect to the exercise of any powers by the Council in the above-mentioned minutes, then this by-law shall be deemed for all purposes to be the by-law required for approving and authorizing and taking of any action authorized therein or thereby, or required for the exercise of any powers therein by the Council.
3. That the Mayor and the CAO-Clerk of the Corporation of the Township of Dubreuilville are hereby authorized and directed to do all things necessary to give effect to the said action of the Council or to obtain approvals where required and, except where otherwise provided, the Mayor and the CAO-Clerk are hereby directed to execute all documents necessary on behalf of the Corporation of the Township of Dubreuilville and to affix the Corporate Seal thereto.

4. That this By-law shall come into force and take effect upon the passing thereof.

READ a first, second and third time and be finally passed this 27<sup>th</sup> day of November, 2019.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CAO-CLERK



**By-Law No. 2019-63**

***Being a By-Law to amend the Official Plan 2015-27.***

WHEREAS the Corporation of the Township of Dubreuilville deems it necessary to amend the Corporation of the Township of Dubreuilville’s Official Plan By-Law No. 2015-27; and

WHEREAS By-Law No. 2015-27 is a by-law to establish an Official Plan to guide future development in Dubreuilville; and

WHEREAS the Council of the Corporation of the Township of Dubreuilville deems it desirable to amend By-Law 2015-27 for the purpose of changing the policies currently in effect on lands municipally known as 120 Magpie Road;

THEREFORE BE IT RESOLVED THAT the Corporation of the Township of Dubreuilville enacts as follows:

1. That “Schedule A – Urban Settlement Area” of the Official Plan, as amended, is hereby further amended as follows:
 

“that the lands shown as “Area A” on Schedule “A” attached hereto, currently designated Parks and Open Space, be hereby changed to Residential Area.”
2. That “Schedule A – Urban Settlement Area” of the Official Plan, as amended, is hereby further amended as follows:
 

“that the lands shown as “Area B” on Schedule “A” attached hereto, currently designated Public Service Facilities, be hereby changed to Residential Area.”
3. That “Schedule A – Urban Settlement Area” of the Official Plan, as amended, is hereby further amended as follows:
 

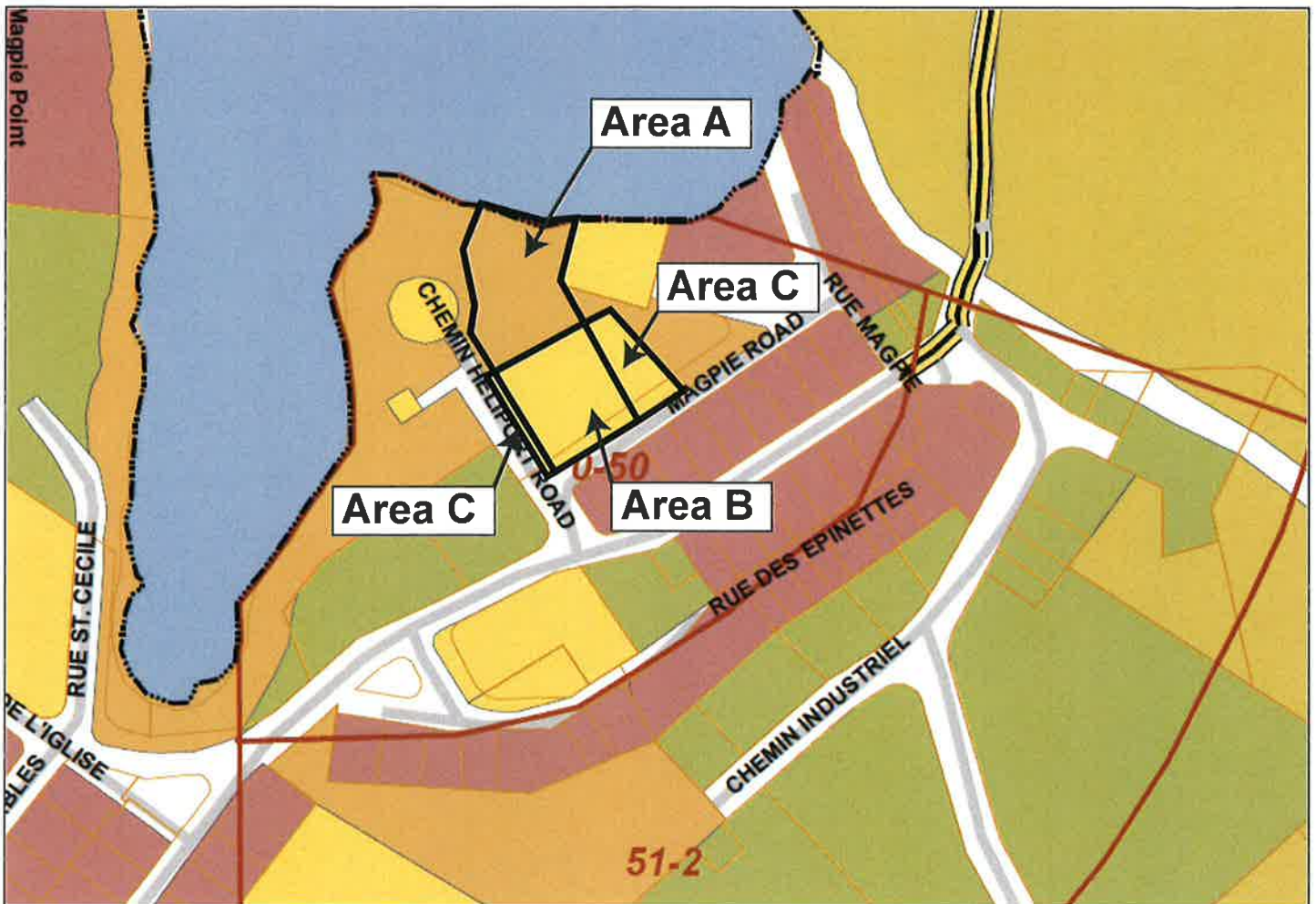
“that the lands shown as “Area C” on Schedule “A” attached hereto, currently designated Public Service Facilities, be hereby changed to Parks and Open Space.”
4. That this By-law shall come into force and take effect upon its reading and being passed by Council subject to the provisions of the Planning Act.



Read a first, second and third time and finally PASSED this 27<sup>th</sup> day of November, 2019.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CAO-CLERK



Prepared by Fotenn Consultants  
for the Township of Dubreuilville

OPZA-20190819-01

Lands Affected Part of Schedule A (Land  
Use Designations / Urban Settlement Area)  
of Official Plan 2015-27

This is Schedule A to By-law Number  
2019-63, passed November 27, 2019

### Lands Affected By By-law

Area A designation to be amended from Parks and Open Space  
Area to Residential Area.

Area B designation to be amended from Public Service  
Facilities to Residential Area.

Area C designation to be amended from Public Service  
Facilities to Parks and Open Space Area.

Scale NTS





**By-Law No. 2019-64**

***Being a By-Law to amend the Zoning  
By-law 2015-44.***

WHEREAS the Corporation of the Township of Dubreuilville deems it necessary to amend the Corporation of the Township of Dubreuilville’s Zoning By-Law No. 2015-44; and

WHEREAS By-Law No. 2015-44 is a by-law to regulate the use of lands and the erection, use, bulk, height, location, size, floor area and spacing of buildings and structures in Dubreuilville; and

WHEREAS the Council of the Corporation of the Township of Dubreuilville deems it desirable to amend By-Law 2015-44 for the purpose of changing the zoning in effect on lands municipally known as 120 Magpie Road, indicated in Schedule “A” of this By-law;

THEREFORE BE IT RESOLVED THAT the Corporation of the Township of Dubreuilville enacts as follows:

1. That Schedule “A1” of the Zoning By-law 2015-44, as amended, is hereby further amended as follows:

“that the lands labeled as “Area A” shown on Schedule “A” attached hereto, currently zoned “Open Space (OS)” be hereby changed to “Residential Second Density, Exception One (R2-X1).”

2. That Schedule “A1” of the Zoning By-law 2015-44, as amended, is hereby further amended as follows:

“that the lands labeled as “Area B” shown on Schedule “A” attached hereto, currently zoned “Institutional (I)” be hereby changed to “Residential Second Density, Exception One (R2-X1).”

3. That Schedule “A1” of the Zoning By-law 2015-44, as amended, is hereby further amended as follows:

“that the lands labeled as “Area C” shown on Schedule “A” attached hereto, currently zoned “Institutional (I)” be hereby changed to “Open Space (OS).”

4. That Section 7.4 – Residential Second Density Exceptions of Zoning By-law 2015-44, as amended, is hereby introduced as follows:

“7.4 Zone Exceptions

1. Residential Second Density Exception One (R2-X1) Zone [By-law 2019-64]

In addition to the *zone regulations* of the R2 Zone, on lands zoned R2-X1, as shown on Schedule “A” to this By-law, the following *zone regulation* shall apply:

- a) Development shall be prohibited within 60 metres of the centrepoint of the heliport, unless permission is granted from the principal helicopter operating entity in use of the heliport.

5. That Schedule “A” attached hereto forms part of this By-law;
6. That this By-law shall come into force and take effect upon its reading and being passed by Council subject to the provisions of the Planning Act.

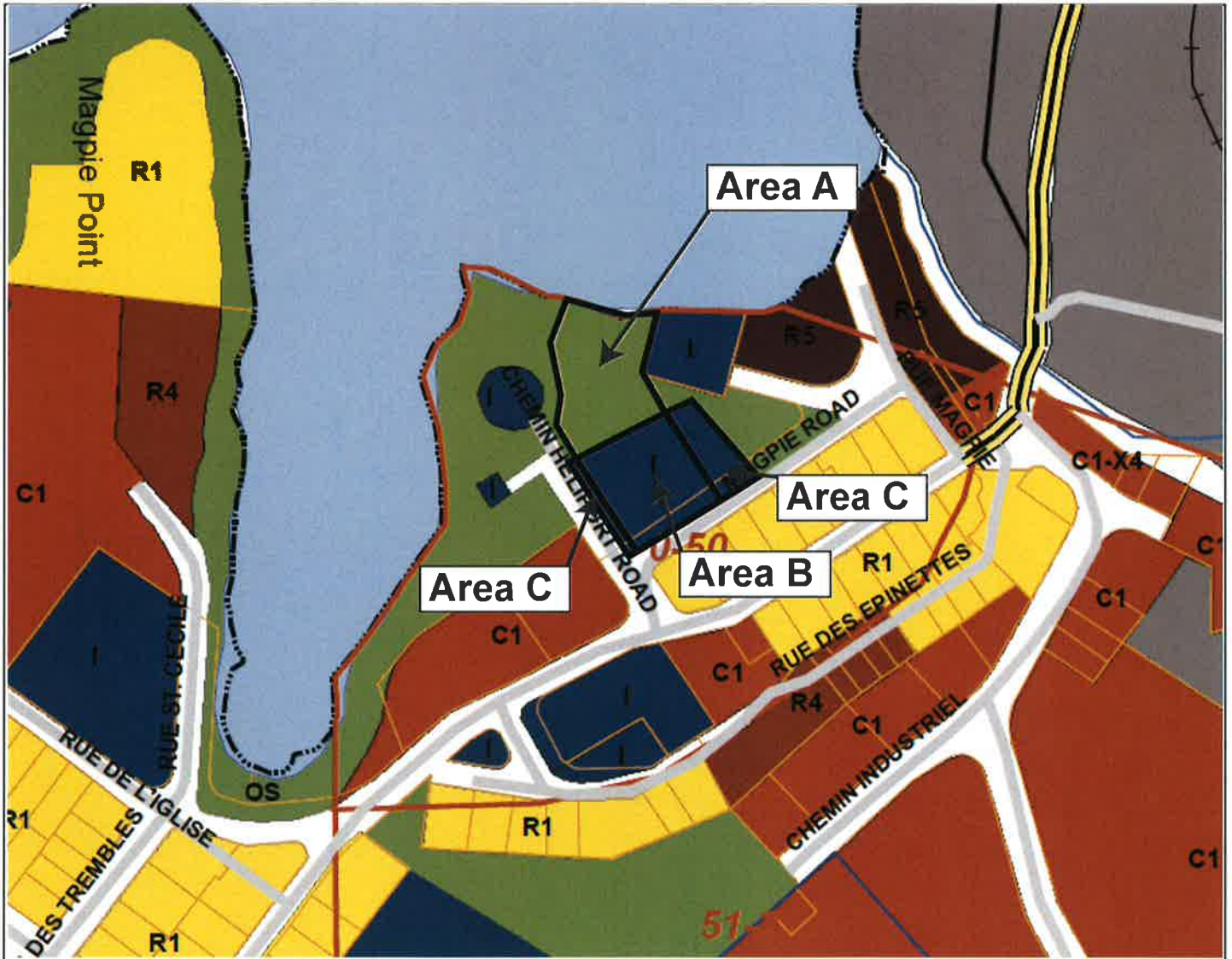
PASSED this 27<sup>th</sup> day of November 2019.

---

MAYOR

---

CAO-CLERK



Prepared by Fotenn Consultants  
for the Township of Dubreuilville

OPZA-20190819-01

Lands Affected Part of the Zoning  
Map of By-law No. 2015-44

This is Schedule A to By-law Number  
2019-64, passed November 27, 2019

### Lands Affected By By-law

Area A zoning to be amended from Open Space (OS) to  
Residential Second Density, Exception 1 (R2-X1).

Area B zoning to be amended from Institutional (I) to Residen-  
tial Second Density, Exception 1 (R2-X1).

Area C zoning to be amended from Institutional (I) to Open  
Space (OS).

Scale NTS



10.4

**THE CORPORATION OF THE  
TOWNSHIP OF DUBREUILVILLE**

**BY-LAW NO. 2019-60**

**Being a by-law to establish and prescribe the height and descriptions of lawful fences in the Corporation of the Township of Dubreuilville, and for prohibiting any fence that does not meet or conform to the standards requiring fences to be repaired and maintained and prohibiting the removal of any notice or sign placed thereon in accordance with this by-law.**

**WHEREAS** the Municipal Act, 2001, S.O. 2001, Chapter 25, Section 8, provides the powers of a municipality under this or any other Act shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

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

**AND WHEREAS** the Corporation of the Township of Dubreuilville deems it desirable to enact a policy via by-law that regulates and governs fences within the community;

**NOWHEREFORE** the Council of the Corporation of the Township of Dubreuilville enacts the following:

**SECTION 1  
PREAMBLE**

- 1.1 The Council of the Corporation of the Township of Dubreuilville deems it desirable to enact a policy via by-law that regulates and governs fences within the Corporation of the Township of Dubreuilville.
- 1.2 The Council of the Corporation of the Township of Dubreuilville has the legislative authority to enact such by-laws and as such will ensure a regular review of this policy once completed.

**SECTION 2  
POLICY STATEMENT**

- 2.1 It shall be the policy of the Corporation of the Township of Dubreuilville to protect the safety and security of all residents through the regulating and governing of fences within the Township of Dubreuilville.
- 2.2 It shall be the policy of the Township of Dubreuilville that this policy is reviewed and updated on a regular basis.

2.3 This By-law shall be administered by the Chief Building Official or designate.

### **SECTION 3 DEFINITIONS**

- 3.1 **“Chief Building Official”** means an officer or employee of the Corporation of the Township of Dubreuilville charged with the duty of enforcing the provisions of the Building Code Act.
- 3.2 **“Commercial Zone”** means a property or parcel of land subject to a Commercial Zone in the Township of Dubreuilville Zoning By-law currently in effect.
- 3.3 **“Construct”** means to do anything in the erection, installation, extension, material alteration or repair of a fence and “construction” has a corresponding meaning.
- 3.4 **“Council”** means the Council of the Corporation of the Township of Dubreuilville.
- 3.5 **“Division Fence”** means a fence intended to delineate a property line for the purpose of dividing two adjoining properties.
- 3.6 **“Easement”** means the legal right acquired by contract to pass over, along, upon or under the lands of another.
- 3.7 **“Established grade”** means:
- (a) When used with reference to a building, the average elevation of the finished level of the ground adjoined a wall of the building, measured along the length of the wall, exclusive of any artificial embankments or berms or steps;
  - (b) When used with reference to a structure, the average elevation of the finished surface of the ground immediately surrounding such structure;
  - (c) When used with reference to a street, road or highway, the elevation of the street, road or highway established by a public authority.
- 3.8 **“Exterior side yard”** means a side yard adjacent to a street.
- 3.9 **“Exterior side lot line”** means a lot line located between the front and rear lot lines and dividing the lot from a street.
- 3.10 **“Fence”** means any barrier or structure constructed of chain link metal, wood, stone, metal, brick or other similar materials or combinations of such materials which is erected for the purpose of screening, safeguarding, retaining or enclosing property or delineating

property lines, and “pool fence” has a corresponding meaning. A “fence” may also include an unpierced hedgerow or other unpierced planting.

3.11 **“Front lot line”** means:

1. In the case of interior lot, the line dividing the lot from the street, street allowance or private road;
2. In the case of a corner lot, the shorter lot line abutting a street shall be deemed to be the front lot line;
3. In the case of a corner lot with two street lines of equal length, the lot line that abuts the wider street, or abuts a highway shall be deemed to be in the front lot line, and in the case of both streets being under the same jurisdiction and of the same width, the lot line where the principal access to the lot is provided shall be deemed to be the front lot line;
4. In the case of a lot with water access, the front lot line shall be on the street side. In the case of a through waterfront lot with water access only, the longest shoreline shall be deemed to be the front lot line.
5. In the case of a private road, the lot line adjacent to the entrance shall be deemed to be the front lot line.
6. In all other cases not described above, the front lot line shall be deemed to be where the principal access or entrance to the lot is approved.

3.12 **“Front yard”** means a **yard** extending across the full width of the lot between the **front lot line** and a line drawn parallel or concentric thereto and through the point of the main wall of a main building closest to the **front lot line**.

3.13 **“Gate”** means a swinging or sliding barrier used to fill or to close an access and includes a door.

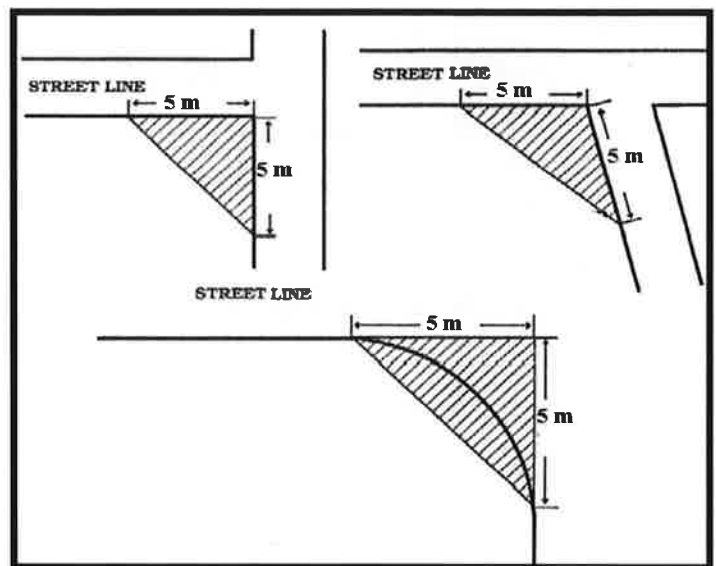
3.14 **“Grade”** means the elevation of the finished surface of the ground where it abuts a **fence** or **pool fence**.

3.15 **“Height”** means the distance measured from **grade** at any particular location and the highest part of the **fence**, exclusive of the posts, at that specific location.



- 3.16 **“Hot Tub”** means hot tub, jacuzzi, whirlpool, spa or other similar device equipped with a locking cover made of a rigid material placed over the opening at all times when the hot tub is not in use.
- 3.17 **“Industrial Zone”** means a property or parcel of land subject to an Industrial Zone in the Township of Dubreuilville Zoning By-law currently in effect.
- 3.18 **“Institutional Zone”** means a property or parcel of land subject to an Institutional Zone in the Township of Dubreuilville Zoning By-law currently in effect.
- 3.19 **“Interior lot line”** means a lot line other than a front lot line, rear lot line or **exterior side lot line**. On a lot with more than four sides, any lot line not otherwise defined as a front, rear or side lot line shall be considered as an interior side lot line.
- 3.20 **“Interior yard”** means a side **yard** other than an **exterior side yard**.
- 3.21 **“Owner”** means the person or persons identified in the most recent tax roll as the owner of a property, and “owners” has the corresponding plural meaning.
- 3.22 **“Permit”** means written permission or authorization from the *Chief Building Official* to perform work regulated by this by-law.
- 3.23 **“Pool Area”** means the swimming pool and any surrounding platforms, walkways, play areas and landscaped areas within the **pool fence** enclosing a swimming pool.
- 3.24 **“Pool Fence”** means a **fence** surrounding a swimming pool area. A **pool fence** may include a **gate**.
- 3.25 **“Public street”** means a highway which has been opened, assumed and dedicated by the Corporation of the Township of Dubreuilville over which has been given administrative control or jurisdiction.
- 3.26 **“Rear lot line”** means the lot line furthest from, and opposite to, the front lot line.
- 3.27 **“Rear yard”** means that **yard** that extends across the full width of the lot between a **rear lot line** and the nearest point of the principal building.
- 3.28 **“Residential Zone”** means a property or land subject to a Residential zone in the Township of Dubreuilville Zoning By-law currently in effect.

- 3.29 **“Rural Zone”** means a property or land subject to a Rural zone in the Township of Dubreuilville Zoning By-law currently in effect.
- 3.30 **“Self-Closing Device”** means a mechanical device or spring which returns a **gate** to its closed position within 30 seconds after it has been opened.
- 3.31 **“Self-Latching Device”** means a mechanical device or latch which is engaged each time the **gate** is secured to its closed position; which will not allow the **gate** to be re-opened by pushing or pulling and which will ensure the **pool fence gate** remains closed until unlatched by either lifting or turning the device itself directly or by a key.
- 3.32 **“Sight triangle”** means a triangular space, free of buildings, structures and obstructions, formed by the street lines abutting a corner lot and a third line drawn from a point on a street line to another point on a street line, each such point being the required sight distance from the point of intersection of the street lines.



- 3.33 **“Snow fence”** means a light **fence** of lath and wire.
- 3.34 **“Swimming Pool”** means any body of water in-ground or above ground contained by artificial means, in which the depth of the water at any point can exceed 61 centimetres that is used or is capable of being used for swimming, wading or bathing, but does not include a hot tub.
- 3.35 **“Township”** means the Corporation of the Township of Dubreuilville.
- 3.36 **“Yard”** means an area of a lot abutting a building that is intended for use for such purposes as privacy space, landscaping, parking or access.

**SECTION 4  
GENERAL PROVISIONS**

- 4.1 No person shall erect, own or maintain, or cause or permit the erection or maintenance of, any **fence** on private property in the **Township** of Dubreuilville that does not comply with this article and with any other applicable law.
- 4.2 No person shall **construct a fence**, a **pool fence** or a **snow fence** unless a permit has been issued by the **Chief Building Official**. Classes of permit with respect to the construction of a **fence**, a **pool fence**, or a **snow fence** shall be set out in Schedule "A" to this by-law.
- 4.3 The provisions of this by-law do not apply to **fences** or **pool fences** in a **Rural Zone**.
- 4.4 No person shall **construct** or maintain a barbed wire, electrical or any other **fence** in such way that there is a possibility that any person will be injured.
- 4.5 No barbed wire or other sharp material shall be closer to the ground than 2.1 metres [6.88 ft.].
- 4.6 Fences must be well maintained, in good repair, free from warped, rotten, loose or broken materials. Fences must be in a safe and structurally sound condition and able to safely sustain its own weight together with any load to which it might reasonably be subject to. Fences must be free from dangerous objects.
- 4.7 Fees for a required **permit** shall be set out in Schedule "A" to this by-law and are due and payable in full upon submission of an application for a **permit** and no **permit** shall be issued until the full fee is paid.
- 4.8 Permit fees shall be doubled if construction of a **fence** or a **pool fence** has started before the permit is issued.
- 4.9 Payment of double fees will not relieve any person from fully complying with the provisions of this by-law and shall not be construed to authorize construction of a **fence** or **pool fence**.
- 4.10 The violation of any provisions of this by-law constitutes a separate offence under this by-law for each and every day that such violation continues.

- 4.11 Any person who violates any provisions of this by-law shall upon convictions thereof be subject to a fine of not more than One Thousand Dollars (\$1,000.00), exclusive of costs.

## SECTION 5 PERMIT APPLICATION

- 5.1 To obtain a **permit**, the owner or agent authorized by the **owner** shall file an application in writing by completing a prescribed form available from the **Chief Building Official** or from the **Township** of Dubreuilville website ([www.dubreuilville.ca](http://www.dubreuilville.ca)). Forms prescribed by the **Township** shall be set out in Schedule "B" to this By-Law.

## SECTION 6 PLANS AND SPECIFICATIONS

- 6.1 Sufficient information shall be submitted with each application for a **permit** to enable the **Chief Building Official** to determine whether or not the proposed **fence, pool fence, or snow fence** will conform to this by-law and to any other applicable law.
- 6.2 Each application for a **permit** shall, unless otherwise specified by the **Chief Building Official**, be accompanied by two complete sets of plans and specifications required under this by-law.
- 6.3 Plans shall be drawn to scale, be legible and without limiting the generality of the forgoing and shall include such working drawings as set out in Schedule "B" of this by-law unless otherwise specified by the **Chief Building Official**.
- 6.4 Where required to demonstrate compliance with this by-law or other applicable law, a copy of an up-to-date survey plan shall be submitted to the **Chief Building Official**.
- 6.5 Site plans shall show:
- a) The lot size and the dimensions of the property lines;
  - b) The exact location and height of the proposed **fence, pool fence, or snow fence** including the location of any **gates**;
  - c) The existing **grade** level and proposed **grade** level;

- d) The location and dimension of driveways, existing right of ways and **easements** on the property and abutting properties;
- e) The location and dimension of the pool area and of the swimming pool including the location of any equipment associated with the swimming pool;
- f) Structural details for decks, platforms or other structures associated with the swimming pool;
- g) Location and dimensions of wells and septic systems, if applicable; and
- h) Any other information as may be prescribed by the **Chief Building Official**.

#### **SECTION 7 REVISIONS TO PERMIT**

- 7.1 After the issuance of a **permit** under this by-law, notice of any material change or other information on the basis of which the **permit** was issued, must be given in writing to the **Chief Building Official** together with the details of such change, which is not to be made without his or her written authorization.

#### **SECTION 8 REVOCATION OF PERMIT**

- 8.1 The **Chief Building Official** may revoke a **permit** if:
- a) it was issued on mistaken, false or incorrect information;
  - b) it was issued in error;
  - c) the holder requests in writing that it be revoked;
  - d) after six (6) months of the issuance, the **construction** in respect to which it was issued has not in the opinion of the **Chief Building Official** been seriously commenced; or

- e) the **construction** is in the opinion of the **Chief Building Official** substantially suspended or discontinued for a period of more than six months.

## SECTION 9 FENCES IN RESIDENTIAL ZONES

- 9.1 The maximum **height** of a **fence** in any **interior side** or **rear yard** shall be 2 m [6.56 ft.] measured from the **established grade**.
- 9.2 The maximum **height** of a **fence** in any **front yard** or **exterior side yard** shall be 1 m [3.28 ft.] measured from the **established grade**.
- 9.3 Where a **fence** is erected within a sight triangle, the portion of the fence within the **sight triangle** may not exceed 1 metre (3.28 ft.) in height.
- 9.4 The use of barbed-wire, spire tips, sharp objects or any device for projecting an electric current in any **fence** construction is prohibited in a residential zone.
- 9.5 The maximum **height** of any **fence** not mentioned above shall not exceed 2 metres [6.56 ft.].

## SECTION 10 FENCES IN COMMERCIAL AND INSTITUTIONAL ZONES

- 10.1 The maximum **height** of a **fence** located in the **front yard** shall not exceed 1 metre [3.28 ft.].
- 10.2 The maximum **height** of a **fence** located in a **side yard** and / or a **rear yard** abutting the street shall not be more than be 2 metres [6.56 ft.].
- 10.3 The maximum **height** of a **fence** in any other **yard** shall not exceed 2 metres [6.56 ft.].
- 10.4 Notwithstanding Section 10.1.0 and Section 10.2.0, where a chain link **fence** is located in the **front yard** and no obstruction, netting or other similar material is fastened, interweaved or otherwise attached to the **fence**, the maximum height of such **fence** shall not exceed 2 metres [6.56 ft.].

## SECTION 11 FENCES IN INDUSTRIAL ZONES

- 11.1 The maximum **height** of a **fence** located in the **front yard** shall not exceed 1 metre [3.28 ft.].

- 11.2 The maximum **height** of a **fence** located in a **side yard** and/or **rear yard** abutting a street shall not be more than 2.5 metres [8.20 ft.].
- 11.3 Notwithstanding Section 11.1.0 and Section 11.2.0, where a chain link **fence** is located in the **front yard** and no obstruction, netting or other similar material is fastened, interweaved or otherwise attached to the **fence**, the maximum height of such **fence** shall not exceed 2.5 metres [8.20 ft.].
- 11.4 The maximum **height** of a **fence** in any other **yard** shall not exceed 2.5 metres [8.2 ft.].

## SECTION 12 POOL FENCES

- 12.1 No person shall **construct**, place, install or maintain a swimming pool within the Township of Dubreuilville unless the entire swimming pool area is effectively enclosed by a **pool fence** in compliance with the requirements of this by-law.
- 12.2 No person shall place water in a swimming pool within the Township of Dubreuilville unless the entire pool area is effectively enclosed by a **pool fence** in compliance with the requirements of this by-law.
- 12.3 Every pool area shall be enclosed by a **pool fence** in compliance with this by-law;
- 12.4 A swimming pool area shall not be located in the **front yard**, in the **exterior side yard** abutting a street or within the sight triangle;
- 12.5 The **height** of a **pool fence**, including any **gates**, shall be not less than 1.5 metres [4.92 ft.].
- 12.6 The **pool fence** shall commence no more than 76 millimetres [2.99 inches] above finished **grade** measured at any point directly below the lowest portion of the **pool fence**.
- 12.7 The **pool fence** shall be vertically boarded wood construction, solid wood construction, 38 millimetres [1.5 inches] chain link construction, masonry, plastic or metal construction or other materials and construction of an equivalent degree of strength and safety; provided however that horizontal basket weave fencing shall not be permitted.

- 12.8 The **pool fence** shall have no openings with horizontal dimensions greater than 38mm.
- 12.9 The **pool fence** shall be so constructed that all horizontal or diagonal structural members of the **pool fence** shall be located on the inside or the pool area side of the **pool fence**.
- 12.10 The **pool fence** shall be constructed that it cannot be used in a manner similar to a ladder from the outside.
- 12.11 The **pool fence** shall contain no device for projecting electric current through the **pool fence**, no barbed wire, metal spikes or any other sharp pointed materials.
- 12.12 The **pool fence** shall be constructed so as to have the only means of entry by a **gate**.
- 12.13 The **pool fence** shall not be located closer than 1 metre [3.28 ft.] to any structure that facilitates climbing.
- 12.14 The **pool fence** shall not be located closer than 1 metre [3.28 ft.] to the swimming pool's edge, except where the fence forms part of an above-ground pool installation.
- 12.15 **Gates** forming part of a **pool fence** shall:
- a) be constructed and have a height equivalent to that required for the **pool fence**;
  - b) be supported on substantial hinges;
  - c) be equipped with a **self-closing device** and a **self-latching device** and such devices shall be maintained in proper working order at all times.
- 12.16 Every **self-latching device** shall be installed on the inside or the pool area side of the **pool fence** and such device installed not less than 1.2 metres [3.93 ft.] above the **grade**.
- 12.17 Every **gate** shall be latched closed at all times except when a person is walking through the **gate**.



- 12.18 A **pool fence** shall be constructed so as not to facilitate climbing with gaps not exceeding 38 millimetres [1.5 inches].
- 12.19 A boundary **fence** which complies with the provisions of this by-law shall be deemed a sufficient **pool fence**.
- 12.20 A wall or walls of a building or buildings located on the same property as that of the pool area may form part of a **pool fence** provided that:
- a) all doors affording access to the pool area from a building directly into a swimming pool area, except doors providing access directly out of a dwelling unit shall be equipped with a **self-closing device** and a **self-latching device** located not less than 1.2 metres [3.93 ft.] above the bottom of the door.
  - b) all windows opening into the pool area except windows serving a dwelling unit shall be equipped with a mechanism capable of controlling the free swinging or sliding of the openable part of the window so as to limit any clear unobstructed opening to not more than 100 millimetres [3.94 inches] measured either vertically or horizontally.
- 12.21 Where a deck, platform or other structure is erected at or near the rim level of an above ground swimming pool and the difference in elevation between the walking surface and adjacent **grade** exceeds 600mm, the open sides shall be protected by guards installed in accordance with the requirements of the Ontario Building Code.

### SECTION 13 SNOW FENCES

- 13.1 No **snow fence** shall be erected or maintained, or caused to be erected or maintained, for a period exceeding six (6) consecutive months in any year within the Township from October 15<sup>th</sup> to April 15<sup>th</sup>.
- 13.2 A **snow fence** located in a **Residential Zone** shall comply with the maximum **height** provisions of Section 9.0.0 of this By-law.
- 13.3 A **snow fence** located in a **Commercial or Institutional Zone** shall comply with the maximum **height** provisions of Section 10.0.0 of this By-law.

- 13.4 A **snow fence** located in an **Industrial Zone** shall comply with the maximum **height** provisions of Section 11.0.0 of this By-law.
- 13.5 No **snow fence** shall be erected so as to obstruct a **sight triangle**.
- 13.6 The maximum **height** of any **fence** not mentioned above shall not exceed 2 metres [6.56 ft.].

#### **SECTION 14 DIVISION FENCES**

- 14.1 Where an **owner** or **owners** of adjacent properties submits an application to **construct a division fence**, the rear or interior side lot line or lot lines dividing the two properties are to be identified and agreed upon by both property owners prior to construction of a **fence**. The Chief Building Official may request a survey plan to confirm the location of lot lines.
- 14.2 Where a fence is proposed to be constructed along a common lot line, any portion of the fence that is located in a front yard of one property and an interior side yard or rear yard of the adjacent property shall be deemed to be an interior side yard or rear yard for the purposes of this By-law.
- 14.3 Each of the **owners** of adjoining occupied land are to repair, replace or maintain a just proportion of any **division fence** heretofore or hereafter erected which marks the boundary of their respective properties, or are to bear a just proportion of the cost of any work or erection, repair, replacement or maintenance which has been varied out. The affected property owners may, by private contract, establish arrangements for bearing or sharing the costs of fence construction and maintenance.

#### **SECTION 15 ADMINISTRATION AND ENFORCEMENT**

##### **15.1 CONFLICT OF BY-LAWS, CODES, REGULATIONS**

- 15.1.1 Where the provisions of this by-law conflict with a provision of any other by-law in effect in the **Township** or any applicable government regulation, the provision that establishes the higher standard shall prevail.

##### **15.2 VALIDITY**

- 15.2.1 Should any section, clause or provision of this by-law be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the by-law as a whole or any part thereof, other than the part so declared to be invalid.

**15.3 NOTICE REQUIREMENTS FOR INSPECTIONS**

15.3.1 The person to whom a **permit** is issued under Section 4.2.0 to this by-law shall give notice to the **Chief Building Official** of:

- a) Readiness to **construct** the **fence** or the **pool fence**;
- b) Substantial completion of the **fence** or the **pool fence**; and
- c) Substantial completion of a **pool fence** prior to placing water in a swimming pool.

**15.4 PENALTY**

15.4.1 Every person who contravenes any provision of this by-law is guilty of an offence and on conviction is liable to a fine as provided for in the Provincial Offences Act.

15.4.2 An owner who fails to comply with an order made under the Building Code Act is guilty of an offence under section 36(1) of the Building Code Act, and is liable to a penalty as set out in Section 36 of the Act.

**15.5 OFFENCE**

15.5.1 No person shall erect/build any type of fence without first obtaining a valid fence permit issued by the Township of Dubreuilville and its Chief Building Official.

**15.6 TITLE**

15.6.1 This By-Law may be referred to as the “Fence By-Law”.

**15.7 REPEALS**

15.7.1 By-Law 88-08 of the Corporation of the Township of Dubreuilville shall hereby be repealed.

**15.8 GENERAL**

15.8.1 This by-law shall come into force and effect only upon the repeal of by-law 88-08.

15.8.2 This by-law shall come into full force and effect immediately upon the passing thereof.

**READ** a first and second time this 7 day of november, 2019.

  
MAYOR - BEVERLY NANTEL

  
CLERK - SHELLEY B. CASEY

**READ** a third time this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
MAYOR - BEVERLY NANTEL

\_\_\_\_\_  
CLERK - SHELLEY B. CASEY

**Schedule "A"**  
**CLASSES OF PERMITS**  
**AND PERMIT FEES**

	<b>CLASS OF PERMIT</b>	<b>FEES</b>
1.	<b><i>Fence Permit</i></b> <b><i>(including Snow Fences)</i></b>	<ul style="list-style-type: none"> <li>As per the Township of Dubreuilville Tariff of User Fees By-Law in place at the time of Fence Permit application.</li> </ul>
2.	<b><i>Pool Fence Permit</i></b>	<ul style="list-style-type: none"> <li>As per the Township of Dubreuilville Tariff of User Fees By-law in place at the time of Pool Fence Permit application.</li> </ul>
<b>OTHER PROCEDURES</b>		
3.	<b><i>Re-inspection</i></b>	<ul style="list-style-type: none"> <li>As per the Township of Dubreuilville Tariff of User Fees By-law in place at the time of re-inspection.</li> </ul>

**Schedule “B”**

**LIST OF PLANS AND WORKING DRAWINGS TO  
ACCOMPANY APPLICATIONS FOR PERMITS**

1. Site Plan;
2. Complete structural details for decks, platforms, stairs, ramps or other structure associated with the swimming pool area; and
3. Complete details, specifications and type for the proposed fence or proposed pool fence; and
4. Cross section drawing indicating individual components of the fence, sizes, spacing and height of the fence.

**Note: The Chief Building Official may specify that not all the above-mentioned plans are required to accompany an application for a permit.**