



## **AGENDA – Regular Meeting of Council**

**Wednesday, March 17, 2021**

**1:00 PM**

**Magnetawan Community Centre**

### **Page #    OPENING BUSINESS**

- 1.1    Call to Order
- 1.2    Adoption of the Agenda
- 1.3    Disclosure of Pecuniary Interest
- 3    1.4    Adoption of Previous Minutes

### **PUBLIC MEETING**

Ahmic Proposed Internet Tower Project

Presentation Kirby Koster and Tolu Olulade, CENGN Northern Project #3 Ahmic Harbour and Ahmic

7    Lake Project Overview

Wayne Lynch, Spectrum Group Public Consultation Reports

37           Rosskopf

53           Cedar Croft

83           Ahmic Lake

115    Township of Ryerson Motion in Favour of Towers

116    Draft By-law Enter into an Agreement with Spectrum Telecom Group Ltd for the Erection of  
Internet Towers on Unopened Municipal Road Allowance (Ahmic Harbour)

### **PLANNING MEETING**

117    Zoning By-law Amendment Application Little -191 Little Lane

*(Planning Report includes draft by-laws: Zoning, Site Plan, Limited Service and Private Road Agreement)*

### **PRESENTATION**

158    Tim McBride and Alana Valle, Pinchin Limited, 2020 Report on Chapman and Croft Landfill

### **STAFF REPORTS, MOTIONS AND DISCUSSION**

188    2.1    Eastholme Appointment

189    2.2    Eastholme 2021 Draft Budget

195    2.3    Almaguin Community Economic Development (ACED) Budget 2021

### **MUNICIPAL BOARDS AND COMMITTEE MINUTES**

200    3.1    Almaguin Highlands Health Centre Minutes (AHHC) March 5, 2021

### **CORRESPONDENCE**

202    4.1    Ministry of Municipal Affairs and Housing 2021 COVID-19 Recovery Funding

205    4.2    Correspondence Greer Galloway Sollman Creek Culvert at Highland Road

207    4.3    Correspondence Bob MacPhail, Armour Township Presentation McMurrich Monteith

213    4.4    North Bay Parry Sound Health Unit News Release March 8, 2021

214    4.5    In Case You Missed It Council Highlights January 13, 2021

- 215 4.6 In Case You Missed It Council Highlights February 3, 2021  
216 4.7 In Case You Missed It Council Highlights February 24, 2021

#### **ACCOUNTS**

- 217 5.1 Accounts in the amount of \$367,460.23

#### **BY-LAWS**

- 231 6.1 Regulate Entrances on Municipal Highways  
234 6.2 Reduced Load Periods on Municipal Highways  
236 6.3 Enter into an Agreement with Spectrum Telecom Group Ltd for the Erection of Internet Towers on Unopened Municipal Road Allowance (Ahmic Harbour)  
237 6.4 By-law Zoning Amendment Little -191 Little Lane  
240 6.5 By-law Site Plan Agreement Little -191 Little Lane  
250 6.6 By-law Limited Service and Private Road Agreement Little -191 Little Lane

#### **CLOSED SESSION**

In accordance with Section 239(2) of the Municipal Act, 2001, S.O. 2001, c.25, as amended, Council shall proceed into Closed Session in order to address matters pertaining to:

- (b) personal matters about an identifiable individual
- (c) a proposed or pending acquisition or disposition of land by the Municipality

#### **CONFIRMING BY-LAW AND ADJOURNMENT**

- 256 7.1 Confirm the Proceedings of Council and Adjourn



## COUNCIL MEETING MINUTES

February 24, 2021

1:00 pm

The meeting of the Council of the Corporation of the Municipality of Magnetawan was held at the Magnetawan Community Centre and streamed electronically for the public through "Go To Meeting" with the following present:

Mayor Sam Dunnett  
Deputy Mayor Tim Brunton  
Councillor Brad Kneller  
Councillor Wayne Smith  
Councillor John Hetherington

Staff: CAO/Clerk Kerstin Vroom, Acting Deputy Clerk Laura Brandt were present for the entire meeting. Public Works Superintendent Scott Edwards and By-law Officer Caitlin Deevey were present for their respective sections in the meeting.

### **OPENING BUSINESS**

- 1.1 Call to Order  
The meeting was called to order at 1:00 p.m.
- 1.2 Adoption of the Agenda  
*RESOLUTION 2021-40 Brunton-Smith*  
*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan adopts the agenda as amended and defers the presentation of Tim McBride and Alana Valle, Pinchin Limited, 2020 Report on Chapman and Croft Landfill to the March 17, 2021 Council Meeting due to inclement weather.*  
*Carried.*
- 1.3 Disclosure of Pecuniary Interest  
Mayor Dunnett stated that should anyone have a disclosure of pecuniary interest that they could declare the nature thereof now or at any time during the meeting.
- 1.4 Adoption of the Previous Minutes  
*RESOLUTION 2021-41 Smith-Brunton*  
*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan adopts the minutes of February 03, 2021 meeting as copied and circulated.*  
*Carried.*

## **STAFF REPORTS, MOTIONS AND DISCUSSION**

- 2.1 Collin James, 60 James Street, Purchase of Road Allowance and Shore Road Allowance  
*RESOLUTION 2021-42 Hetherington-Kneller*  
*WHEREAS the Municipality of Magnetawan has received an application for the purchase of Original Road Allowance from Collin James regarding the purchase of a section of an opened road allowance abutting his property at Plan 319 Lots 18 and 19 James Street and Plan 319 Lot 17 South Water Street;*  
*NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Magnetawan approves in principle the sale of Original Road Allowance to Collin James with the following provisions:*
1. *any other adjacent landowner shall be invited to participate in the purchase of that part of the specified road allowance which borders their lands;*
  2. *the price be set at 70 cents per square foot*
- Deferred.*
- Direction was given to Staff to put this item on a future agenda after the Spring freshet for a site visit.
- 2.2 Report from Bylaw Officer Caitlin Deevey, 2020 By-law Year End Report  
*RESOLUTION 2021-43 Brunton-Smith*  
*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan receives the report as presented from Bylaw Officer Caitlin Deevey, 2020 By-law Year End Report and thanks Caitlin for her good work;*  
*AND FURTHER THAT Council authorizes the Mayor and Clerk to enter into a joint By-law Services Agreement with the Town of Kearney to hire Caitlin full-time between the two municipalities.*  
*Carried.*
- 2.3 Report Public Works Superintendent Scott Edwards, Truck #21 Gas vs Diesel  
*RESOLUTION 2021-44 Smith-Brunton*  
*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan receives the report as presented from Public Works Superintendent Scott Edwards, Truck #21 Gas vs Diesel, and approves the recommendation contained therein: to replace Truck #21 with a Crew Cab Pickup Truck equipped with a diesel engine and include \$76,665 in the 2021 Budget for the purchase of same.*  
*Carried.*
- 2.4 Eastholme Home for the Aged, Board Representative  
*RESOLUTION 2021-45 Kneller-Hetherington*  
*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan regretfully accepts the resignation of Bruce Campbell from the Board of Eastholme and thanks him for his service to the Board and the surrounding communities;*  
*Carried.*
- 2.5 Correspondence Magnetawan Public Library Board and 28 Church Street  
*RESOLUTION 2021-46 Brunton-Smith*  
*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan is pleased that the Magnetawan Library Board is in agreeance to relocate the library to the former Kawartha Bank Building located at 28 Church Street and directs Staff to work together with the Library Board to move forward with the process and source any grant funding that may be available.*  
*Carried.*

2.6 DRAFT By-law Regulate Entrances onto Municipal Highways  
*RESOLUTION 2021-47 Smith-Brunton*  
*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan receives and approves the Draft By-law Regulate Entrances onto Municipal Highways as presented and directs Staff to bring back the by-law for passing at a future meeting.*  
*Carried.*

2.7 DRAFT By-law Reduced Load Periods on Municipal Highways  
*RESOLUTION 2021-48 Kneller-Hetherington*  
*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan receives and approves the Draft By-law Reduced Load Periods on Municipal Highways within the Municipality as presented and directs Staff to bring back the by-law for passing at a future meeting.*  
*Carried.*

#### **MUNICIPAL BOARDS AND COMMITTEE MINUTES**

- 3.1 Almaguin Highlands Health Centre Minutes (AHHC) February 5, 2021
- 3.2 Magnetawan Community Development Committee Minutes (MCDC) February 10, 2021

*RESOLUTION 2021-49 Brunton-Smith*  
*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan receives the Municipal Boards and Committee Minutes as copied and circulated*  
*Carried.*

#### **CORRESPONDENCE**

- 4.1 City of St. Catharines Development Approval Requirements for Landfills (Bill 197)
- 4.2 Guelph/Eramosa Township Advocacy for reform MFIPPA Legislation
- 4.3 Town of Parry Sound Stay at Home Order
- 4.4 Township of Armour Update Regional Fire Department
- 4.5 FONOM Media Release Provincial Working Group
- 4.6 AMTCO Open Letter to Ontario Municipal Councils
- 4.7 Request for Proposal 2021-01 Culvert#11 Replacement
- 4.8 Request for Proposal 2021-02 Tandem Snowplow Cab and Chassis
- 4.9 Magnetawan Bag Limit FAQ's
- 4.10 Magnetawan February 2021 Newsletter

*RESOLUTION 2021-50 Brunton-Smith*  
*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan receives the correspondence items as copied and circulated.*  
*Carried.*

*RESOLUTION 2021-51 Smith-Brunton*  
*WHEREAS the Council of the Municipality of Magnetawan agrees with the need to request the Provincial Government to amend Schedule 6 of Bill 197 (Environmental Assessment Act), which impacts municipal autonomy and waste management infrastructure (landfills);*  
*AND WHEREAS the Council of the Municipality of Magnetawan supports the need to eliminate the development approval requirement provisions from adjacent municipalities and that the 'host' municipality be empowered to render approval for landfills within their jurisdiction;*

AND WHEREAS the Council of the Municipality of Magnetawan supports the resolution from the City of St. Catharine's, requesting an amendment to Schedule 6 of Bill 197 (Environmental Assessment Act), eliminating the adjacent municipality overreach powers;  
AND FURTHER THAT a copy of this motion be forwarded to the Honourable Doug Ford, Premier of Ontario; Honourable Steve Clark, Minister of Municipal Affairs, Housing; and the Association of Municipalities of Ontario (AMO).

Carried.

**RESOLUTION 2021-52 Kneller-Hetherington**

**BE IT RESOLVED THAT** the Council of the Municipality endorses and supports item 4.2 Guelph/Eramosa Township Advocacy for Reform MFIPPA Legislation.

Carried.

**RESOLUTION 2021-53 Brunton-Smith**

**BE IT RESOLVED THAT** the Council of the Municipality endorses and supports item 4.3 Town of Parry Sound Stay at Home Order.

Carried.

#### **ACCOUNTS**

5.1 Accounts in the amount of \$288,404.00

**RESOLUTION 2021-54 Smith-Brunton**

**BE IT RESOLVED THAT** the Council of the Municipality of Magnetawan approves the accounts in the amount of \$555,450.06 as presented.

Carried.

#### **CONFIRMING BY-LAW AND ADJOURNMENT**

7.1 Confirm the Proceedings of Council and Adjourn

**RESOLUTION 2021- 55 Brunton-Smith**

**BE IT RESOLVED** by the Council of the Municipality of Magnetawan that the Confirming By-law is now read a first, second and a third time, passed, signed by the Mayor and the Clerk, sealed with the seal of the Corporation and engrossed in the by-law book;

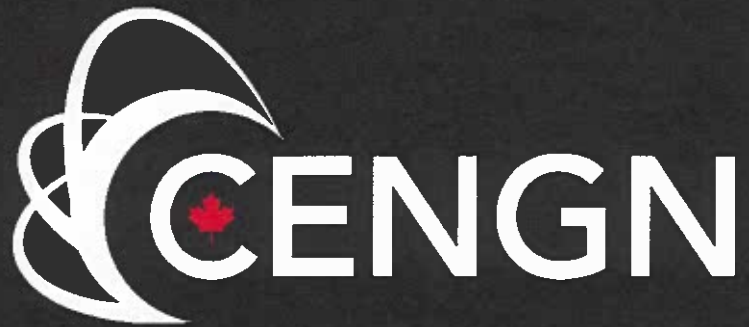
**AND FURTHER THAT,** this meeting is now adjourned at 1:40 pm to meet again on Wednesday, March 17, 2021 at 10:00 am for a Special Budget Meeting or at the call of the Chair.

Carried.

Approved by:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



# **Northern Project#3**

**Ahmic Harbour &  
Ahmic Lake  
Project Overview**

**February 26, 2021**

# CENGN Overview



Detailed Project Overview for Ahmic Harbour and Ahmic Lake

# CENGN Vision and Mission



Advancing global technology innovation for the prosperity of all Canadians



CENGN drives technology innovation and industry growth through our test bed, technical expertise, talent development, and partner ecosystem

# Solidifying Canada's Leadership in Networking



CENGN enables innovative tech solutions through its **Rural & Northern Ontario Residential Broadband Program**



Detailed Project Overview for Ahmic Harbour and Ahmic Lake

# Residential Broadband Projects Underway

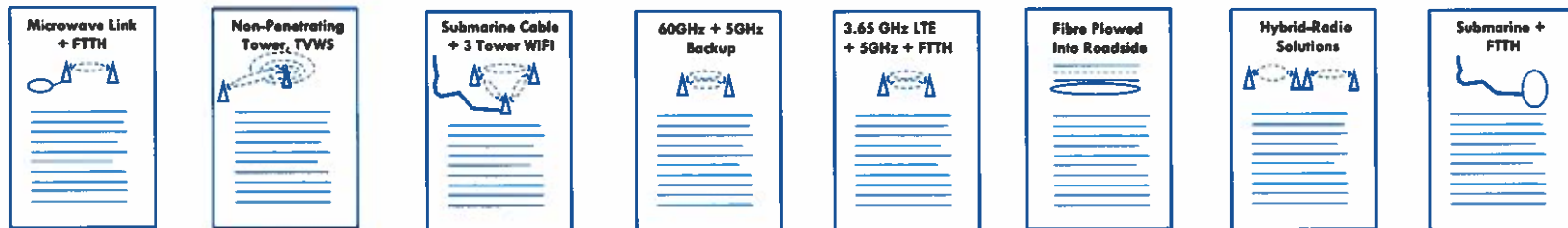


- **Carling Township (near Parry Sound)**
  - Microwave middle km; FTTH
  - Network Operational – FTTH Installs Ongoing
  - Press Release issued Dec 2019
- **Iron Bridge (near Sault Ste Marie)**
  - Hybrid FWA incl. TVWS
  - Network Operational – FWA Installs Ongoing
  - Press Release issued Jun 16<sup>th</sup>, 2020
- **Dawn Euphemia Township (near Chatham-Kent)**
  - Multiple FWA: 5GHz WIFI, 24GHz MW, 3.65GHz LTE, 60GHz; FTTH in one village
  - 5GHz Service Operational, FWA installs Ongoing, FTTH in progress
  - Press Release issued Aug 11<sup>th</sup>, 2020
- **Halton Region (Rural Milton Area)**
  - Hybrid FWA: 60 GHz, 5 GHz WIFI heavily meshed, distributed pole-based architecture
  - Installations starting April 2021
  - Press Release issued Nov 6<sup>th</sup>, 2020
- **Ahmic Harbour and Ahmic Lake**
  - Hybrid FWA: 5.0 GHz WIFI, 3.65 GHz LTE
  - Planning Underway
  - Funding Agreement signed
  - Press Release Issued Jan. 18<sup>th</sup>, 2021
- **Alnwick/Haldimand Township**
  - Micro-duct FTTH 20 km of Fibre
  - Planning Underway
  - Funding Agreement signed
  - Press Release issued March 08<sup>th</sup>, 2021



Detailed Project Overview for Ahmic Harbour and Ahmic Lake

# Compile Collection of Blueprints for Broadband Innovation



**Collection of Blueprints  
for  
Broadband Solutions  
For Small Northern  
and Rural  
Communities**



**High on Innovation**

**Low on Cost**

## **Focusing on Micro-Projects**

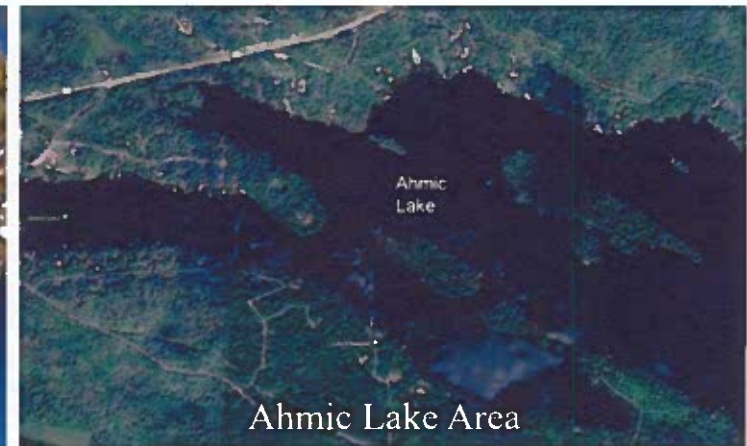
- Many small northern & rural communities only have 100-300 permanent or year-round homes within a 3-5 km radius of the centre of the hamlet or village
- Some communities double the number of users in the summer months

### **Key Properties of Micro-Projects**

- These communities are too small to justify more than \$150,000 - \$500,000 Investment by WISPs
- \$150,000 to \$500,000 contribution by government funding can launch the project
- ROI typically can be within 2-4 years with 50% government funding
- Excellent service result for community with on-going investment by ISP
- Single committed small technology company or WISP makes sense for very small communities

# Project Overview

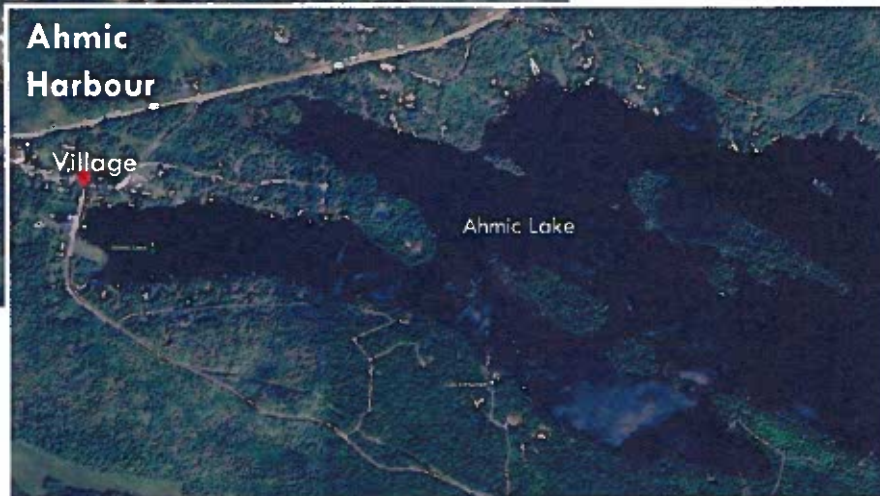
# Northern Project#3 – Problem Statement



The technology design proposed for the project must extend broadband services from an existing broadband POP in a waterfront community to nearby homes or residences, with limited or no broadband high-speed internet access, that are across and surrounding a large nearby waterbody (such as a lake, river, or extended wetland).

The required solution will extend broadband capacity directly from an existing broadband POP within the selected host northern Ontario waterfront community, or using a network of extended POPs, access the outlying waterfront and nearby homes to extend residential broadband access for homes and cottages up to 3-5 km away .

# Ahmic Harbour and Ahmic Lake Area



## Municipality of Magnetawan - Ahmic Harbour/Ahmic Lake Selected

- ✓ Primary POP will be extended from the Village of Magnetawan to Ahmic Harbour
- ✓ Both communities have significant broadband deficiencies
- ✓ Second POP access in Dunchurch for Internet Backhaul
- ✓ Municipal tower, and Net Spectrum tower options exist
- ✓ Larger water body and number of homes on Ahmic Lake
- ✓ Lots of opportunities for subsequent phases to expand



# Village of Ahmic Harbour



## Village of Ahmic Harbour

- At least 50 homes in the village area
- 100s of homes and cottages across the lake
- Homes extend both directions down the arm and across the lake
- Opportunity as either a primary funded or secondary unfunded phase

## Ahmic Lake

- Large Number of homes and Cottages across and down the lake from the village

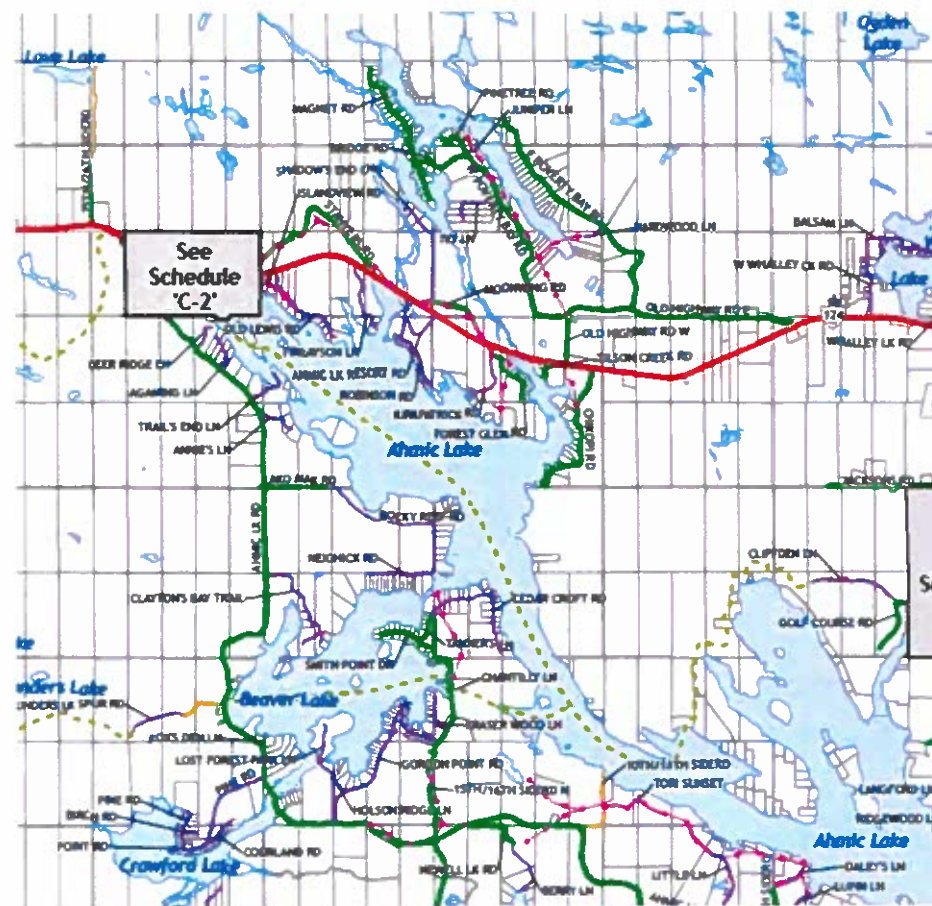


Detailed Project Overview for Ahmic Harbour and Ahmic Lake



# Ahmic Lake

- Large Number of homes and Cottages across and down the lake from the village
- Northern arm of Ahmic Lake north of Highway 124 also has a high number of homes and cottages
- Beaver Lake having many homes and cottages is also an expansion project option
- Many expansion phases possible down the length of the lake



Detailed Project Overview for Ahmic Harbour and Ahmic Lake

# Technology Overview

# Technology Overview

## Combination of 3.65 GHz and 5.0 GHz Wireless Solution Proposed

- Combination of wireless technology for distribution/last km
- Prepared to use an optical POP location in a community and extend the POP out to the community using wireless network
- Building 3 towers on both sides of Ahmic Lake

## Using Hybrid Radio Solutions

- Proposed mix of radio technology to deal with unique community conditions
- 25/5 service using LTE internet access
- 50/10 service using 5.0GHz internet access

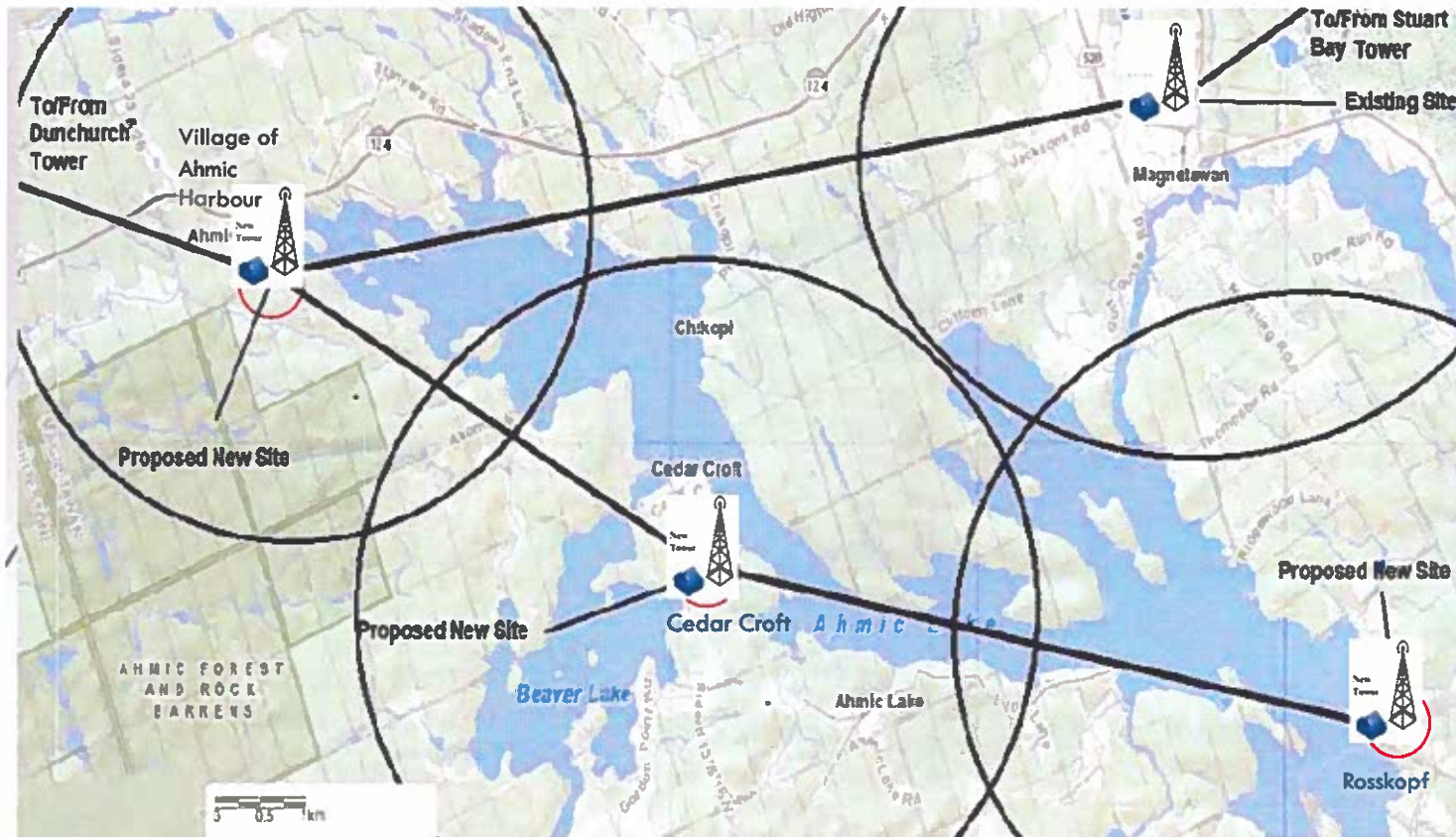
## Self-supporting Tower Design Proposed

- Well suited to unused road allowance sites along the lake cottage-access roads

## Strengths of Spectrum Telecom

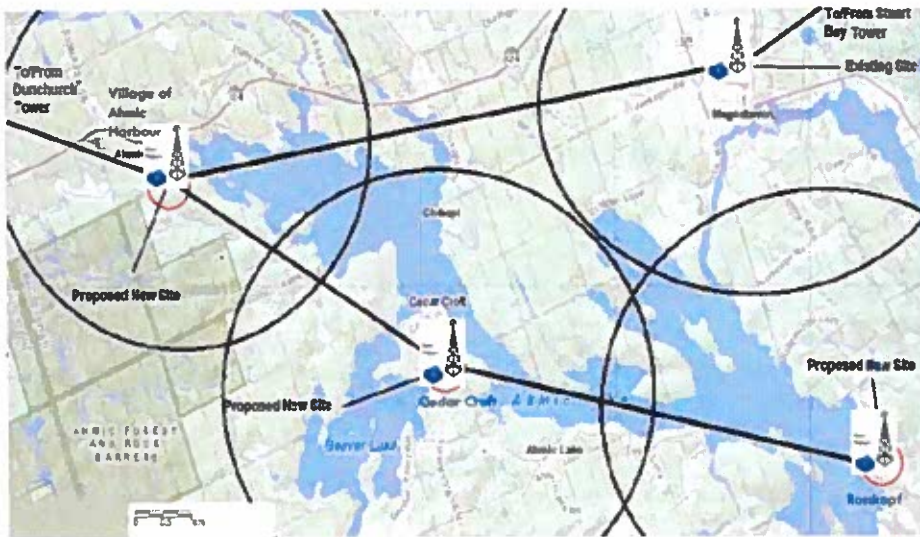
- ✓ Local ISP
- ✓ Well Established and Experienced  
- 130 towers across northern Ontario
- ✓ Northern Ontario Experience  
- Many communities across northern Ontario
- ✓ Head Office in Sudbury. Branch offices in North Bay, Timmons, Sault Ste. Marie, Thunder Bay, and Kenora.
- ✓ Detailed understanding of municipal permitting, ISED licensing, tower approvals, and hydro pole access requirements.
- ✓ Innovative targeted approach for large lake coverage and narrow road allowance tower sites.
- ✓ In-house tower site acquisition department

# Spectrum Telecom – Network Design



- 3 new tower sites proposed
- Overlapping radio coverage to reduce radio shadows
- 2<sup>nd</sup> Tower will also extend coverage to Beaver Lake
- Coverage will extend across entire Ahmic Lake territory
- Upgrades to the existing site in Village of Magnetawan will also increase services there to 50/10
- Dual internet back-haul points, from Magnetawan and Dunchurch

# Advantages of Multi-Tower Radio Design

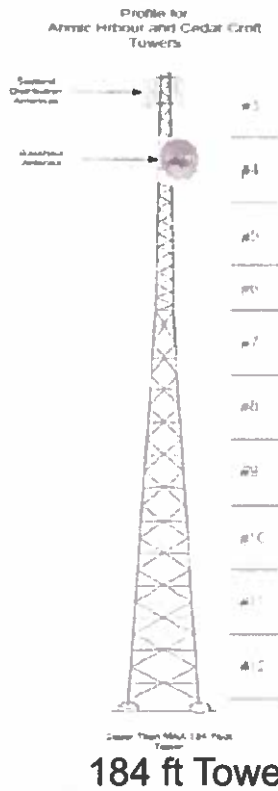


- ✓ **Interconnection of Sites for Higher Reliability**
- ✓ **Radio Signals from Different Directions to reduce or eliminate radio shadows, more reliable service**
- ✓ **Options for Redundant Internet Backhaul to improve reliability and do load sharing**
- ✓ **Higher bandwidth internet access because stronger signals are available for internet access.**
- ✓ **Much wider coverage down each arm of Ahmic Lake will improve coverage for both seasonal and permanent residents.**

# Self-Supporting Towers Proposed

## Ahmic Harbour and Cedar Croft Tower Design

### Roskopf Tower Design

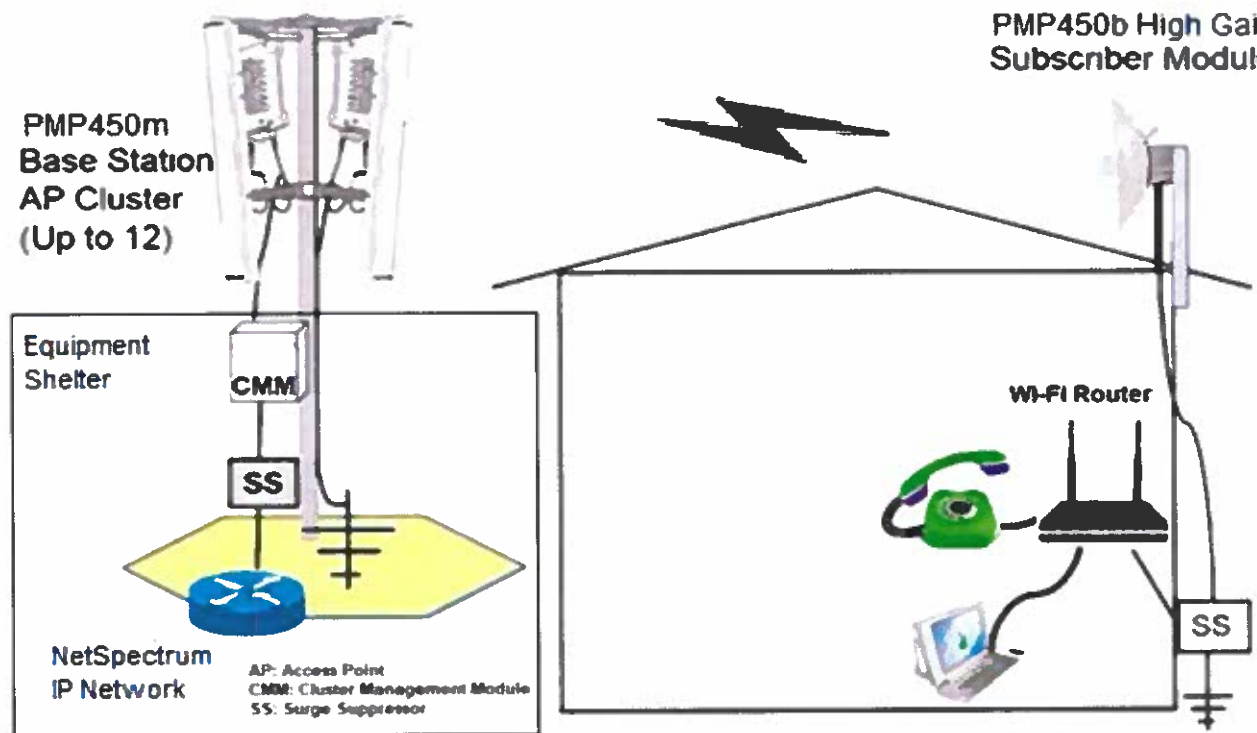


- Higher cost but significantly smaller footprint
- Towers fit on narrow unused road allowances where guyed towers would not fit
- Spacious secure climate-controlled equipment shed for each tower



- Will also use existing 300 ft. guyed tower in village of Magnetawan

# Radio Equipment to be Deployed



- Hybrid fixed wireless solution
- Supports 5.0 GHz Unlicensed and 3.65 GHz Licensed services
- Range of services offered
  - 1.5 Mbps – 10 Mbps internet access
  - **25/5** LTE internet access
  - New **50/10** internet access

Cambium Networks Equipment Proposed



Detailed Project Overview for Ahmic Harbour and Ahmic Lake

# Technology Innovation

- ✓ **Multi-tower Placement on Both Sides of Ahmic Lake**
  - Ensure wider coverage of entire lake shores and minimizes radio shadow impacts at shorelines
- ✓ **Self-supporting Tower Design to Minimize Tower Footprint**
  - Small tower footprint allows tower to fit on unused road allowances
- ✓ **4 Tower Design Offers Ability to Mesh and Triangulate for High Resiliency**
- ✓ **Dual Internet Backhaul for High Availability and Load-sharing**
  - Access to dual internet gateways in Sudbury, and 3<sup>rd</sup> internet gateway in North Bay
- ✓ **50/10 Access Point Support with Low Latency**
  - Support for up to 238 subscribers per Access Point sector
  - Low latency (10ms is typical)
  - Encrypted Links
  - Multi-user MIMO

# New Service Connections

# Your Local Community ISP Spectrum Telecom



Headquartered in  
Sudbury, Ontario

**Local wireless Internet Service Provider (ISP) for Magnetawan area, committed to provide high quality, high bandwidth, and affordably priced internet access.**

- **Experienced wireless residential and commercial Internet Service Provider (ISP)**
- **Multiple wireless options** to maximize service quality, download speeds and customer satisfaction.
- **High quality protected network design** to ensure your access to the internet stays up
- **Affordably priced high-performance broadband access** – [no data cap](#), [low prices](#), [no contract](#)
- **Great customer support and service** – based in Sudbury, with local support staff in the area



Detailed Project Overview for Ahmic Harbour and Ahmic Lake

# **New Service Details for the Three Communities**

# New Internet Access Services for the Community

## Residential Broadband Internet Packages

- **Existing Wireless Residential Internet Access**

- |  |                     |
|--|---------------------|
| • 1.5 Mbps Download / 0.5 Mbps Upload (Unlimited Data) | \$ 49.95 per Month  |
| • 3 Mbps Download / 0.6 Mbps Upload (Unlimited Data)   | \$ 62.95 per Month  |
| • 5 Mbps Download / 1 Mbps Upload (Unlimited Data)     | \$ 94.95 per Month  |
| • 10 Mbps Download / 2 Mbps Upload (Unlimited Data)    | \$ 125.95 per Month |

- **New Wireless Residential Internet Access**

- |  |                     |
|--|---------------------|
| • 25 Mbps Download / 5 Mbps Upload (Unlimited Data)  | \$ 99.95 per Month  |
| • 50 Mbps Download / 10 Mbps Upload (Unlimited Data) | \$ 125.95 per Month |

# Schedule Overview

# Deployment Schedule Overview

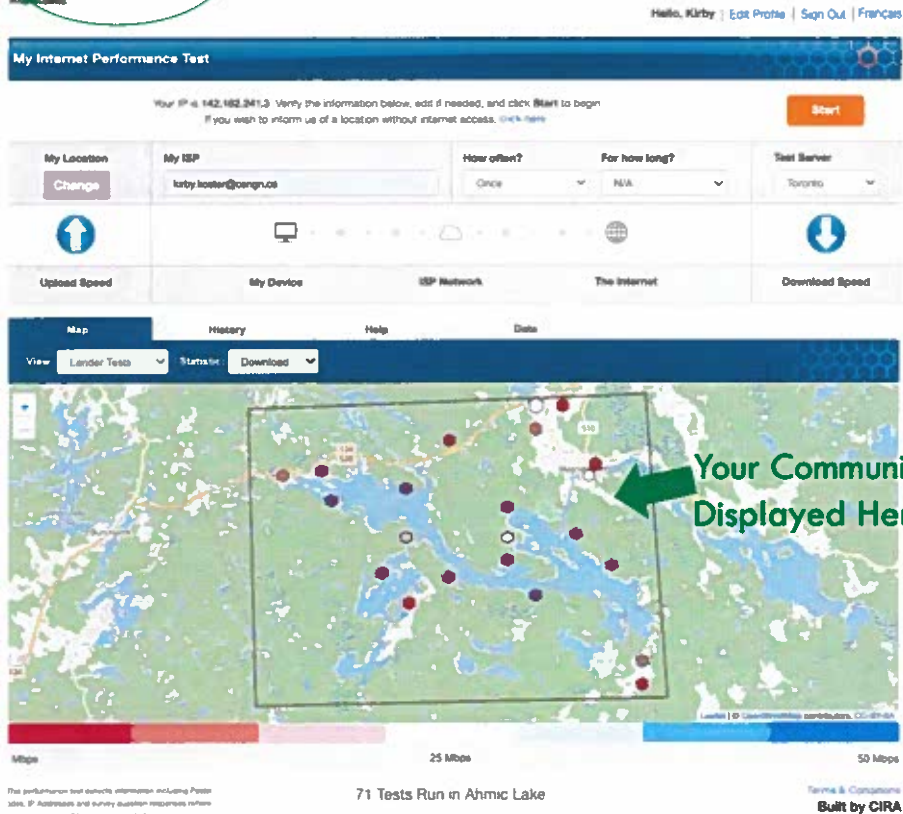
Project Milestones	Start Date	End Date
Municipal Coordination	January 04, 2021	March 31, 2021
Engineering	December 01, 2021	June 31, 2021
Construction	March 31, 2021	July 31, 2021
Network Deployment	July 05, 2021	September 30,2021

# Testing and Monitoring Performance

# Testing Your Internet Access Performance in Ahmic Harbour and Ahmic Lake



Your Community  
Logo Here



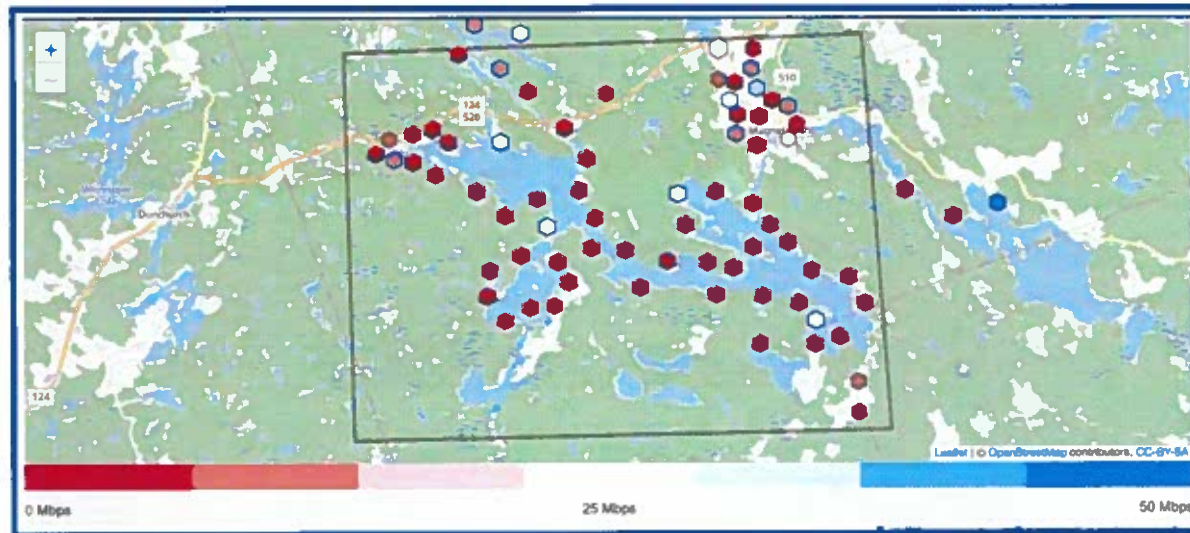
- CENGN will be paying for an Internet Performance Tool customized for Magnetawan, Ahmic Lake, and Ahmic Harbour
- Offers visual representation of how the existing service is performing for the community
- Allows tracking of improvement as more residents get connected to the new services
- Monitors connection for up to a year after installation
- No charge to use the tool for residents
- No charge to use the tool for the community



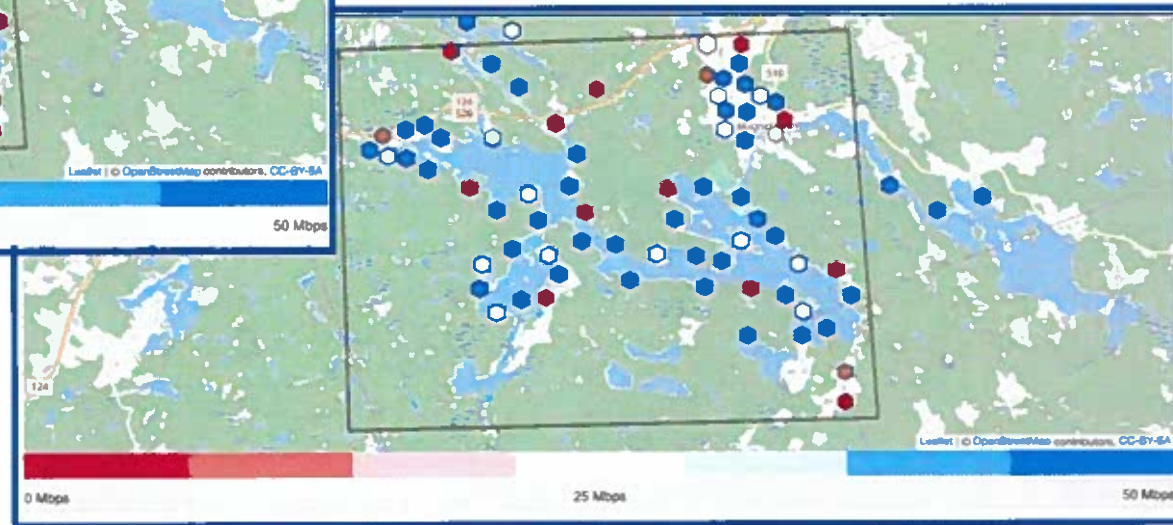
Detailed Project Overview for Ahmic Harbour and Ahmic Lake

# Visualizing Your Internet Access Performance Improvements

Before



After



# Community Benefits of Project



## **High-speed Reliable Broadband Internet Services to Underserved Residents**

- Fixed wireless access to the home for up to residents
- No data cap!! Range of internet access charges.



## **Multiple Wireless Options for Access to Residents**

- Choice of technology depending on speed of access desired



## **This technology solution could be extended to the other nearby communities easily**

- Significantly reduced incremental cost per community



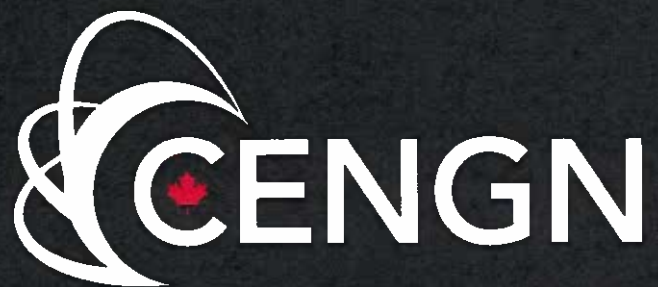
## **New 25/5 and 50/10 Internet Access Services for Village of Ahmic Harbour and Ahmic Lake Area**

- No data cap



## **New 25/5 and 50/10 Internet Access Services for Village of Magnetawan**

- No data cap



**THANK YOU!**

Kirby Koster  
Senior Manager – Broadband Programs  
[kirby.koster@cengn.ca](mailto:kirby.koster@cengn.ca)  
613-291-0707



## **Public Consultation Report**

### **Proposed Rosskopf Road Antenna Tower Mast** **Municipality of Magnetawan, ON**

**Prepared for: The Municipality of Magnetawan**  
**Attn: Laura Brandt, Acting Deputy Clerk**

**Prepared by: Wayne Lynch, Spectrum Telecom Group**

**Proposed Site: Rosskopf Road at Nipissing Road South**

**Date: March 10, 2021**

#### **General:**

On or about January 22, 2021, a public consultation process was initiated for a 110-foot antenna mast/tower installation that is proposed by Spectrum Telecom Group Ltd. (Spectrum Group). The proposed site is located on a section of unopened road allowance near the intersection of Rosskopf Road and Nipissing Road South in the Municipality of Magnetawan. At that time, notification letters providing detail about the proposed tower structure and its location were mailed out to landowners that have property located within the immediate area. The purpose of the tower is to provide improved fixed wireless Internet service availability to residents that cannot efficiently be served by other means.

In compliance with Innovation, Science and Economic Development Canada (ISED) directives, as specified in circular CPC-2-0-03, issue 5, Spectrum Group has notified and consulted with the Land Use Authority for the jurisdiction being the Municipality of Magnetawan. After considering the request, Council passed resolution 2021-17 which directed Spectrum Group to complete a public consultation process with notification letters sent out to owners of properties located within a prescribed distance of 330 feet from the proposed site. Notification letters were sent out to nine (9) landowners with property in the Municipality of Magnetawan and three (3) to rate payers in the Township of Ryerson. This list of addresses was provided to Spectrum Group by municipal administrative personnel and a copy of the list is attached. In addition, the resolution requested a public meeting be scheduled for March 17<sup>th</sup>, 2021 at 1:00 PM during which time at least one representative from Spectrum Group will be in attendance. The date set for this meeting was also announced in the notification letter.

The notification letter also initiated an invitation for landowners to submit any comments or concerns about the proposal by March 10<sup>th</sup>, 2021. Property owners were invited to submit comments or concerns to our e-mail address at [consultation@spectrumtelecom.ca](mailto:consultation@spectrumtelecom.ca), by facsimile transmission, or alternatively by phone. Messages received by our email system are automatically logged and assigned a ticket number for furtherance and follow-up.

### **Summary of Messages Received**

During the time allocated for public comment, Spectrum Group received two messages from area landowners with property located near the Rosskopf site.

#### **Ticket 1127 – Geoff Coutts**

A message (copy attached) was received from Mr. Coutts asking if he could attend the public meeting by video conference. He stated that he had a number of questions about the project but did not elaborate further in his message. He was instructed to contact the Deputy Clerk to make arrangements to attend the meeting by dialing in.

#### **Ticket 1133 – Viktor Buzora**

A message (copy attached) was received from V. Buzora expressing a couple of concerns and his basic objection to the project in general. This message was also signed by Eموke Molnar. Mr. Buzora stated that he had subscribed to Internet service provided by a satellite-based service provider. He stated that, in his opinion, the project would have an adverse impact on the esthetics of the area and was also concerned about the exposure to RF levels. To confirm our statement in the notification letter that the tower would not expose the public to unsafe levels, a Safety Code 6 energy calculation report for a similar tower was forwarded in the response.

It should be noted that this report does not necessarily include information about any messages or calls received by the Municipality unless they have been forwarded to the consultation email address. Any messages received after March 10, 2021 (12 noon) will not be included in this report but will be forwarded separately to the Clerk and Deputy Clerk.

### **Request for Statement of Concurrence**

Assuming any concerns raised were addressed to the satisfaction of the Municipality and Council, Spectrum Group wishes to conclude this consultation process and respectfully requests the Municipality's approval in the form of a letter of concurrence.

If the Municipality requires additional information about this consultation process or the project in general, please do not hesitate to contact the undersigned.



Wayne Lynch  
Project Administrator  
Spectrum Group  
(705) 474-6368, extension 414

[wlynch@spectrumtelecom.ca](mailto:wlynch@spectrumtelecom.ca)

### **Correspondence and Related Documents**

Attachment 1: Ticket 1127 – Geoff Coutts

Attachment 2: Ticket 1133 – Viktor Buzora

Attachment 2: Notification Letter

Attachment 3: Notification Letter Mailing List

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**Attention Wayne Lynch**

**Geoff Coutts**

07 Mar 2021 6:00 PM

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**Geoff Coutts - 07 Mar 2021 6:00 PM**

Wayne,

I am writing about the proposed tower in Magnetawan by Rosskopf Road. I have a nearby property there.

I see there is a public meeting on March 17th. As all the neighbouring residents are all seasonal, and during this time of COVID, can I assume the meeting will be available by video call? I would request that to be an option.

I do have a number of questions about the project.

Thanks,  
Geoff Coutts  
9 Rose Lane.  
Magnetawan  
647-542-3796

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**Wayne Lynch (NBY-Admin) - 08 Mar 2021 8:37 AM**

Hello Geoff,

It's my understanding that people wishing to participate in the public meeting remotely can do so by dialing in. I'm not 100% sure, but if you wish to address Council, I believe you have to be put on the agenda. There may also be restrictions on attending the meeting in person.

To get additional information and dial-in instructions, you can contact Laura Brandt by email at [deputyclerk@magnetawan.com](mailto:deputyclerk@magnetawan.com) or by phone at (705) 387-3947.

Internet service in Magnetawan is a bit of an issue and that is the reason participation by dial-in is preferred. And improving that is one of the goals of the project.

Best regards,  
Wayne Lynch  
Project Admin.  
Spectrum Telecom Group

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## new towers in Magnetawan Township, ON

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Viktor Buzora

10 Mar 2021 11:55 AM

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**Viktor Buzora - 10 Mar 2021 11:55 AM**

Hello,

We received your Notification letter about the proposed tower on Rosskopf Rd. As our property is close to the proposed site, we are highly against the construction of the tower! We are already signed up for Starlink, which seems to be the more advanced technology and we believe the elimination of such industrial structures as cell towers are especially crucial in areas where the natural beauty of the land is an attraction for tourism! As new technologies roll out so fast these days, we see no reason for the construction of these towers and we do not support this project! We also would like to point out that in your letter, in paragraph #3. ( RF Exposure Levels:... exposure is less than one percent by standing at the base of the tower.... )

The exposure of RF Levels might not be an accurate assessment at the base of the tower, it should be measured where people actually dwell on properties surrounding the tower, there fore if the construction of proposed tower will occur, we are requesting and demanding an RF Exposure Level reading annually by Spectrum Group to ensure that our children and families living in close proximity to the tower, are safe!

Thank you,  
Viktor Buzora,  
Emoke Molnar  
Home owners on neighbouring properties  
Sent from Mail for Windows 10

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Wayne Lynch (NBY-Admin) - 10 Mar 2021 4:28 PM

Hello Mr. Buzora,

This is in response to your email message of March 10, 2021 in which you expressed concerns about our proposal to establish a tower mast that will extend

Internet services to area residents. First of all, I do appreciate your desire to keep the landscape looking as natural as possible and I think the municipality shares the same sentiment. However, I do know improving the availability of Internet services in the community is one of the municipality's highest priorities. Unfortunately, any kind of development of land, and the establishment of the infrastructure to support it, does have some level of impact. Over the past ten years or so, Internet services have become essential for most people.

As stated in the notification letter, we do attest to the fact that the tower will not expose the public to any harmful levels of RF (EMF) exposure. As stated, in the letter, the RF energy level experienced by an individual standing at the base of the tower will be about one percent of the maximum level recommended by Health Canada's Safety Code 6 and this diminishes exponentially with distance from the tower base. In fact, the energy transmitted by the proposed Internet station is only about 3 percent of that which is transmitted by a 4G cellular tower. And based on available scientific evidence, there are no health risks from exposure to the low levels of radiofrequency EMF which people are exposed to from cell phones and cellular towers. To put this into better perspective, because its pressed against the face while in use, the amount of RF energy received by an individual using a cell phone device is very close to the maximum allowable by Safety Code 6, yet we are comfortable using them.

Attached is a Safety Code 6 calculation report for a similar tower we are currently operating near Sundridge. This tower is equipped with more equipment than the Rosskoph tower will be, but it gives you a good idea what the RF power density will be on the ground. The Sundridge tower is equipped with 8 distribution antennas; they are numbered 1 to 8 on the summary page. The Rosskoph tower will be equipped with just 4 distribution antennas. The Sundridge tower is also equipped with 6 backhaul antennas numbered 9 thru 14. The Rosskoph tower will be equipped with only two. At the Sundridge tower, the power density on the ground will be only 0.45 percent of the Safety Code 6 limit and that level would be experienced at a distance of 56.7 meters from the tower's base.

It is good that you are happy with the Starlink service. However, many people do not feel that satellite based services meet their needs. If satellite type services were seen as being so advanced, you would start to see it replacing basic phone and mobile services. We work with satellite phones and we know they certainly have their limitations as do satellite Internet services.

I hope this helps to address your concerns. Although you may not agree with all the points I raise, I will be sure to forward your comments to Council in my report as they have the final say as to whether the sites will be approved.

Wayne Lynch  
Project Admin.

Spectrum Telecom Group

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## Notification Letter

**Date:** January 22, 2021

**Site:** Rosskopf Road, Municipality of Magnetawan and Township of Ryerson

**Subject:** New 110-Foot Tower Installation for Fixed Wireless Internet Service

As part of a project initiative by CENGN's Northern Ontario Residential Broadband program which is funded in part by the federal and provincial governments, Spectrum Telecom Group proposes to construct a 33.5 meter (110-foot) high, self-support tower site on municipal land in the south Ahmic Lake area near Rosskopf Road. The proposed wireless site will be a key component in a network designed to extend high-speed Internet and other related services to the public and business users in the area. You are receiving this notification because you own property within the specified notification area of the proposed site.

The Municipality of Magnetawan and Township of Ryerson requires that the following information be sent out to residents in the area as part of its notification process. The process also allows residents an opportunity to provide feedback so the Municipality can properly assess impact and determine whether the project is in the best interests of the community as a whole.

1. **Purpose of the Structure:** The proposed tower mast will support antennas and wireless equipment designed to provide fixed high-speed Internet access and related services to residents and business users located within the southern extents of the Ahmic Lake area.  
  
No suitable structures are available in the area to support this equipment. Consequently, Spectrum Telecom Group is proposing to construct a new 33.5 meter (110-foot), self-support tower at the location described below.
2. **Location:** The proposed mast will be constructed in a wooded area on Magnetawan municipal land located about 120 meters west of the intersection of Nipissing Road South and Rosskopf Road. The site is located along the Magnetawan/Ryerson boundary and its location is shown on Attachment 1. The approximate geographical coordinates of the site are: *Latitude 45.6235 degrees; Longitude -79.6110 degrees*. The site is situated on an unopened road allowance located between Lot 81 Concession B and Lot 84 Concession B, (PIN 52080-0571).
3. **RF Exposure Levels:** RF output power of the networking and backhaul radio equipment proposed is relatively low. Consequently, the tower and its antennas will not expose the public to any harmful levels of radio frequency (RF) exposure whatsoever and will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6, including combined effects of the local spectrum environment. This code establishes safety guidelines for protection of the public against the effects of radio frequency fields.  
  
The level of RF exposure experienced by an individual standing on the ground near the base of the tower is calculated to be less than one percent of the maximum limit as specified in Safety Code 6.
4. **Public Access Control:** Electronic equipment will be mounted at an elevated level on the antenna mast as well as inside a secured shelter which is not accessible to the

general public. The site compound will be enclosed within a locked seven-foot-high chain link fence to help prevent unauthorized climbing of the structure.

5. **Site Environmental Status:** The proposed antenna mast and equipment shelter installation, having minimal environmental impact, does not require an environmental assessment as the facility meets the exclusion criteria as specified in the Canadian Environmental Assessment Act.
6. **Support Mast and Antenna System:** A profile of the tower is included as Attachment 2. Internet services will be extended to customer locations over specialized distribution antennas. A picture of a typical distribution antenna (which would be attached near the top of the mast) is shown on Attachment 3, figure 1.

The tower will also support one 0.6-meter (24") maximum diameter dish-type antenna (similar to that shown on Attachment 3, figure 2). This antenna will provide backhaul connectivity to the Internet and Spectrum Telecom Group's wide-area telecommunications network

The antenna mast proposed is a self-support (no guy wires), lattice type structure that would be installed in a wooded area. Clearing of trees and vegetation will be kept to a minimum so that the structure blends into the background as much as possible. A photographic image of an existing tower of the same design and approximate size are included as Attachment 4 (photo 1). An image of the actual tree line near the site (with a simulated image of the tower superimposed) is also shown on Attachment 4, photo 2. These images will provide a good idea of what the tower would look like on the landscape.

7. **Aviation Obstruction Marking:** If possible, Spectrum Telecom Group proposes not to equip the tower with white, red, or flashing aviation obstruction lighting as the structure likely does not pose a significant threat to aircraft navigation in the area. However, Spectrum Telecom Group will conform to any aeronautical safety requirements that may be mandated by Transport Canada or NAV Canada. Typically, lighting or paint marking scheme is not required on smaller towers such as the one proposed unless it's located close to an aerodrome.
8. **Installation Practices and Structural Adequacy:** The tower proposed is commonly used throughout the region for various telecommunications applications and is designed to support the intended antenna load with a significant safety margin. The tower and associated antennas will be installed in accordance with CSA Standard S37, manufacturer's specifications, and established installation practices.
9. **Land Use Requirements:** The site chosen has been coordinated with the Municipality of Magnetawan and Township of Ryerson and concurrence from both Municipalities is required before construction can begin. Spectrum Telecom Group will comply with any applicable local land-use requirements that we are made aware of.
10. **Contact Information:** This notice initiates an invitation to the public to provide written comments to Spectrum Telecom Group about this proposal by March 10<sup>th</sup>, 2021. Please mail, e-mail, or fax your comments to the following address:

Spectrum Group  
132 Imperial Road,  
North Bay, Ontario, P1A 4M5  
Attn: Mr. Wayne Lynch  
E-mail: [consultation@spectrumtelecom.ca](mailto:consultation@spectrumtelecom.ca)  
Fax: (705) 474-6192  
Phone: (705) 474-6368, Toll Free: 1-800-267-8560

The Land Use Authority (LUA) for the area is the Corporation of the Municipality of Magnetawan. Contact information for the LUA is as follows.

Municipality of Magnetawan  
Attention: Acting Deputy Clerk  
4304 Hwy #520 P.O. Box 70  
Magnetawan, ON P0A 1P0  
Phone: (705) 387-3947  
Email: [deputyclerk@magnetawan.com](mailto:deputyclerk@magnetawan.com)  
Web: [www.magnetawan.com](http://www.magnetawan.com)

11. **Acknowledgement of Concerns:** Any written comments from the public will be promptly acknowledged and responded to within two to three business days. Any comments received will be forwarded to the Municipality along with the corresponding response.
12. **Public Meeting:** A public meeting is scheduled by the Municipality of Magnetawan for March 17<sup>th</sup>, 2021 at 1:00 PM. This meeting will be an opportunity to learn more about the project and also to voice any comments or concerns you may have. The meeting will be held in at the following address.

Magnetawan Community Center  
4304 Hwy #520  
Magnetawan, ON P0A 1P0

Kindly review this proposal and, if you wish to forward any comments, please do so within the time period outlined above.

Thank you.

*Wayne Lynch*  
*Project Administrator*  
*Spectrum Telecom Group*

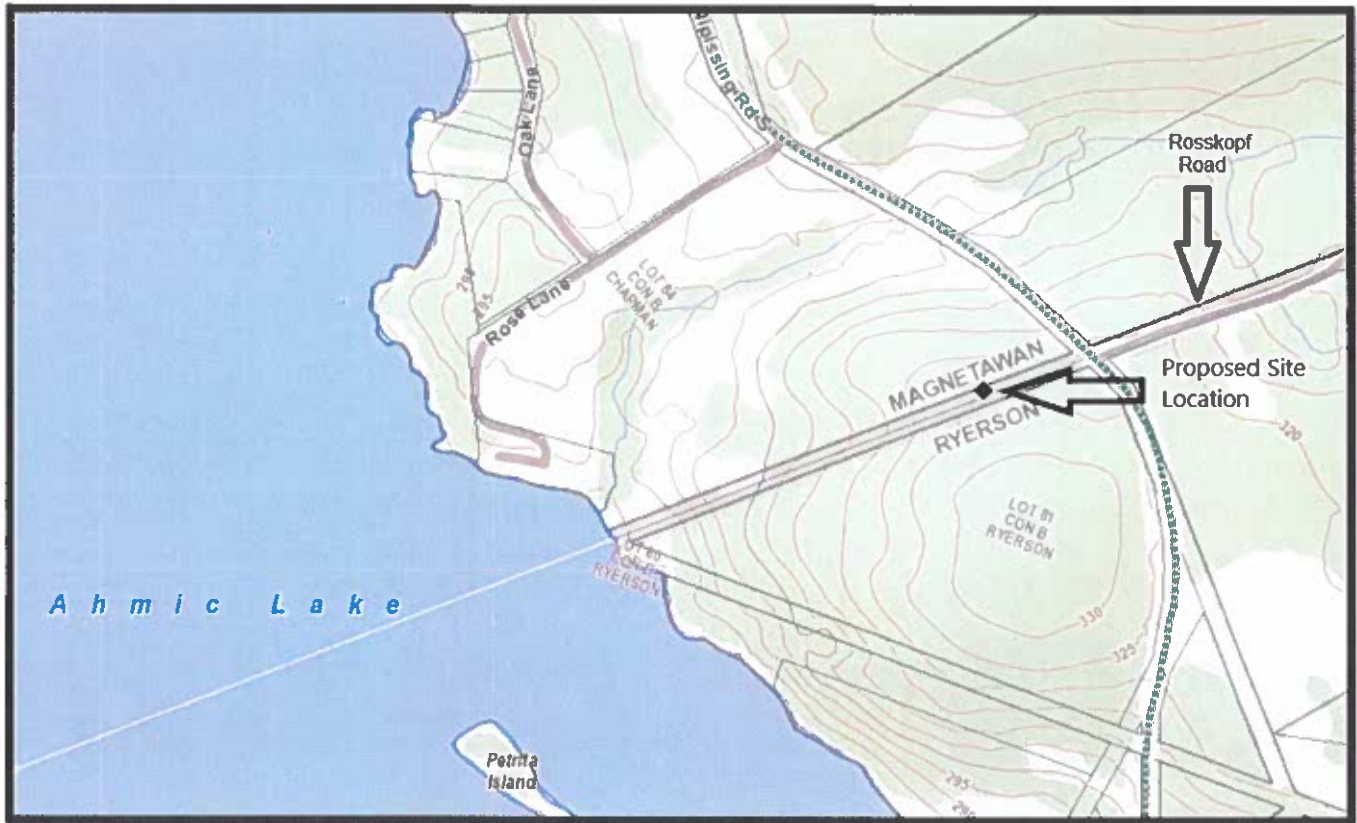
#### **CENG**

CENG, Canada's Centre of Excellence in Next Generation Networks, is an organization that drives technical innovation through its association with various partnerships, service providers, and technology developers. The company also partners with the federal government through Networks of Centres of Excellence (NCE) and Ontario government through the Ontario Centres of Excellence (OCE). Through its various programs, CENG funds project initiatives to test innovative technologies and validate business case solutions that improve high-speed internet access within various rural and remote areas of the province. More information can be found on the CENG website: <https://www.ceng.ca/about-us/>

#### **Spectrum Telecom Group**

Spectrum Telecom Group Ltd. is a wireless, two-way radio, ISP, and broadband solutions company that provides integrated telecommunications solutions and networks for residential, business, and government clients throughout the Province of Ontario. More information can be found on the Spectrum Group website: <https://spectrumtelecom.ca/company/about-us/>

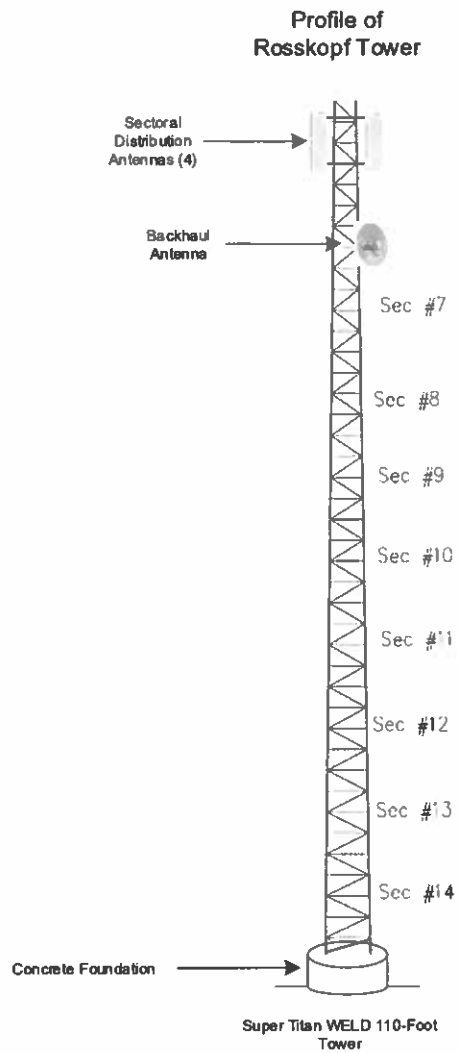
**Rosskopf Road Proposed Tower Site Location**



Site coordinates: Lat 45.6235 °; Long. -79.6110°

Elevation: 1,066 feet (325 metres) AMSL (approximate)

Tower Height: 110 feet (33.5 metres) AGL



Note: The configuration and mounting of antennas on the tower mast may not be exactly as shown.

Not to scale



TITLE	Proposed Tower Profile	DRAWN BY	WPL	DATE	12/15/20
DESCRIPTION	Roskopf Super Titan Tower Profile				

**Images of Antenna Tower Attachments**

**Figure 1: Internet Distribution Antenna (one of four located near tower top)**



Dimensions: Length 33 inches. X width 6.5 inches

**Figure 2: Dish Antennas for Internet Backhaul Link (one of two)**



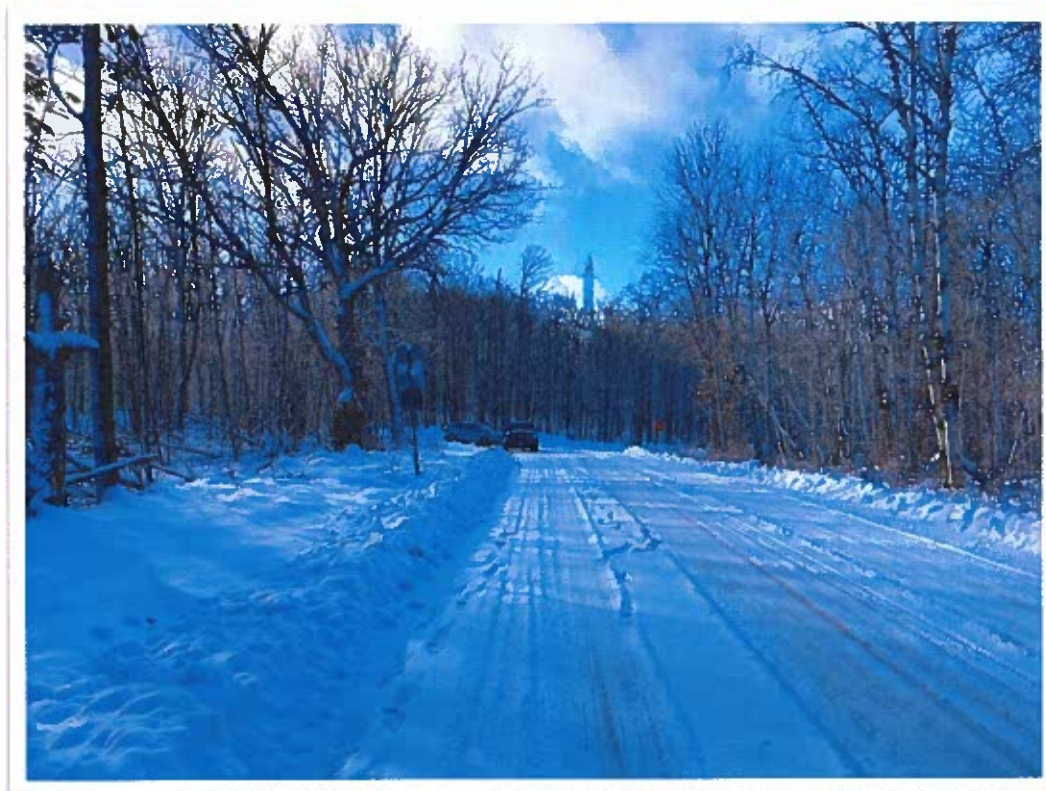
Mounted above tower midpoint. Diameter: 48" (maximum)

***Images of a Similar Tower Structure***

**Photo 1:** Profile View of Similar Tower Mast with Antenna Attachments (photo taken about 300 meters away along a municipal roadway)



**Photo 2:** Simulated Image of Tower Mast Superimposed on the tree line (photo taken about 500 meters away on Rosskopf Road looking east)





## **Public Consultation Report**

### **Proposed Cedar Croft Antenna Tower Mast** **Municipality of Magnetawan, ON**

**Prepared for: The Municipality of Magnetawan**  
**Attn: Laura Brandt, Acting Deputy Clerk**

**Prepared by: Wayne Lynch, Spectrum Telecom Group**

**Proposed Site: Cedar Croft, near Sideroad 15/16 North**

**Date: March 10, 2021\_v2**

#### **General:**

On or about January 22, 2021, a public consultation process was initiated for a 184-foot antenna mast/tower installation that is proposed by Spectrum Telecom Group Ltd. (Spectrum Group). The proposed site is located in the Cedar Croft area of Ahmic Lake on a section of unopened road allowance near Sideroad 15/16 North in the Municipality of Magnetawan. At that time, notification letters providing detail about the proposed tower structure and its location were mailed out to landowners that have property located within the immediate area. The purpose of the tower is to provide improved fixed wireless Internet service availability to residents that cannot efficiently be served by other means.

In compliance with Innovation, Science and Economic Development Canada (ISED) directives, as specified in circular CPC-2-0-03, issue 5, Spectrum Group has notified and consulted with the Land Use Authority for the jurisdiction being the Municipality of Magnetawan. After considering the request, Council passed resolution 2021-17 which directed Spectrum Group to complete a public consultation process with notification letters being sent out to owners of properties located within a prescribed distance of 552 feet from the proposed site. Notification letters were sent out to 13 landowners with property situated within the prescribed distance. This list of addresses was provided to Spectrum Group by municipal administration personnel and a copy of the list is attached. In addition, the resolution requested a public meeting be scheduled for March 17<sup>th</sup>, 2021 at 1:00 PM during which time at least one representative from Spectrum Group will be in attendance. The date set for this meeting was also announced in the notification letter.

The notification letter also initiated an invitation for landowners to submit any comments or concerns about the proposal by March 10<sup>th</sup>, 2021. Property owners were invited to submit comments or concerns to our e-mail address at [consultation@spectrumtelecom.ca](mailto:consultation@spectrumtelecom.ca), by facsimile transmission, or alternatively by phone. Any messages received by our email system are automatically logged and assigned a ticket number for furtherance and follow-up.

## **Summary of Messages Received**

During the time allocated for public comment, Spectrum Group received messages from a number of individuals and copies of each, along with our responses, are attached. A brief summary of these messages is included below.

### **Ticket 1112 – Sarah Fleming**

A message was received from S. Fleming expressing concerns about the size of the tower and its proposed location and its perceived impact on the esthetics of the area. Another concern was whether or not the tower needed to be equipped with aviation obstruction lighting.

### **Ticket 1113 – Henry Coppola**

A message was received from H. Coppola with concerns similar to that of Sarah Fleming. Their messages had an identical map attached so it appears they collaborated with the forwarding of their concerns.

### **Ticket 1115 – Norm Puhl**

A telephone call was received by W. Lynch from Norm Puhl on February 8<sup>th</sup>, 2021. Mr. Puhl was interested in the project and asked if it would cover the Beaver Lake area. He indicated his support of the project and asked if it was likely to proceed.

### **Ticket 1116 – Bob Vernon**

An email message was received by B. Vernon on February 13<sup>th</sup>, 2021. Mr. Vernon was approached previously by Spectrum Group to explore the possibility of using the privately owned Cedar Croft Road for site access, a substantial section of which runs over his property. Mr. Vernon responded that he would not allow us to use the road on his property, but he did indicate his support of the project.

### **Ticket 1128 – Mike Craig**

An email message was received by M. Craig on March 8<sup>th</sup>, 2021. Mr. Craig was concerned about why he was not on the mailing list for the notification letters. He also expressed a concern about the size of the tower, its proposed location, and its perceived impact on the esthetics of the area and he stated that "he would rather keep the natural landscape in place".

### **Ticket 1131 – John Harris**

An email message was received by J. Harris on March 9<sup>th</sup>, 2021. Mr. Harris was concerned that the tower was located too close to the lake and that impacted the "natural setting and beauty" of the area. He felt "a location further from the lake" should be chosen.

No other calls, letters, or messages were received from other individuals. It should be noted that this report does not necessarily include information about messages or calls that may have been received by the Municipality unless they have been forwarded to the consultation email address. Any messages received after March 10, 2021 (12 noon) will not be included in this report but will be forwarded separately to the Deputy Clerk.

## **Request for Statement of Concurrence**

Assuming the concerns raised were addressed to the satisfaction of the Municipality and Council, Spectrum Group wishes to conclude this consultation process and respectfully requests the Municipality's approval in the form of a letter of concurrence.

If the Municipality requires additional information about this consultation process, or the project

in general, please do not hesitate to contact the undersigned.

A handwritten signature in black ink, appearing to read 'Wayne Lynch', with a stylized, cursive script.

Wayne Lynch  
Project Administrator  
Spectrum Group  
(705) 474-6368, extension 414

[wlynch@spectrumtelecom.ca](mailto:wlynch@spectrumtelecom.ca)

### **Correspondence and Related Documents**

Attachment 1: Ticket 1112 – Sarah Fleming

Attachment 2: Ticket 1113 – Henry Coppola

Attachment 3: Ticket 1115 – Norm Puhl

Attachment 4: Ticket 1116 – Bob Vernon

Attachment 5: Ticket 1128 – Mike Craig

Attachment 6: Ticket 1131 – John Harris

Attachment 7: Notification Letter

Attachment 8: Notification Letter Mailing List

## Cedar Croft Tower Installation

Sarah Fleming

10 Feb 2021 6:30 PM

Sarah Fleming - 10 Feb 2021 6:30 PM

Dear Wayne,

I am writing to you in response to the notification letter I received today about the proposed wireless tower.

I have serious concerns with this proposal.

It seems the images you have chosen to use with the simulated view don't match the actual distance from the tower, so I can only assume that the simulation is not close to accurate as well. For example, the first image you included appears to have been taken on the 15th/16th close to the Ahmic Lake Road. As you can see from my attached image, this is a distance of about 2km, not 300 metres. Can you please send me the precise location of the photos used? Thank you.

A LOW tower that is close to the height of the trees is one thing, but a tower that is 184 feet tall is far too high and intrusive for this area, and will negatively impact the landscape and scenery that we have worked so hard to protect. Surely there are more appropriate locations that will have less of an impact.

What is also of concern, is that it was suggested that, if possible, the group proposes not to equip the tower with a light. I'm not sure if you realize this, but this proposed location has an airfield about 800 m away, so it would most definitely require a light. But I suppose it's not a surprise that you are trying to make this project appear less invasive than it will be.

Will the meeting on March 17th be accessible online so those impacted by this are able to be present without traveling during a pandemic?

I look forward to hearing from you.

Concerned citizen,  
Sarah Fleming

I[image: Screen Shot 2021-02-10 at 5.56.14 PM.png]

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Sarah Fleming - 10 Feb 2021 9:35 PM

Hello again,

Further to my previous message, you'll see from the attachment I have created, not only is this proposed tower more than double the height of some in the area, and would be the tallest compared to current towers, it would also be the closest to the shore. I am not opposed to having towers. I completely support the area improving access to reliable internet, however, I am confident this can be done by changing the height and/or location to also best suit the natural landscape where it would be the least invasive, and subsequently, not looming over our property.

Sarah Fleming

On Wed, Feb 10, 2021 at 6:28 PM Sarah Fleming wrote:

> Dear Wayne,  
>  
> I am writing to you in response to the notification letter I received  
> today about the proposed wireless tower.  
>  
> I have serious concerns with this proposal.  
>  
> It seems the images you have chosen to use with the simulated view don't  
> match the actual distance from the tower, so I can only assume that the  
> simulation is not close to accurate as well. For example, the first image  
> you included appears to have been taken on the 15th/16th close to the Ahmic  
> Lake Road. As you can see from my attached image, this is a distance of  
> about 2km, not 300 metres. Can you please send me the precise location of  
> the photos used? Thank you.  
>  
> A LOW tower that is close to the height of the trees is one thing, but a  
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> and will negatively impact the landscape and scenery that we have worked  
> so hard to protect. Surely there are more appropriate locations that will  
> have less of an impact.  
>  
> What is also of concern, is that it was suggested that, if possible, the  
> group proposes not to equip the tower with a light. I'm not sure if you  
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> so it would most definitely require a light. But I suppose it's not a  
> surprise that you are trying to make this project appear less invasive than

> it will be.  
>  
> Will the meeting on March 17th be accessible online so those impacted by  
> this are able to be present without traveling during a pandemic?  
>  
> I look forward to hearing from you.  
>  
> Concerned citizen,  
> Sarah Fleming  
> I[image: Screen Shot 2021-02-10 at 5.56.14 PM.png]  
>  
>

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Wayne Lynch (NBY-Admin) - 11 Feb 2021 1:19 PM

Hello Sarah,

This is in response to your message that expressed concerns about the proposal to install towers for the distribution of Internet services in the Ahmic Lake area, in particular the one at Cedar Croft. We certainly appreciate your concerns about impacting the landscape and, in response, I thought it important to provide more information and background about the proposal. Over the past ten years or so, Internet service is become an essential service for many residents and this need has been intensified over the last year or so with the onset of the Covid-19 pandemic. Unfortunately, the establishment of most essential infrastructure has some degree of impact on the landscape and good examples are the building of roads, bridges, water towers, and hydro lines. As you will agree, telecommunications services are also essential and have associated infrastructure.

Your main concern seems to be the selection of the tower site location at Cedar Croft as well as its overall height. The locations and size of the towers used in the proposal were selected for a number of reasons and the details were derived after completing an engineering design and analysis. The primary reason for the tower selection is the need to optimize coverage to the entire lake area so as to meet the objectives set for the project. In addition to providing good coverage for service distribution, another important consideration is the need to have sufficient height so as to clear the terrain for proper operation the backhaul links required to connect the towers to the greater network and worldwide web. We also choose sites on elevated land to minimize the tower heights required. During the site selection process, these key factors were taken into consideration.

With regard to the need for aviation obstruction lighting, as indicated, we would prefer not to install lights for obvious visual reasons. However, we

cannot predict what Transport Canada will mandate and, if they deem lighting is indeed necessary, we would comply. Once the sites are approved, an application is submitted to Transport Canada to have the towers assessed for this requirement.

You also expressed concerns about Attachment 4 which shows photos of a typical tower as well as a simulated image. Innovation, Science and Economic Development Canada (ISED) requires us to provide this information when consultations are being carried out so that residents will have a good idea what the tower will look like on the landscape. The first photo shows an existing tower of similar design which is located in the Township of Chisholm, ON. The photo was taken along Grahamvale Road. I took the photo and can attest to the fact that the distance indicated is correct. It's important to note that this photo was not taken on the 15/16th side road; I don't believe you would actually see the tower from that vantage point. Photo 2 was taken on Ahmic Lake Road near a proposed new site at Ahmic Harbour. This distance from the site is also correct. An image of the tower is superimposed to provide an idea what the tower would look like on the landscape.

You also included a map that shows the location of four towers in the area. The tower heights indicated on your map are not correct. The guyed towers indicated with "2" are in fact 350 feet in height. I'm not as familiar with the one near Cedar Croft (shown a site "B") but I recall from seeing it recently that its height is at least 300 feet. The primary function of this towers is to provide cellular mobility service along highways 520, 510, 124, and Ahmic Lake Road. With exception of the Ahmic Lake cell tower, these can be seen on Google Earth Street View and the profile of the towers proposed are nowhere near that of the imposing towers shown on your map.

Lastly, you asked about the public meeting and whether you can access it online or remotely. The Municipality will be hosting this meeting and we plan to attend in some form. I do not yet know the format and I'm not sure that the Municipality knows for sure at this point. I will pass your question along to the Municipal Clerk. With the Covid-19 health directives in effect, they may not yet know what meeting restrictions will be in place on the meeting date. Having said that, it is interesting to note that you wish attend remotely "this is precisely why the Municipality wants to improve Internet services to the community so more things can be done remotely.

I hope this helps to address your concerns as well as provide more information. Your concerns will certainly be forwarded to the Municipality and its Council. I'm sure they will take all concerns into consideration when deciding if the project is in the best interests of the community and whether or not they will approve the sites proposed.

Best regards,

Wayne Lynch

Project Admin.  
Spectrum Group

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## Concerns About Proposed 184' Tower

Henry Coppola

11 Feb 2021 9:10 AM

Henry Coppola - 11 Feb 2021 9:10 AM

Hello,

I write to you to share my concerns about the proposed 184' internet tower near Ahmic Lake. My family has been spending summers on Ahmic for several generations. Our cottage remains completely off the grid and a wonderful part of spending time there is the opportunity to unplug. I understand the need for better internet services for many year round residents and for many summer visitors and am supportive of providing that service - I do believe that there must be better site options and designs (especially related to the height) which could be utilized for additional towers than the current proposed site so close to the lake (and much closer than any other such towers in the area) and with a tower so much higher than most of the other towers in the area.

[image: image.png]

Please explore other site and height options for this tower.

thank you  
Henry Coppola

--

Henry Coppola

[a](#) - Linked In

Wayne Lynch (NBY-Admin) - 11 Feb 2021 4:16 PM

Hello Mr. Coppola,

This is in response to your message that expressed concerns about the proposal to install towers for the distribution of Internet services in the Ahmic Lake area. I am not exactly sure which site in particular you are concerned with. I assume it is Cedar Croft as you included an attachment that came in from another

individual in that same area.

We certainly appreciate your concerns about impacting the landscape and, in response, I thought it important to provide more information and background about the proposal. Over the past ten years or so, Internet service is become an essential service for many residents and this need has been even more intensified over the last year or so with the onset of the Covid-19 pandemic. Unfortunately, the establishment of most essential infrastructure has some degree of impact on the landscape and good examples are the building of roads, bridges, water towers, and hydro lines. As most people will agree, telecommunications services are also essential and have associated infrastructure.

Your main concern seems to be the selection of the tower site location as well as its overall height. The locations and size of the towers used in the proposal were selected for a number of reasons and the details were derived after completing an engineering design and analysis. The primary reason for the tower selection is the need to optimize coverage to the entire lake area so as to meet the objectives set for the project. In addition to providing good coverage for service distribution, another important consideration is the need to have sufficient height so as to clear the terrain for proper operation the backhaul links required to connect the towers to the greater network and worldwide web. We also choose sites on elevated land to minimize the tower heights required. During the site selection process, these key factors were taken into consideration.

You also included a map that shows the location of four existing towers in the area. The tower heights indicated on your map are not correct. The guyed towers indicated with "2" are in fact 350 feet in height. I'm not as familiar with the one near Cedar Croft (shown a site "B") but I recall from seeing it recently that its height is at least 300 feet and this is typical of cellular towers in the area. The primary function of this towers is to provide cellular mobility service along highways 520, 510, 124, and Ahmic Lake Road. With exception of the Ahmic Lake cell tower near Cedar Croft, these can be seen on Google Earth Street View and the profile of the towers proposed are nowhere near that of the imposing towers shown on your map.

I hope this helps to address your concerns as well as provide more information. Your concerns will certainly be forwarded to the Municipality and its Council. I'm sure they will take all concerns into consideration when deciding if the project is in the best interests of the community and whether or not they will approve the sites proposed.

Best regards,

Wayne Lynch  
Project Admin.  
Spectrum Group

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Henry Coppola - 16 Feb 2021 8:30 AM

Hi Wayne,

Thanks for the quick and fairly in depth response and detective work, I do appreciate it. Is it possible for you to share any of the site analysis work? You are correct that the site selection and height of the tower are my primary concerns - I'm not against there being more towers in the area, I appreciate the need for them, but I am concerned about this site and design and without knowing more about the analysis and site selection process and work it's difficult for me to just accept that this is the best site and design. I'm not saying that it's impossible that it is, I'm just saying that I would like to see the work that shows that it is.

thanks again for your time.

henry

On Thu, Feb 11, 2021 at 4:16 PM Wayne Lynch (NBY-Admin)  
wrote:

> Hello Mr. Coppola,  
> This is in response to your message that expressed concerns about the  
> proposal to install towers for the distribution of Internet services in the  
> Ahmic Lake area. I am not exactly sure which site in particular you are  
> concerned with. I assume it is Cedar Croft as you included an attachment  
> that came in from another individual in that same area.  
>  
> We certainly appreciate your concerns about impacting the landscape and,  
> in response, I thought it important to provide more information and  
> background about the proposal. Over the past ten years or so, Internet  
> service is become an essential service for many residents and this need has  
> been even more intensified over the last year or so with the onset of the  
> Covid-19 pandemic. Unfortunately, the establishment of most essential  
> infrastructure has some degree of impact on the landscape and good examples  
> are the building of roads, bridges, water towers, and hydro lines. As most  
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> associated infrastructure.  
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> reason for the tower selection is the need to optimize coverage to the  
> entire lake area so as to meet the objectives set for the project. In  
> addition to providing good coverage for service distribution, another

> important consideration is the need to have sufficient height so as to  
> clear the terrain for proper operation the backhaul links required to  
> connect the towers to the greater network and worldwide web. We also choose  
> sites on elevated land to minimize the tower heights required. During the  
> site selection process, these key factors were taken into consideration.  
>

> You also included a map that shows the location of four existing towers in  
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> guyed towers indicated with "2" are in fact 350 feet in height. I'm not  
as

> familiar with the one near Cedar Croft (shown a site "B") but I recall  
from

> seeing it recently that its height is at least 300 feet and this is typical  
> of cellular towers in the area. The primary function of this towers is to  
> provide cellular mobility service along highways 520, 510, 124, and Ahmic  
> Lake Road. With exception of the Ahmic Lake cell tower near Cedar Croft,  
> these can be seen on Google Earth Street View and the profile of the towers  
> proposed are nowhere near that of the imposing towers shown on your map.  
>

> I hope this helps to address your concerns as well as provide more  
> information. Your concerns will certainly be forwarded to the Municipality  
> and its Council. I'm sure they will take all concerns into consideration  
> when deciding if the project is in the best interests of the community and  
> whether or not they will approve the sites proposed.  
>

> Best regards,

>  
> Wayne Lynch  
> Project Admin.  
> Spectrum Group  
>

>  
> Ticket Details  
> Ticket ID: 1113  
> Department: Public Consultation  
> Priority: Medium  
> Status: Open  
>

--

Henry Coppola

- Linked In

Wayne Lynch (NBY-Admin) - 16 Feb 2021 1:49 PM

Hello Mr. Coppola,

As mentioned previously, the site selection and tower height is determined by an engineering study and radio path design. And we don't generally make the public part of our technical design process. The sites selected for the project are part of the Municipality's contribution to the project and the height selection is based on the requirement for providing optimum coverage as well as clearance for backhaul links. There is some fairly rugged terrain between the Ahmic Harbour site and Cedar Croft that we had to contend with.

I do know the Municipality would like to see the best possible coverage offered by the design as they are trying to facilitate the provision of service to as many residents as possible. Reducing the tower heights to the tree line or close to it will not provide adequate coverage to users and clearance for backhaul. I think the tower you are concerned with is Cedar Croft. This site is set back from the 15/16 Side Road and Cedar Croft Road a good distance and it would be difficult to see from the properties that are located immediately to the east (Beaver Lake) and west on Ahmic Lake.

In closing, I would like to point out that we have built several towers within the District of Perry Sound as well as in other regions that have a very similar setting. Once these are in place and providing services to residents, we never hear any concerns with the site being there. However, having said that, I will admit that from time to time we do hear concerns about why services should be enhanced or expanded.

I hope this helps address your concerns.

Regards,  
Wayne Lynch  
Project Admin.  
Spectrum Group

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1115

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Norm Puhl

Wayne Lynch

12 Feb 2021 9:55 AM

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**Wayne Lynch - 12 Feb 2021 9:55 AM**

## Note to File:

On February 8/21, a call was received from Mr. Norm Puhl (519) 852-1949. Apparently Mr. Puhl owns property on Beaver Lake. He was asking about the project in general and wondered if it would cover the Beaver Lake area - he was advised that it would.

He also asked if the project was likely to proceed and indicated his support for the proposal.

Wayne Lynch  
Project Administrator  
Spectrum Group  
(705) 474-6368, ext. 414  
1-800-267-8560  
Cell: (705) 491-0575  
Fax: (705) 474-6192  
wlynch@spectrumtelecom.ca

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## Spectrum Telecom Group - Cedar Croft Notification Lette...

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**Bob Vernon**

13 Feb 2021 4:45 PM

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**Bob Vernon - 13 Feb 2021 4:45 PM**

Hello Wayne:

As I believe I advised you, I am the sole Executor of the Estate of my late wife, Mary Stockdale Vernon, the registered owner of 278 Cedar Croft Road, Magnetawan.

Since my telephone conversation with you a few days ago, I have learned, from the Minutes of the Magnetawan Council Meeting held on February 3, 2021, that the proposed opening of the unopened road allowance between Concessions 4 & 5 Croft lying east of 15/16 Side Road North is much further advanced than I had understood. For that reason, I am not interested in any sort of extension to, or increased usage of, the private road known as Cedar Croft Road contained within our property which, roughly speaking, includes the southerly 40 acres +/- of Lot 14, Concession 5 Croft.

I do, however, support the Spectrum Telecom Group initiative to develop a network designed to extend high-speed Internet and other related services to users in the Ahmic Lake Area.

Bob

Please note that my winter address is:

--

C. Robert Vernon

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Wayne Lynch (NBY-Admin) - 16 Feb 2021 10:04 AM

Hi Bob,

Thanks for getting back to me. And, as you said, it does appear from The Feb 3rd Council meeting minutes that the municipality is prepared to entertain an

agreement to allow the use of the unopened road allowance for property access.

And we do appreciate your support of the project in general.

Regards,  
Wayne

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## Proposed Cedar Croft tower

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Mike Craig

08 Mar 2021 11:35 AM

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Mike Craig - 08 Mar 2021 11:35 AM

Mr. Lynch, I'm responding to some news I've recently found out about concerning a new cell/internet tower in the Cedar Croft area of Ahmic Lake.

First I'd like to understand why I didn't get a formal notification of this. As the owner of Con. 4, Lot 14 (PCL 2 and 3), it seems that the proposed location will be butting up fairly close to my property. In fact, I think if it fell, it would land on my property. I feel that this isn't something I should be finding out about second hand.

In terms of the tower, based on the pictures, the tower is going to be significantly above the tree line, probably 100 to 120 feet above. Based on other cell towers, this proposed one seems significantly bigger and as such, it will really stick out in terms of the landscape. Given, other towers in the area are lit, I can't see how you can avoid having this one lit.

I would say that from my perspective as a near by property owner this is not something I am looking for, and would prefer to keep the natural landscape in place.

Mike Craig

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Wayne Lynch (NBY-Admin) - 08 Mar 2021 2:10 PM

Hello Mr. Craig,

This is in response to your email message of March 8/2021 in which you expressed concerns about our proposal to establish a tower mast that will extend Internet services to area residents. First of all, I do appreciate your desire to keep the landscape looking as natural as possible and I think the municipality shares the same sentiment. However, I do know improving the availability of Internet services in the community is one of the municipality's highest priorities. Unfortunately, any kind of development of land, and the establishment of the infrastructure to support it, does have some level of impact. Over the past ten years or so, Internet services have become essential for most people.

With regard to your question about the distribution of notification letters, the municipality is using the distribution guideline established by ISED (formally known as Industry Canada). This guideline stipulates that notification letters should be delivered to landowners at a distance of three times the tower height from the site. I have been advised that your property lies just outside that notification distance.

We have established many towers, such as the one proposed, in several rural settings similar to the Ahmic Lake area. I can think of three sites along the Lake Nipissing south shore area, three in Armour Township, as well as the community of Astorville at Lake Nosbonsing just to name a few. Once these towers became active, they were seen as part of the landscape and provide important services to area residents and are no longer seen as an issue.

The location and height of the tower was designed to provide optimal coverage to residents and to minimize terrain clearance for distribution and backhaul facilities. So getting the antennas above the tree line is an important consideration. However, somewhat contrary to your suggestion, the tower proposed are not as high as the 350-foot cell towers that are typical in the area.

I hope this helps to address your concerns. I will be sure to forward your comments to Council in my report - they will have the final say as to whether the sites will be approved.

Best regards,  
Wayne Lynch  
Project Admin.  
Spectrum Telecom Group

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Wayne Lynch (NBY-Admin) - 09 Mar 2021 7:56 AM

Hi Laura,

Below is the response I sent to Mike Craig. Seems I messed up your email address when I tried to copy you.

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Laura Brandt - 09 Mar 2021 9:20 AM

Hi Wayne

Hope you are doing well today. I do not see the response that you sent to Mike in the forwarded email. Would you be able to send it again?

Thanks so much

Laura

Laura Brandt, Acting Deputy Clerk

Municipality of Magnetawan | PO Box 70 | 4304 Highway 520 | Magnetawan, ON POA  
1P0

Phone 705-387-3947 ext. 1002 | Fax 705-387-4875 | [clerk@magnetawan.com](mailto:clerk@magnetawan.com)

[cid:image001.png@01D714C5.28C263E0]

This message (including attachments, if any) is intended to be confidential and solely for the addressee. If you received this e-mail in error, please delete it and advise me immediately. E-mail transmission cannot be guaranteed to be secure or error-free and the sender does not accept liability for errors or omissions.

From: Wayne Lynch (NBY-Admin)

Sent: March 9, 2021 7:56 AM

To: Laura Brandt

Subject: [~1128]: Proposed Cedar Croft tower

Hi Laura,

Below is the response I sent to Mike Craig. Seems I messed up your email address when I tried to copy you.

Ticket Details Ticket ID: 1128

Department: Public Consultation

Priority: Medium

Status: Open

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## Cedar Croft Tower

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John Harris

09 Mar 2021 9:55 AM

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**John Harris - 09 Mar 2021 9:55 AM**

Sirs, With reference to your notification letter of Feb.3, 2021, I object to the proposed tower location because it is too close to Ahmic Lake and will be highly visible to everyone close to and on the lake. I am a cottage owner and own the land to the south of the proposed location, abutting the road allowance. Cottagers come to this area to enjoy the natural setting and beauty and do not want to be constantly looking at such a tower. Please find a location further from the lake. Sincerely, John L. Harris

---

Wayne Lynch (NBY-Admin) - 09 Mar 2021 11:26 AM

Hello Mr. Harris,

This is in response to your email message of March 9/2021 in which you expressed concerns about our proposal to establish a tower mast that will extend Internet services to residents in the Cedar Croft area. First of all, I do appreciate your desire to keep the landscape looking as natural as possible and I think the municipality shares that same sentiment. However, I do know improving the availability of Internet services in the community is one of the municipality's highest priorities. Unfortunately, any kind of development of land, and the establishment of the infrastructure to support it, does have some level of impact. Furthermore, over the past several years, Internet services have become essential for most people.

We have established many antenna towers, such as the one proposed, in several rural settings similar to the Ahmic Lake area. I can think of three sites along the Lake Nipissing south shore resort area, three in Armour Township, as well as the community of Astorville at Lake Nosbonsing just to name a few. Once these towers became active, they were seen as part of the landscape and provide important services to area residents and are no longer seen as an issue.

The location and height of the tower was designed to provide optimal coverage to residents and to minimize terrain clearance for distribution and backhaul

facilities.

I hope this helps to address your concerns. I will be sure to forward your comments to Council in my report as they have the final say as to whether the sites will be approved.

Best regards,  
Wayne Lynch  
Project Admin.  
Spectrum Telecom Group

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## Notification Letter

**Date:** February 3, 2021

**Site:** Cedar Croft, Municipality of Magnetawan

**Subject:** New 184-Foot Tower Installation for Fixed Wireless Internet Service

As part of a project initiative by CENGN's Northern Ontario Residential Broadband program which is funded in part by the federal and provincial governments, Spectrum Telecom Group proposes to construct a 56.1 meter (184-foot) high, self-support tower site on municipal land in the Cedar Croft area near Cedar Croft Road. The proposed wireless site will be a key component in a network designed to extend high-speed Internet and other related services to the public and business users in the area. You are receiving this notification because you own property within the specified notification area of the proposed site.

The Municipality of Magnetawan requires that the following information be sent out to residents in the area as part of its notification process. This process also allows residents an opportunity to provide feedback so the Municipality can properly assess impact and determine whether the project is in the best interests of the community as a whole.

1. **Purpose of the Structure:** The proposed tower mast will support antennas and wireless equipment designed to provide fixed high-speed Internet access and related services to residents and business users located in the Cedar Croft and Ahmic Lake areas.  
  
No suitable structures are available in the area to support this equipment. Consequently, Spectrum Telecom Group is proposing to construct a new 56.1 meter (184-foot), self-support tower at the location described below.
2. **Location:** The proposed mast will be constructed in a wooded area on municipal land located near the end of Cedar Croft Road. The location is shown on Attachment 1. The approximate geographical coordinates of the site are: *Latitude 46.6358 degrees; Longitude -79.7091 degrees*. The site is situated on an unopened road allowance located between Lot 14 Con. 4 and Lot 14 Con. 5, (PIN 52084-0341).
3. **RF Exposure Levels:** RF output power of the networking and backhaul radio equipment proposed is relatively low. Consequently, the tower and its antennas will not expose the public to any harmful levels of radio frequency (RF) exposure whatsoever and will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6, including combined effects of the local spectrum environment. This code establishes safety guidelines for protection of the public against the effects of radio frequency fields.  
  
The level of RF exposure experienced by an individual standing on the ground near the base of the tower is calculated to be less than one percent of the maximum limit as specified in Safety Code 6.
4. **Public Access Control:** Electronic equipment will be mounted at an elevated level on the antenna mast as well as inside a secured shelter which is not accessible to the general public. The site compound will be enclosed within a locked seven-foot-high chain link fence to help prevent unauthorized climbing of the structure.

5. **Site Environmental Status:** The proposed antenna mast and equipment shelter installation, having minimal environmental impact, does not require an environmental assessment as the facility meets the exclusion criteria as specified in the Canadian Environmental Assessment Act.
6. **Support Mast and Antenna System:** A profile of the tower is included as Attachment 2. Internet services will be extended to customer locations over specialized distribution antennas. A picture of a typical distribution antenna (which would be attached near the top of the mast) is shown on Attachment 3, figure 1.
- The tower will also support two 1.2-meter (48") maximum diameter dish-type antennas (similar to that shown on Attachment 3, figure 2). This antenna will provide backhaul connectivity to the Internet and Spectrum Telecom Group's wide-area telecommunications network
- The antenna mast proposed is a self-support (no guy wires), lattice type structure that would be installed in a wooded area. Clearing of trees and vegetation will be kept to a minimum so that the structure blends into the background as much as possible. A photographic image of an existing tower of the same design and approximate size are included as Attachment 4 (photo 1). An image of the tree line at a similar site near Ahmic Harbour (with a simulated image of the tower superimposed) is also shown on Attachment 4, photo 2. These images will provide a good idea of what the tower would look like on the landscape.
7. **Aviation Obstruction Marking:** If possible, Spectrum Telecom Group proposes not to equip the tower with white, red, or flashing aviation obstruction lighting as the structure likely does not pose a significant threat to aircraft navigation in the area. However, Spectrum Telecom Group will conform to any aeronautical safety requirements that may be mandated by Transport Canada or NAV Canada. Typically, lighting or paint marking scheme is not required on smaller towers such as the one proposed unless it's located close to an aerodrome.
8. **Installation Practices and Structural Adequacy:** The tower proposed is commonly used throughout the region for various telecommunications applications and is designed to support the intended antenna load with a significant safety margin. The tower and associated antennas will be installed in accordance with CSA Standard S37, manufacturer's specifications, and established installation practices.
9. **Land Use Requirements:** The site chosen has been coordinated with the Municipality of Magnetawan and concurrence from the Municipality is required before construction can begin. Spectrum Telecom Group will comply with any applicable local land-use requirements that we are made aware of.
10. **Contact Information:** This notice initiates an invitation to the public to provide written comments to Spectrum Telecom Group about this proposal by March 10<sup>th</sup>, 2021. Please mail, e-mail, or fax your comments to the following address:

Spectrum Group  
132 Imperial Road,  
North Bay, Ontario, P1A 4M5  
Attn: Mr. Wayne Lynch

E-mail: [consultation@spectrumtelecom.ca](mailto:consultation@spectrumtelecom.ca)  
Fax: (705) 474-6192  
Phone: (705) 474-6368, Toll Free: 1-800-267-8560

The Land Use Authority (LUA) for the area is the Corporation of the Municipality of Magnetawan. Contact information for the LUA is as follows.

Municipality of Magnetawan  
Attention: Acting Deputy Clerk  
4304 Hwy #520 P.O. Box 70  
Magnetawan, ON P0A 1P0  
Phone: (705) 387-3947  
Email: [deputyclerk@magnetawan.com](mailto:deputyclerk@magnetawan.com)  
Web: [www.magnetawan.com](http://www.magnetawan.com)

11. **Acknowledgement of Concerns:** Any written comments from the public will be promptly acknowledged and responded to within two to three business days. Any comments received will be forwarded to the Municipality along with the corresponding response.
12. **Public Meeting:** A public meeting is scheduled by the Municipality for March 17<sup>th</sup>, 2021 at 1:00 PM. This meeting will be an opportunity to learn more about the project and also to voice any comments or concerns you may have. The meeting will be held in at the following address.

Magnetawan Community Center  
4304 Hwy #520  
Magnetawan, ON P0A 1P0

Kindly review this proposal and, if you wish to forward any comments, please do so within the time period outlined above.

Thank you.

*Wayne Lynch*  
*Project Administrator*  
*Spectrum Telecom Group*

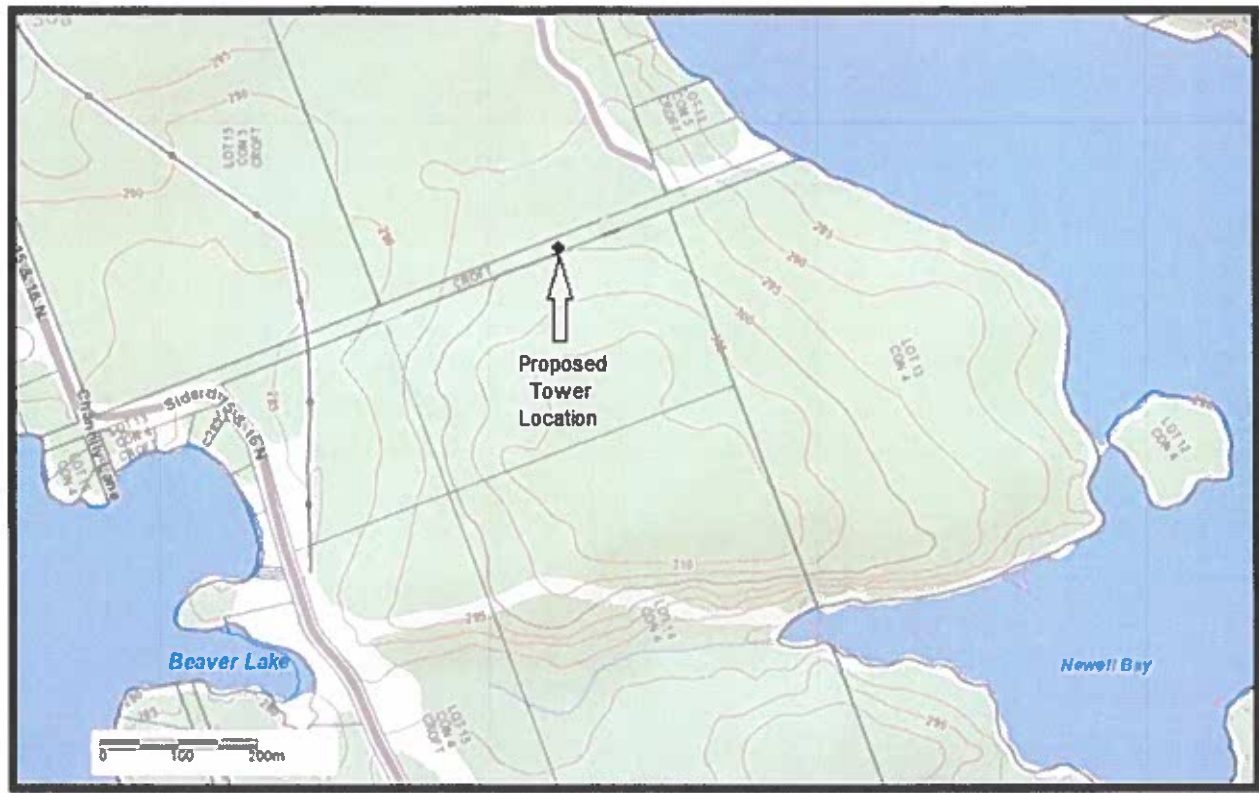
#### **CENG**

CENG, Canada's Centre of Excellence in Next Generation Networks, is an organization that drives technical innovation through its association with various partnerships, service providers, and technology developers. The company also partners with the federal government through Networks of Centres of Excellence (NCE) and Ontario government through the Ontario Centres of Excellence (OCE). Through its various programs, CENG funds project initiatives to test innovative technologies and validate business case solutions that improve high-speed internet access within various rural and remote areas of the province. More information can be found on the CENG website: <https://www.ceng.ca/about-us/>

#### **Spectrum Telecom Group**

Spectrum Telecom Group Ltd. is a wireless, two-way radio, ISP, and broadband solutions company that provides integrated telecommunications solutions and networks for residential, business, and government clients throughout the Province of Ontario. More information can be found on the Spectrum Group website: <https://spectrumtelecom.ca/company/about-us/>

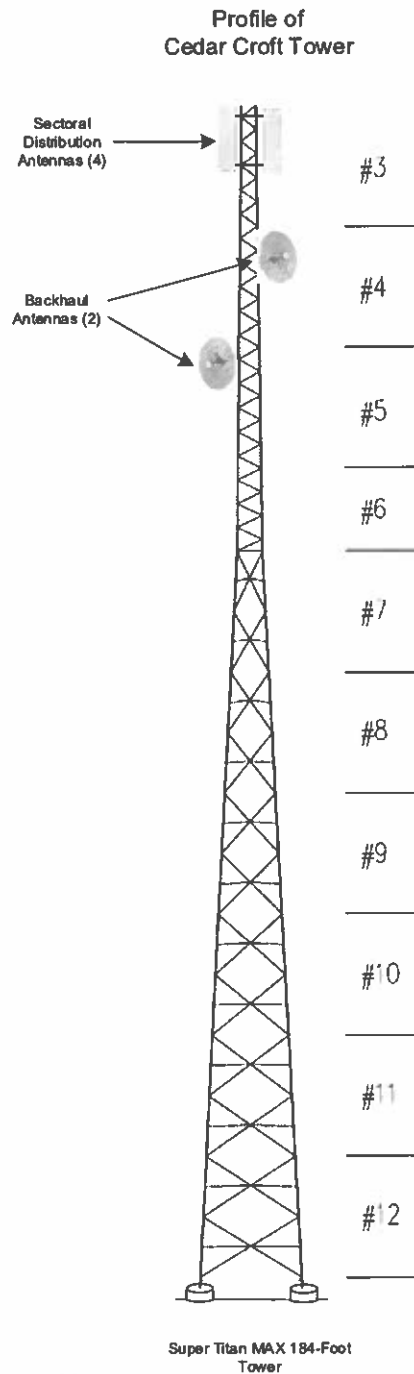
**Cedar Croft Proposed Tower Site Location**



**Site coordinates: Lat 45.6358 °; Long. -79.7091°**

**Elevation: 984 feet (300 metres) AMSL (approximate)**

**Tower Height: 184 feet (56.1 metres) AGL**



Note: The configuration and mounting of antennas on the tower mast may not be exactly as shown.

Not to scale



TITLE	DRAWN BY	DATE
Proposed Tower Profile	WPL	12/15/20
DESCRIPTION		
Cedar Croft 184-Foot Super Titan Tower Profile		

**Images of Antenna Tower Attachments**

**Figure 1: Internet Distribution Antenna (one of four located near tower top)**



Dimensions: Length 33 inches. X width 6.5 inches

**Figure 2: Dish Antennas for Internet Backhaul Link (one of two)**



Mounted above tower midpoint. Diameter: 48" (maximum)

***Images of a Similar Tower Structure***

**Photo 1:** Profile View of Similar Tower Mast with Antenna Attachments (photo taken about 300 meters away along a municipal roadway)



**Photo 2:** A Simulated Image of Tower Mast Superimposed on Tree Line (photo taken about 500 meters away from a proposed site at Ahmic Harbour)





## **Public Consultation Report**

### **Proposed Ahmic Harbour Antenna Tower Mast** **Municipality of Magnetawan, ON**

**Prepared for: The Municipality of Magnetawan**  
**Attn: Laura Brandt, Acting Deputy Clerk**

**Prepared by: Wayne Lynch, Spectrum Telecom Group**

**Proposed Site: Ahmic Lake Road, Ahmic Harbour**

**Date: March 10, 2021, v2**

#### **General:**

On or about January 22, 2021, a public consultation process was initiated for a 184-foot antenna mast/tower installation that is proposed by Spectrum Telecom Group Ltd. (Spectrum Group). The proposed site is located in the hamlet of Ahmic Harbour on a section of unopened road allowance near the intersection of Ahmic Lake Road and Bayview Road in the Municipality of Magnetawan. At that time, notification letters providing detail about the proposed tower structure and its location were mailed out to landowners that have property located within the immediate area. The purpose of the tower is to provide improved fixed wireless Internet service availability to residents that cannot efficiently be served by other means.

In compliance with Innovation, Science and Economic Development Canada (ISED) directives, as specified in circular CPC-2-0-03, issue 5, Spectrum Group has notified and consulted with the Land Use Authority for the jurisdiction being the Municipality of Magnetawan. After considering the request, Council passed resolution 2021-17 which directed Spectrum Group to complete a public consultation process with notification letters sent out to owners of properties located within a prescribed distance of 552 feet from the proposed site. Notification letters were sent out to 18 landowners with property situated within the prescribed distance. This list of addresses was provided to Spectrum Group by municipal administrative personnel and a copy of the list is attached. In addition, the resolution requested a public meeting be scheduled for March 17<sup>th</sup>, 2021 at 1:00 PM during which time at least one representative from Spectrum Group will be in attendance. The date set for this meeting was also announced in the notification letter.

The notification letter also initiated an invitation for landowners to submit any comments or concerns about the proposal by March 10<sup>th</sup>, 2021. Property owners were invited to submit comments or concerns to our e-mail address at [consultation@spectrumtelecom.ca](mailto:consultation@spectrumtelecom.ca), by facsimile transmission, or alternatively by phone. Any messages received by our email system are automatically logged and assigned a ticket number for furtherance and follow-up.

### **Summary of Messages Received**

During the time allocated for public comment, Spectrum Group received messages from a number of individuals and copies of these messages along with our responses are attached. A summary is included below.

**Ticket 1109 – Chantal Forget (Tallefer)**

A message was received from C. Forget requesting more information about the project and was generally in support of the initiative.

**Ticket 1110 – Mike Herzog**

A message was received from M. Herzog requesting more information about the project and indicated his support of the initiative.

**Ticket 1111 – John Connolly**

A message was received from J. Connolly who also requested more information about the project and appeared to be in support of the initiative.

**Ticket 1117 – Dan Hirsche**

A message was received from D. Hirsche expressing a number of concerns and his basic objection to the proposed location of the tower. Two follow-up messages outlining additional concerns were also received. These concerns were addressed in four separate responses to Mr. Hirsche. The concerns expressed are summarized as follows:

1. He was concerned about the negative impact the tower might have on the esthetics of the area.
2. He is concerned that property values will be adversely impacted.
3. Mental anguish he and his wife have had with regard to the process and ongoing into the future.
4. Exposure to RF energy being emitted from the tower if it were to be constructed in the proposed location.

**Ticket 1119 – Mark Bergsma**

An email message was received by M. Bergsma requesting more information and he also expressed concerns about the consultation process. His primary concern appeared to be the negative impact the tower would have on property values and wondered if his taxes would be reduced accordingly. Mr. Bergsma also made the following comment, "Access to Internet is currently good at my place??? No need for a tower in my backyard." Laura Brandt responded with information about the process and more information and detail was provided by Spectrum Group. It is likely important to note that Industry Canada circular CPC-2-0-03 states that "potential effects a proposed antenna system will have on property values or municipal taxes" are not relevant concerns.

**Ticket 1120 – Shirley & Leo Dorig**

A message was received by these two individuals who were in support of the project.

No other calls, letters, or messages were received from other individuals in the Ahmic Harbour area. It should be noted that this report does not necessarily include information about messages or calls that may have been received by the Municipality unless they have been forwarded to the consultation email address. Any messages received after March 10, 2021 (12 noon) will not be included in this report but will be forwarded separately to the Deputy Clerk.

#### **Request for Statement of Concurrence**

Assuming the concerns raised were addressed to the satisfaction of the Municipality and Council, Spectrum Group wishes to conclude this consultation process and respectfully requests the Municipality's approval in the form of a letter of concurrence.

If the Municipality requires additional information about this consultation process or the project in general, please do not hesitate to contact the undersigned.



Wayne Lynch  
Project Administrator  
Spectrum Group  
(705) 474-6368, extension 414

[wlynch@spectrumtelecom.ca](mailto:wlynch@spectrumtelecom.ca)

### **Correspondence and Related Documents**

Attachment 1: Ticket 1109 - Chantel Forget (Taillefer)

Attachment 2: Ticket 1110 - Mike Herzog

Attachment 3: Ticket 1111 - John Connolly

Attachment 4: Ticket 1117 - Dan Hirsche

Attachment 5: Ticket 1119 - Dan Mark Bergsma

Attachment 6: Ticket 1120 - Shirley & Leo Dorig

Attachment 7: Notification Letter

Attachment 8: Notification Letter Mailing List

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## Ahmic Harbour Tower

Chantal Taillefer

08 Feb 2021 11:45 AM

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**Chantal Taillefer - 08 Feb 2021 11:45 AM**

To whom it may concern,

I believe that we really do need better internet here. I do most of my doctor appointments by video link and they are regularly interrupted. One of my doctors wrote a letter to xplornet to complain from Sunnybrook and did not get a response.

I would be interested in knowing the cost of the service.

Thanks so much.

Be Safe

Chantal Forget

---

Wayne Lynch (NBY-Admin) - 08 Feb 2021 1:26 PM

Hello Chantal,

Thanks for your email and interest in our services.

More information about the Internet services we provide in the more rural areas can be found on our web site at

<https://netspectrum.ca/en/residential/res-wireless-internet/>. Hopefully you are able to access or site with the service you have now.

In addition, for this particular project, additional packages will be offered that include 25/5 Mbps and 50/10 Mbps unlimited upload/download. The price point for the services offered will also be realigned in the coming months.

Best Regards,

Wayne Lynch

Project Admin.

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## Ahmic harbor internet

Mike Herzog

08 Feb 2021 12:05 PM

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Mike Herzog - 08 Feb 2021 12:05 PM

Hello

Do you have a map that shows the potential service area where this new installation will be is installed ?

Thanks  
Mike

---

Wayne Lynch (NBY-Admin) - 08 Feb 2021 1:47 PM

Hi Mike,  
Thanks for your interest in our services.

The primary focus of this project is to provide services to the Ahmic Lake area and the area around the village of Magnetawan. Attached is a preliminary map that will give you some idea of the areas to be covered by the four sites involved. It is possible that any given site can provide service beyond the circled area out to a radius of 10 km or so provided there is a clear line of site to the residence.

Wayne Lynch  
Project Admin.

---

Mike Herzog - 08 Feb 2021 1:55 PM

Thank you for this. I guess the real challenge will be the clear line of sight for me

Regards Mike

> On Feb 8, 2021, at 1:47 PM, Wayne Lynch (NBY-Admin) wrote:  
>

> ?Hi Mike,  
> Thanks for your interest in our services.  
>  
> The primary focus of this project is to provide services to the Ahmic Lake area and the area around the village of Magnetawan. Attached is a preliminary map that will give you some idea of the areas to be covered by the four sites involved. It is possible that any given site can provide service beyond the circled area out to a radius of 10 km or so provided there is a clear line of sight to the residence.  
>  
> Wayne Lynch  
> Project Admin.  
>  
> Ticket Details  
>  
> Ticket ID: 1110  
> Department: Public Consultation  
> Priority: Low  
> Status: Open  
>

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Wayne Lynch (NBY-Admin) - 08 Feb 2021 2:15 PM

I forgot to mention, when the sites go live, you will be able to call our customer care centre and provide your specific location information. One of our reps will then access your location to see if you can reasonably expect to receive a usable signal on your property. If it looks workable and you wish to get service, they will dispatch a technician to see if there is actually a suitable signal.

Wayne

---

Mike Herzog - 08 Feb 2021 2:25 PM

This can't happen soon enough!

> On Feb 8, 2021, at 2:15 PM, Wayne Lynch (NBY-Admin) wrote:  
>  
> ?I forgot to mention, when the sites go live, you will be able to call our customer care centre and provide your specific location information. One of our reps will then access your location to see if you can reasonably expect to receive a usable signal on your property. If it looks workable and you wish to

get service, they will dispatch a technician to see if there is actually a suitable signal.

>

> Wayne

>

> Ticket Details

>

> Ticket ID: 1110

> Department: Public Consultation

> Priority: Low

> Status: Open

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## RE - new tower installation

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John Connolly

08 Feb 2021 2:30 PM

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**John Connolly - 08 Feb 2021 2:30 PM**

>  
>  
> Good afternoon.  
>  
> I have a couple of questions about the proposed internet service and tower location.  
>  
> 1 - Is Spectrum Group the company that will be supplying the internet service or is it another company? If not you then who will be the supply comply and if it is Spectrum what will be the cost of the service.  
>  
> 2 - our mapping shows the location for the tower, that appears to be on a right of way, (possibly a roadway) I have been in that area on Bayview for over 25 years but I'm not aware of any such right way or roadway on that location.  
>  
> 3 - What is the proposed start date for clearing of the area and the tower + enclosure installation.  
>  
> Could you please explain in a little more depth.  
>  
>  
> Thanks in advance  
>  
> John Connolly  
>  
>  
>

---

Wayne Lynch (NBY-Admin) - 08 Feb 2021 3:08 PM

Hi John,  
Hopefully this information will answer your questions.

1) The ISP division of our company, called NetSpectrum, will be providing the Internet services. We currently provided Internet services in several areas within the District of Parry Sound. More information about us can be found at the NetSpectrum web site at <https://netspectrum.ca/en/about-us/>

2) The proposed Ahmic Lake site is one of three that are located on Municipal lands which is an unopened road allowance. Spectrum Group has been in discussions with the Municipality about the use of the site.

3) If approved, site work is planned to begin in the May/June timeframe. With regard to clearing, we would like keep the clearing of trees and vegetation to a minimum so to keep impact to a minimum.

Regards,  
Wayne Lynch  
Project Admin  
Spectrum Group

---

John Connolly - 08 Feb 2021 3:15 PM

Hi Wayne - thanks for the quick response. I'll check the website provided priced to see if there is any indication as to monthly costs for internet. Much appreciated.

Regards  
John

> On Feb 8, 2021, at 3:08 PM, Wayne Lynch (NBY-Admin) wrote:

>

> Hi John,

> Hopefully this information will answer your questions.

>

> 1) The ISP division of our company, called NetSpectrum, will be providing the Internet services. We currently provided Internet services in several areas within the District of Parry Sound. More information about us can be found at the NetSpectrum web site at <https://netspectrum.ca/en/about-us/>

>

> 2) The proposed Ahmic Lake site is one of three that are located on Municipal lands which is an unopened road allowance. Spectrum Group has been in discussions with the Municipality about the use of the site.

>

> 3) If approved, site work is planned to begin in the May/June timeframe. With regard to clearing, we would like keep the clearing of trees and vegetation to a minimum so to keep impact to a minimum.

>

> Regards,  
> Wayne Lynch  
> Project Admin  
> Spectrum Group  
>  
> Ticket Details  
>  
> Ticket ID: 1111  
> Department: Public Consultation  
> Priority: Medium  
> Status: Open

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## Ahmic Harbour Tower Site

Dan Hirsche

16 Feb 2021 8:15 AM

Dan Hirsche - 16 Feb 2021 8:15 AM

Date: February 16, 2021

Site: Ahmic Harbour, Municipality of Magnetawan

Subject: New 184-Foot Tower Installation for Fixed Wireless Internet Service

Attn: Mr Wayne Lynch

Dear Wayne, Thank you for this opportunity to learn more about the above mentioned subject.

Internet aside, what other services will this tower provide?

Will these antennas have 5g capability?

Paragraph 3 titled RF Exposure levels states, the power output is relatively low. And the level of RF exposure experienced by an individual standing on the ground near the base is calculated to be less than 1% of the maximum limit as specified in safety code 6.

Relatively low compared to what measured level of RF? Can you please tell me what the RF reading would actually be within 100 meters of the tower?

Nothing is mentioned in the letter about EMF or ELF. Is that because these forms of radiation are not a factor in this facility?

Safety Code 6 suggests 6 minute exposure time to certain RF. Living beside this tower will mean we will be exposed to whatever level RF for many hours per day. Should we be concerned about acute and chronic RF field exposures?

Could the less than 1% factor mentioned in par.3 fluctuate through communication with other towers?

Safety code 6 refers to the Specific Energy Absorption Rate. What would

the Specific Energy Absorption Rate of RF be for a man, a woman and a child while standing, sitting and lying down at the base of the Super Titan tower and at 100 meters at less than 1%?

Could a cardio pacemaker be affected near the base of the tower?

Please define: "including combined effects of the local spectrum environment"

Thank you for your time in this matter. I look forward to your reply.

Regards,

Dan Hirsche

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Wayne Lynch (NBY-Admin) - 17 Feb 2021 3:03 PM

Hello Mr. Hirsche,

Thank you for your interest in the project and providing us with the opportunity to respond to your concerns. This message is in response to your email of February 16, 2021 in which you asked several questions - I will address each one here.

The primary concern appears to be focused around the RF emissions from the site so I will deal with that first. As stated in the notification letter, the power transmitted from the site is relatively low. By that I mean it is relatively low when compared to other devices that are commonly found within or around the home such as microwave ovens, hydro smart meters, cell phones, and cellular towers.

You mentioned the terms EMF (Electric and Magnetic Field) and ELF (Extremely Low Frequency) radiation. Firstly, there are no measurable magnetic fields emanating from the tower, only electric. So in that sense, the definition of RF power, EMF, or RF exposure that was referred to in the notification letter basically refers to the same thing. ELF is not a factor in this facility. ELF frequencies range between 0 and 3,000 hertz and the frequencies used at this facility will be above 3 Ghz.

The reference to exposure times in Safety Code 6 would apply to high levels of RF exposure that would be considered hazardous to humans. The longer you are exposed to high levels of energy, the more likely injury will result. This is

the way microwave ovens cook food. Microwave ovens generally work in the 2.45 GHz band and their power levels are very high compared to what the Internet towers will radiate - typically in the 1,000 watt range while the Internet transmitters proposed have an output of only 0.5 watts. Microwave ovens are located in the home in close proximity to its occupants. They operate in their own frequency band and are heavily shielded so as to minimize interference to other wireless systems; they radiate substantial levels of RF energy into the immediate area and yet we are comfortable being around them while in operation.

So, to answer your question, are there acute or chronic levels of exposure to RF fields caused by the proposed tower, the answer would be no.

To keep things less technical, I like to refer to the RF levels and the amount absorbed as a percentage of the maximum recommended by Safety Code 6. And as I stated, at the base of the tower, this level is expected to be less than 1 percent of the maximum recommended level. This safe level drops off exponentially with distance. I have asked our Broadband Group to provide a report that provides RF levels calculated for a similar site that we currently have in operation. I will send that report under a separate message to follow.

To address your question about cardiac pacemakers, I will admit that I'm not an expert on the design and use of these devices, but I will say the following.

I would not expect RF radiation to cause interference with the operation of a pacemaker when a person is anywhere on the ground near the tower. There are many things around the home that create a much higher energy field than the tower would. The main reason being that these devices are located much closer to the user. Examples are microwave ovens, smart hydro meters, Wi-Fi routers, and cell phones. If these devices were known to interfere with a pacemaker, we would have certainly heard about it by now. In fact, cell phones held against the face generate an RF field approaching the maximum allowable by Safety Code 6.

The following will explain the term, "combined effects of the local spectrum". The term means that we have taken into account any other RF transmitters on the tower, in this case there are four that direct the Internet signal into different directions (referred to as sectors) around the tower, and this works similar to the way a cellular tower distributes its services. Furthermore, any other transmitters (for other applications) would be taken into account as well - in this case there are none. So to answer the question, no other services, other than Internet, are planned for the site.

You also asked about whether the RF energy levels vary through communication with other towers. The energy levels emitted by the tower are constant unless there is a fault, and in that case, energy levels would drop slightly.

Lastly, you asked if the antennas have 5G capability and the answer is no. 5G is a technology used by cellular service providers. And, since you asked about 5G, it is interesting to note the typical power output of this technology. The RF power output of a 4G transmitter is typically 20 watts and the power output

of a 5G transmitter can be as high as 100 to 120 watts. As mentioned above, the output power of the transmitters proposed for this project are 0.5 watts. It's also worthwhile noting that, based on available scientific evidence, there are no documented health risks, that I'm aware of, from exposure to the levels of radiofrequency EMF which people are exposed to from cell phones and cell phone towers.

Hopefully this response addresses your concerns. Please note that your documented concerns, along with our response, will be forwarded to the Municipality as part of their consultation process.

Regards,

Wayne Lynch  
Project Admin.  
Spectrum Telecom Group

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Wayne Lynch (NBY-Admin) - 17 Feb 2021 4:12 PM

Hello again Dan,

As I promised in my previous message, attached is a Safety Code 6 calculation report for a tower we are currently operating near Sundridge.

This tower is equipped with more equipment than the Ahmic Harbour tower will be, but it gives you a good idea what the RF power density will be on the ground.

This particular tower is equipped with 8 distribution antennas; they are numbered 1 to 8 on the summary page. The Ahmic Harbour tower will be equipped with just 4 distribution antennas.

It is also equipped with 6 backhaul antennas numbered 9 thru 14. The Ahmic Harbour tower will be equipped with only two.

In this case, the power density on the ground will be 0.45 percent of the Safety Code 6 limit and that level would be experienced at a distance of 56.7 meters from the tower's base.

Wayne

---

Dan Hirsche - 19 Feb 2021 9:15 AM

Date: February 19, 2021

Site: Ahmic Harbour, Municipality of Magnetawan

Subject: New 184-Foot Tower Installation for Fixed Wireless Internet Service

Attn: Mr Wayne Lynch

Hi Wayne, Thank you for your prompt reply. You were correct about my primary concern. Friends and family just don't want to visit my back yard to experience an energy absorption rate greater than that of the sun.

A close second is looking out the back door and instead of watching the winter sun rise from behind the trees we would be watching it rise from behind the tower. Our back door is approximately 80 meters from the proposed sight. We have 4 acres here that we have been turning into a park-like environment, with walking trails and two picnic areas so far. We walk the main trail nearly twice a day without fail and lately we've been trying to find a spot on that trail that we won't likely see the Super Titan.

Paragraph 7 mentions aviation obstruction marking. There are a lot of small aircraft flying around here during the spring and summer months and at 184' I'm sure Transport Canada will insist. Yet, lights or not, in my mind, sitting around the fire, doing day to day chores or walking the trails, the tower's existence seems daunting.

As you mentioned in our telephone conversation "Height is everything" I understand this however I would like to propose another option. 362M to the west of the proposed site location on the same concession line approximately (45 39 24" N 79 46 24.73) is a location with a height of 301m above sea level. I realize there is an approximate height difference of 9m.

My wife and I are hoping that you might consider relocating to this

location for example. In this way we can enjoy the time we have left without the Super Titan "in our face" so to speak.

My wife and I would like to invite you to come by for coffee at a convenient time for you. She makes great treats.

Thanks again,

Dan Hirsche

On Wed, 17 Feb 2021 at 16:12, Wayne Lynch (NBY-Admin) wrote:

> Hello again Dan,  
> As I promised in my previous message, attached is a Safety Code 6  
> calculation report for a tower we are currently operating near Sundridge.  
> This tower is equipped with more equipment than the Ahmic Harbour tower  
> will be, but it gives you a good idea what the RF power density will be on  
> the ground.  
>  
> This particular tower is equipped with 8 distribution antennas; they are  
> numbered 1 to 8 on the summary page. The Ahmic Harbour tower will be  
> equipped with just 4 distribution antennas.  
> It is also equipped with 6 backhaul antennas numbered 9 thru 14. The Ahmic  
> Harbour tower will be equipped with only two.  
>  
> In this case, the power density on the ground will be 0.45 percent of the  
> Safety Code 6 limit and that level would be experienced at a distance of  
> 56.7 meters from the tower's base.  
>  
> Wayne  
>  
>  
>  
>  
> Ticket Details  
> Ticket ID: 1117  
> Department: Public Consultation

> Priority: Medium  
> Status: Open  
>

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Wayne Lynch (NBY-Admin) - 23 Feb 2021 9:24 AM

Hello Mr. Hirsche,

This is in response to your last message on this subject. I thought it important to address some of the points you raised.

Firstly, it would not be reasonable to compare the energy from the site to that of the sun, doing so might be a bit misleading. While the sun emits several types of radiation, 99% of its rays are in the form of light, ultraviolet rays, and infrared energy (i.e. heat). The tower does not emit this level or kind of energy.

You had mentioned moving the site 362 meters to the west. The elevation there is 300 meters or 10 meters lower than the proposed site. To make up this elevation, the next tower size available that would make up this difference is 220 feet. These self-support towers get rather expensive above 200 feet due to the larger base and foundation design. That combined with the additional road and hydro line development would put the project cost above that which was budgeted. Another important consideration is the site's proposed position which makes it ideal for serving users within the north end of the Lake area.

However, I will be sure to forward your comments and concerns to the Municipality for their consideration.

Regards,  
Wayne Lynch  
Project Admin.  
Spectrum Telecom

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Dan Hirsche - 24 Feb 2021 11:00 AM

Good morning Wayne,

Thank you once again for your timely response.

I understand the energy from the sun and that of the tower are

separate entities. One being natural and the other not. The explanation of RF in your previous response to me, as a layman seems reasonable and I'm certain the safety of said RF energy would be reflected in the tower operators liability insurance policy.

Regarding the proposed location of the tower, money of course is always a factor when it comes to investors and contracts. It seems to me that the Super Titan tower, 10 meters lower in height and across the road would perform equally well in this situation, however I am not an expert in these matters.

I believe your job as a consultant in this case is to merge the corporation and the public for a smooth and equitable outcome. That in itself makes perfect sense, yet for my wife and I, no one has approached us with concerns regarding the annoyance or mental disturbance we have experienced reading your notification letter, and on a grander scale would continue I'm certain each time we stepped outside to enjoy our property. Then of course there is the possible depreciation of our properties value due to the invasive nature of this tower.

Regards,

Dan

On Tue, 23 Feb 2021 at 09:24, Wayne Lynch (NBY-Admin)  
wrote:

> Hello Mr. Hirsche,  
>  
> This is in response to your last message on this subject. I thought it  
> important to address some of the points you raised.  
>  
> Firstly, it would not be reasonable to compare the energy from the site to  
> that of the sun, doing so might be a bit misleading. While the sun emits  
> several types of radiation, 99% of its rays are in the form of light,  
> ultraviolet rays, and infrared energy (i.e. heat). The tower does not emit  
> this level or kind of energy.  
>  
> You had mentioned moving the site 362 meters to the west. The elevation  
> there is 300 meters or 10 meters lower than the proposed site. To make up  
> this elevation, the next tower size available that would make up this  
> difference is 220 feet. These self-support towers get rather expensive  
> above 200 feet due to the larger base and foundation design. That combined  
> with the additional road and hydro line development would put the project  
> cost above that which was budgeted. Another important consideration is the



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> addressed now and let us know the outcome. Talk with Transport Canada or  
 > NAV Canada and give a defined answer. I believe the tower would require  
 > lights which would be a huge negative impact for such an area that does  
 not  
 > have light pollution currently.  
 > - Obviously our Assessment and Cottage value will be impacted. Will  
 > this be addressed in our taxes?  
 > - Safety aspect of the tower. RF exposure and other Frequencies are a  
 > concern to our health and effects are unknown.  
 >  
 >  
 >  
 > I look forward to hearing back,  
 >  
 >  
 >  
 > Best Regards,  
 >  
 > Mark Bergsma,  
 >  
 >  
 >

---

Wayne Lynch (NBY-Admin) - 16 Feb 2021 4:21 PM

Hello Mark,

This message will provide additional information in addition to what Laura Brandt has provided in her response.

Laura's comments about the distribution of notification letters are correct. One additional point, the requirement for mailing out letters being a distance of 3 times the tower height, is as stipulated by ISED (formally known as Industry Canada) and is mandated in their protocol for public consultation.

With regard to your question about the dimensions of the tower, the structure is a lattice self-support type (no guy wires) with bolted galvanized iron members. The structure is about 22 feet across at the base and tapers to just under 48 inches at the top. The structure is not painted and its appearance will fade to a dull gray over a number of months. It's design is not unusual and is commonly seen in the region.

With regard to the towers location, the site at Ahmic Harbour was chosen due to its proximity to the households that it is intended to serve (in the north end of the lake). Also important is its raised elevation. If a site was selected

across the road on a lower elevation (on the same road allowance), the tower height would have to be at least 250 feet. This would have to be a guyed type structure that would occupy much more property than the road allowance affords. By the way, the use of these road allowances are the Municipality's contribution to the project and their use makes the project financially viable where it wouldn't have been otherwise.

As mentioned in the notification letter, we prefer not to equip the tower with an aviation obstruction light and we typically do not for towers of this height.

Unfortunately, we will not know for sure until the tower is assessed by Transport Canada. This would be done after the approval is given by the Municipality and it typically takes about two months to complete the assessment.

With regard to property assessment and value, we are often asked about this. There is no credible evidence we have seen that indicates that property values will be adversely impacted by the presence of a tower. In fact, more than ever, the reverse is true. One of the first questions real-estate agents get asked is whether or not a property has good and reliable Internet service. Internet service is now considered an essential by most people.

Also, as stated in the notification letter, we do attest to the fact that the tower will not expose the public to any harmful levels of RF (EMF) exposure. As stated, in the letter, the RF energy level experienced by an individual standing at the base of the tower will be about one percent of the maximum level recommended by Health Canada's Safety Code 6 and this diminishes exponentially with distance from the tower base. In fact, the energy transmitted by the proposed Internet station is about 3 percent less than that of a 4G cellular tower. And based on available scientific evidence, there are no health risks from exposure to the low levels of radiofrequency EMF which people are exposed to from cell phones and cell phone towers. To put this into better perspective, because it's pressed against the face while in use, the amount of RF energy received by an individual using a cell phone device is very close to the maximum allowable by Safety Code 6.

I hope this helps to answer your questions and addresses your concerns.

Regards,

Wayne Lynch  
Project Admin.  
Spectrum Telecom Group

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Wayne Lynch (NBY-Admin) - 17 Feb 2021 9:54 AM

Hello Mark.

Laura Brandt forwarded your email with concerns about our proposed tower site at Ahmic Harbour and I just realized that you may not have been included on my response.

Also, I wanted to correct something I stated in my previous message that addressed your questions. In that message I stated, "the energy transmitted by the proposed Internet station is about 3 percent less than a that of a 4G cellular tower."

I should have said, "the energy transmitted by the proposed Internet station is about 3 percent of what a 4G cellular tower transmits". I thought I should clarify this point as it makes a significant difference.

Just so you are aware, the power output of a typical cellular transmitter is as follows: 4G Tower=20 watts; 5G cell tower=100 watts. Our transmitter power output is 0.5 watts. And that is why it is important to place the tower in a location where it will have good line-of-site coverage to the area.

Hopefully the original response is included here as well. If you have any further questions, please let me know.

Thanks,

Wayne  
Project Admin.  
Spectrum Telecom Group

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Mark Bergsma - 17 Feb 2021 10:55 AM

Thanks for the clarification Wayne.

Were other sites looked at as alternatives? Curious on site selection being close to so many cottagers at the proposed site when there are multiple sites across the road at the same elevation of 310 Metres that is Crown land.

I understand the current site has easy access along with Hydro being available from the line running right next to the proposed tower. However, cost of a road and running a few poles to a site across the road would not cost too much and still keep the best interest of the cottagers in mind.....who pay large taxes.

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**FW: zoning questions**

**Laura Brandt**

**18 Feb 2021 1:15 PM**

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**Laura Brandt - 18 Feb 2021 1:15 PM**

Hi Wayne

Just wanted to forward this so you have record ????

From: Kerstin Vroom

Sent: February 18, 2021 1:11 PM

To: Laura Brandt

Subject: FW: zoning questions

From: Shirley & Leo Dorig

Sent: February 18, 2021 9:57 AM

To: Kerstin Vroom

Subject: zoning questions

Hello Kerstin,

We are so pleased that the municipality has decided to have three towers erected to improve the internet service "back in the bush". Please let them

know that we are certainly in favour of that decision.

Thanks for your attention,

Leo and Shirley Dorig

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## Notification Letter

**Date: February 3, 2021**

**Site: Ahmic Harbour, Municipality of Magnetawan**

**Subject: New 184-Foot Tower Installation for Fixed Wireless Internet Service**

As part of a project initiative by CENGN's Northern Ontario Residential Broadband program which is funded in part by the federal and provincial governments, Spectrum Telecom Group proposes to construct a 56.1 meter (184-foot) high, self-support tower site on municipal land in the Ahmic Harbour area near Ahmic Lake Road. The proposed wireless site will be a key component in a network designed to extend high-speed Internet and other related services to the public and business users in the area. You are receiving this notification because you own property within the specified notification area of the proposed site.

The Municipality of Magnetawan requires that the following information be sent out to residents in the area as part of its notification process. The process also allows residents an opportunity to provide feedback so the Municipality can properly assess impact and determine whether the project is in the best interests of the community as a whole.

1. **Purpose of the Structure:** The proposed tower mast will support antennas and wireless equipment designed to provide fixed high-speed Internet access and related services to residents and business users located in the Ahmic Harbour and Ahmic Lake area.  
  
No suitable structures are available in the area to support this equipment. Consequently, Spectrum Telecom Group is proposing to construct a new 56.1 meter (184-foot), self-support tower at the location described below.
2. **Location:** The proposed mast will be constructed in a raised area on municipal land located about 560 meters south of the intersection of Ahmic Lake Road and Ahmic Street and is set back from Ahmic Lake Road to the east about 135 meters. The location is shown on Attachment 1. The approximate geographical coordinates of the site are: *Latitude 46.6578 degrees; Longitude -79.7732 degrees*. The site is situated on an unopened road allowance located between Lot 23 Con. 8 and Lot 23 Con. 9, (PIN 52086-0319).
3. **RF Exposure Levels:** RF output power of the networking and backhaul radio equipment proposed is relatively low. Consequently, the tower and its antennas will not expose the public to any harmful levels of radio frequency (RF) exposure whatsoever and will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6, including combined effects of the local spectrum environment. This code establishes safety guidelines for protection of the public against the effects of radio frequency fields.  
  
The level of RF exposure experienced by an individual standing on the ground near the base of the tower is calculated to be less than one percent of the maximum limit as specified in Safety Code 6.
4. **Public Access Control:** Electronic equipment will be mounted at an elevated level on the antenna mast as well as inside a secured shelter which is not accessible to the general public. The site compound will be enclosed within a locked seven-foot-high chain link fence to help prevent unauthorized climbing of the structure.

5. **Site Environmental Status:** The proposed antenna mast and equipment shelter installation, having minimal environmental impact, does not require an environmental assessment as the facility meets the exclusion criteria as specified in the Canadian Environmental Assessment Act.
6. **Support Mast and Antenna System:** A profile of the tower is included as Attachment 2. Internet services will be extended to customer locations over specialized distribution antennas. A picture of a typical distribution antenna (which would be attached near the top of the mast) is shown on Attachment 3, figure 1.

The tower will also support two 1.2-meter (48") maximum diameter dish-type antennas (similar to that shown on Attachment 3, figure 2). This antenna will provide backhaul connectivity to the Internet and Spectrum Telecom Group's wide-area telecommunications network

The antenna mast proposed is a self-support (no guy wires), lattice type structure that would be installed in a wooded area. Clearing of trees and vegetation will be kept to a minimum so that the structure blends into the background as much as possible. A photographic image of an existing tower of the same design and approximate size are included as Attachment 4 (photo 1). An image of the actual tree line near the site (with a simulated image of the tower superimposed) is also shown on Attachment 4, photo 2. These images will provide a good idea of what the tower would look like on the landscape.
7. **Aviation Obstruction Marking:** If possible, Spectrum Telecom Group proposes not to equip the tower with white, red, or flashing aviation obstruction lighting as the structure likely does not pose a significant threat to aircraft navigation in the area. However, Spectrum Telecom Group will conform to any aeronautical safety requirements that may be mandated by Transport Canada or NAV Canada. Typically, lighting or paint marking scheme is not required on smaller towers such as the one proposed unless it's located close to an aerodrome.
8. **Installation Practices and Structural Adequacy:** The tower proposed is commonly used throughout the region for various telecommunications applications and is designed to support the intended antenna load with a significant safety margin. The tower and associated antennas will be installed in accordance with CSA Standard S37, manufacturer's specifications, and established installation practices.
9. **Land Use Requirements:** The site chosen has been coordinated with the Municipality of Magnetawan and concurrence from the Municipality is required before construction can begin. Spectrum Telecom Group will comply with any applicable local land-use requirements that we are made aware of.
10. **Contact Information:** This notice initiates an invitation to the public to provide written comments to Spectrum Telecom Group about this proposal by March 10<sup>th</sup>, 2021. Please mail, e-mail, or fax your comments to the following address:

Spectrum Group  
132 Imperial Road,  
North Bay, Ontario, P1A 4M5  
Attn: Mr. Wayne Lynch

E-mail: [consultation@spectrumtelecom.ca](mailto:consultation@spectrumtelecom.ca)  
Fax: (705) 474-6192  
Phone: (705) 474-6368, Toll Free: 1-800-267-8560

The Land Use Authority (LUA) for the area is the Corporation of the Municipality of Magnetawan. Contact information for the LUA is as follows.

Municipality of Magnetawan  
Attention: Acting Deputy Clerk  
4304 Hwy #520 P.O. Box 70  
Magnetawan, ON P0A 1P0  
Phone: (705) 387-3947  
Email: [deputyclerk@magnetawan.com](mailto:deputyclerk@magnetawan.com)  
Web: [www.magnetawan.com](http://www.magnetawan.com)

11. **Acknowledgement of Concerns:** Any written comments from the public will be promptly acknowledged and responded to within two to three business days. Any comments received will be forwarded to the Municipality along with the corresponding response.
12. **Public Meeting:** A public meeting is scheduled by the Municipality for **March 17<sup>th</sup>, 2021 at 1:00 PM**. This meeting will be an opportunity to learn more about the project and also to voice any comments or concerns you might have. The meeting will be held in at the following address.

Magnetawan Community Center  
4304 Hwy #520  
Magnetawan, ON P0A 1P0

Kindly review this proposal and, if you wish to forward any comments, please do so within the time period outlined above.

Thank you.

*Wayne Lynch*  
*Project Administrator*  
*Spectrum Telecom Group*

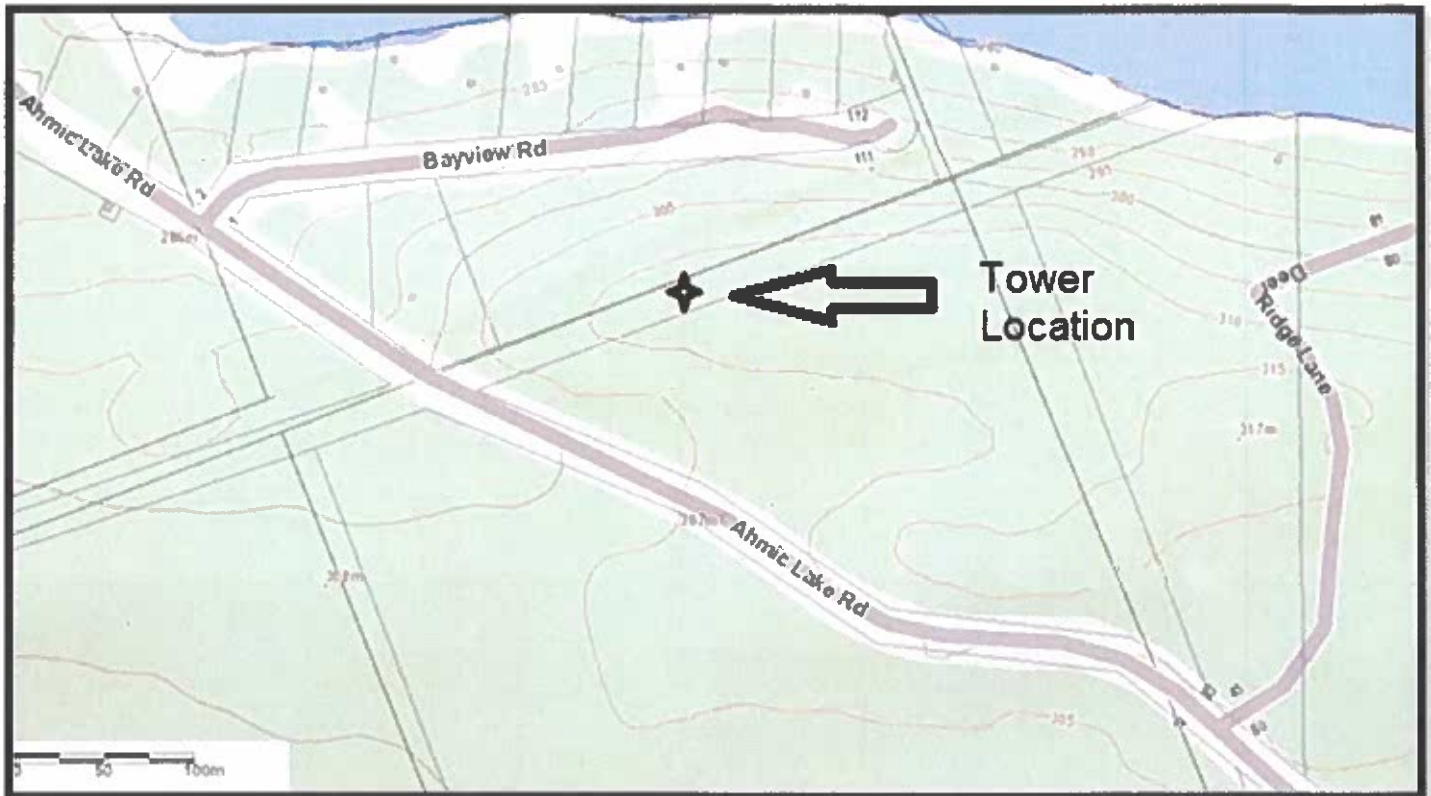
#### **CENGN**

CENGN, Canada's Centre of Excellence in Next Generation Networks, is an organization that drives technical innovation through its association with various partnerships, service providers, and technology developers. The company also partners with the federal government through Networks of Centres of Excellence (NCE) and Ontario government through the Ontario Centres of Excellence (OCE). Through its various programs, CENGN funds project initiatives to test innovative technologies and validate business case solutions that improve high-speed internet access within various rural and remote areas of the province. More information can be found on the CENGN website: <https://www.cengn.ca/about-us/>

#### **Spectrum Telecom Group**

Spectrum Telecom Group Ltd. is a wireless, two-way radio, ISP, and broadband solutions company that provides integrated telecommunications solutions and networks for residential, business, and government clients throughout the Province of Ontario. More information can be found on the Spectrum Group website: <https://spectrumtelecom.ca/company/about-us/>

**Ahmic Harbour Proposed Tower Site Location**

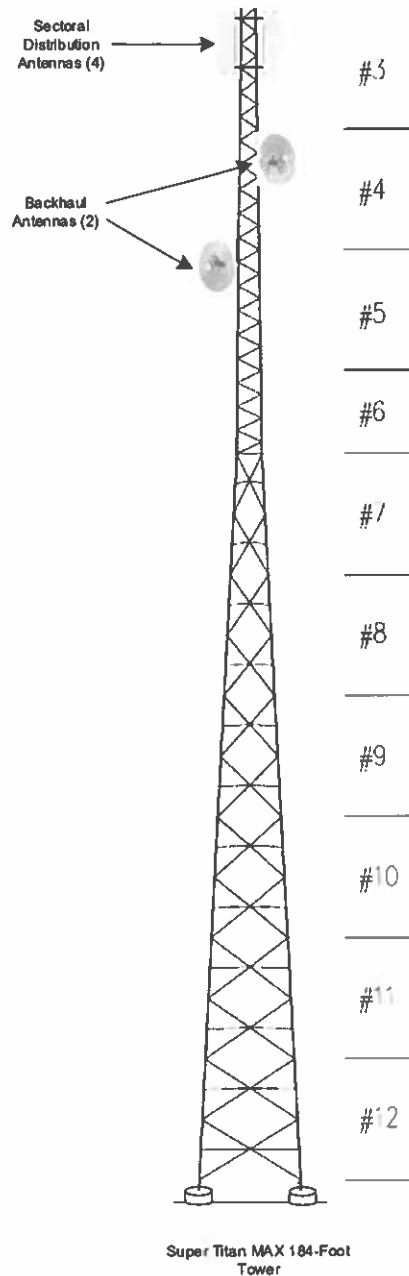


**Site coordinates: Lat 45.6578 °; Long. -79.7732°**

**Elevation: 1,017 feet (310 metres) AMSL (approximate)**

**Tower Height: 184 feet (56.1 metres) AGL**

### Profile for Ahmic Harbour Tower



Note: The configuration and mounting of antennas on the tower mast may not be exactly as shown.

Not to scale



TITLE	DRAWN BY	DATE
Proposed Tower Profile	WPL	12/15/20
DESCRIPTION		
Ahmic Harbour 184-Foot Super Titan Tower Profile		

**Images of Antenna Tower Attachments**

**Figure 1: Internet Distribution Antenna (one of four located near tower top)**



Dimensions: Length 33 inches. X width 6.5 inches

**Figure 2: Dish Antennas for Internet Backhaul Link (one of two)**



Mounted above tower midpoint. Diameter: 48" (maximum)

***Images of a Similar Tower Structure***

**Photo 1:** Profile View of Similar Tower Mast with Antenna Attachments (photo taken about 300 meters away along a municipal roadway)



**Photo 2:** Simulated Image of Tower Mast Superimposed on Tree Line (photo taken about 500 meters away from actual site)





# CORPORATION OF THE TOWNSHIP OF RYERSON

Date: February 16, 2021

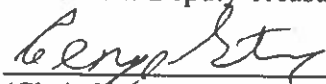
Resolution No. 02

Moved by: Councillor Patterson

Seconded by: Councillor Marlow

WHEREAS Spectrum Telecom Group Ltd. (Spectrum Group) wishes to erect a 110 foot self-support communication tower structure on a site located on a section of unopened boundary road allowance between the Municipality of Magnetawan and Ryerson on the northern (Magnetawan) at Lot 81 Concession B and Lot 84 Concession B, PIN52080-0571, for the delivery of wireless Internet, broadband data and other services; AND WHEREAS Spectrum Group is required by Industry Canada to consult with the local land use authorities being the Township of Ryerson and the Municipality of Magnetawan to obtain a statement of concurrence from the municipalities; AND WHEREAS Spectrum Group will be completing the required public consultation process which includes providing written notice garnering feedback to landowners within a minimum of 330 feet and hosting a public meeting, which is to be held at the Municipality of Magnetawan's Community Centre on March 17, 2021; THEREFORE BE IT RESOLVED that the Council of the Township of Ryerson hereby authorizes the CAO/Clerk/Deputy Treasurer, to issue a statement of concurrence to Spectrum Group in favour of the proposed telecommunication tower, provided any concerns brought forth during the public consultation period have been settled and Magnetawan provides a copy of their letter of concurrence to the CAO/Clerk/Deputy Treasurer.

Carried ☒ Defeated ☐

  
(Chair Signature)

Recorded Vote Requested by: \_\_\_\_\_

RECORDED VOTE					
Vote called by Clerk in random order, Chair to vote last					
Members of Council		Yes	No	Abstention	Absent
Councillors	Penny Brandt	✓			
	Celia Finley	✓			
	Barb Marlow	✓			
	Delynne Patterson	✓			
Mayor	George Sterling	✓			

**THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN**

**BY-LAW NO. 2021 –**

**Being a By-law to authorize Spectrum Telecom Group Ltd. (Spectrum Group) to erect three self-support communication tower structures in the Ahmic Lake area.**

**WHEREAS** following the adoption of the attached resolution no. 2021-27, the Council of the Corporation of the Municipality of Magnetawan deems it is in the best interest of the inhabitants of the community to authorize the use of unopened municipal road allowance for the erection of three self-support communication tower structures on sections of unopened road allowances listed below

1. Ahmic Harbour: Lat 45.6578, Long -79.7732, height 184 foot  
Description Unopened road allowance section between Lot 23 Concession 8 and Lot 23 Concession 9, PIN52086-0319
2. Cedar Croft: Lat 45.6358, Long -79.7091, height 184 foot  
Description Unopened road allowance section between Lot 14 Concession 4 and Lot 14 Concession 5, PIN52084-0341
3. Rosskopf Site: Lat 45.6235, Long -79.6110, height 110 foot  
Description Unopened road allowance section between Lot 81 Concession B and Lot 84 Concession B, PIN52080-0571

**BE IT RESOLVED THAT** the Council of the Corporation of the Municipality of Magnetawan hereby enacts as follows:

1. That the Mayor and Clerk be authorized to execute any agreement that may be necessary on behalf of the Municipal Corporation.
2. That the Clerk is authorized to execute the letter of concurrence on behalf of the Municipality.
3. That this By-law takes effect once adopted.

**READ A FIRST, SECOND, AND THIRD TIME**, passed, signed and the Seal of the Corporation affixed hereto, this 17th day of March 2021.

**THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
CAO/Clerk

## THE MUNICIPALITY OF MAGNETAWAN

### STAFF REPORT

TO: Kerstin Vroom, CAO/Clerk,  
Municipality of Magnetawan

FROM: Jamie Robinson, BES, MCIP, RPP & Jonathan Pauk, HBASc., MSc.  
MHBC Planning Limited

DATE: March 17, 2021

SUBJECT Zoning By-law Amendment and Site Plan Control Application – Little – 191  
Little Lane, Municipality of Magnetawan

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### Recommendation

1. That Council receive this Report;
2. If no comments are received on the proposed application that require further Staff review, that Council enact the attached Zoning By-law Amendment.
3. That Council enact the attached by-law being a By-law to provide for the execution of a Site Plan Agreement and Limited Services Agreement with the Owners of the subject property.

### Proposal / Background

On August 19, 2020 the Central Almaguin Planning Board granted provisional consent to Consent Application B002/20 submitted by John Jackson Planner Inc. The provisional consent application seeks to create one additional lot fronting onto Ahmic Lake and one new right of way over the retained lot to provide legal access to the severed lot.

The Zoning By-law Amendment proposes to rezone the retained lands to recognize the existing guest cabins and accessory buildings as the maximum number and size of accessory buildings permitted within 100 metres of the water. In addition, the severed lot is proposed to be rezoned to ensure that no dock or boathouse be located within 30 metres of the northeast side line or its projection into the water. The Zoning By-law Amendment has been submitted to address provisional consent condition (d).

A Site Plan Control Application has been submitted to provide for the execution of a Site Plan Agreement with the Owners to preserve existing vegetation along the shoreline and outside of an appropriate building envelope on severed lot.

The property is located on the south side of Ahmic Lake as shown in Figure 1.

**Figure 1: Location of Subject Lands**



The subject lands have a combined lot area of 23.8 hectares (49.2 acres) and have approximately 197 metres of frontage onto Ahmic Lake. It is proposed that the retained lands will contain the existing buildings and structures and the severed lands will host a future seasonal residential use.

The property is accessed via a private road. A Draft Limited Service and Private Road Agreement has been included as Attachment #4 to this report.

### **Public Comments Received**

Bob Murphy and Beverley Murphy, Owners of 197B Little Lane have provided comments on the application which confirm that they support the proposed Zoning By-Law Amendment.

### **Area Context**

**North:** Ahmic Lake

**East:** Existing shoreline residential dwellings fronting onto Ahmic Lake

**South:** Ahmic Lake Road and Rural properties

**West:** Existing shoreline residential dwellings fronting onto Ahmic Lake

## **Policy Analysis**

### **Provincial Policy Statement**

The Provincial Policy Statement (PPS) is a document that provides policy direction on matters of provincial interest concerning land use planning. Ontario has a policy led planning system and the PPS sets the foundation for regulating the development and use of land in the Province. Policies are set out to provide for appropriate development while also protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. When making land use planning decisions, Planning Authorities must ensure that decisions are consistent with the PPS.

The subject property is located outside of the Magnetawan Village settlement area and are considered to be Rural Lands by the PPS. The PPS, specifically Section 1.1.5.2 (c), permits residential development, including lot creation, that is locally appropriate. The proposed use of the subject property is consistent with the PPS.

Policy 1.6.6.4 provides policies for development individual on-site sewage services and individual on-site water services. The proposed retained lot is to utilize the existing on-site sewage and water services. It is proposed that the proposed severed lot will be serviced by individual sewage and water services. The applicant has submitted confirmation from the NBMCA that a Class 4F sewage disposal system can be accommodated on the severed lot

Policy 1.6.6.6 states that planning authorities may allow for lot creation, subject to confirmation that adequate servicing can be accommodated. The proposed retained lot is to utilize the existing on-site sewage and water services. It is proposed that the proposed severed lot will be serviced by individual sewage and water services. The applicant has submitted confirmation from the NBMCA that a Class 4F sewage disposal system can be accommodated on the severed lot.

The proposed Zoning By-law Amendment is consistent with the PPS.

### **Municipality of Magnetawan Official Plan**

The Municipality's Official Plan provides policies to manage change within the Municipality of Magnetawan. The policies in the Plan address the environment, cultural and built heritage, natural resources and servicing and transportation. In accordance with Schedule A – Land Use, the subject lands are designated Rural, Shoreline and Environmental Protection.

In accordance with Schedule B – Environmental Features, the subject lands are identified as having a locally significant wetland on the central portion of the property and is identified as Candidate Life Science ANSI.

Schedule B also identifies the subject lands in a Deer Wintering Area (Stratum 1). Section 4.6 of the Official Plan contains policies for Deer Habitat. The proposed severed lot is to have 90 metres of frontage and approximately 283 metres of depth. The proposed retained lot is to have 107 metres of frontage and a depth of approximately 790 metres. The proposed lots conform to the minimum lot size requirements contained set out in Section 4.6 of the Official Plan.

In addition, Section 4.6 states *in shoreline areas, development shall be situated in locations that will not result in the removal of significant amounts of shoreline vegetation or affect shoreline habitat*. As submitted, the application does not propose any removal of vegetation on the severed or retained lands. The future building envelope location should be located on the severed lot that is in an area that requires minimal removal of existing vegetation.

Section 5.4.2 of the Official Plan includes policies that permit residential uses within the Shoreline designation. New lots should have a minimum lot size of 1.0 hectare and minimum lot frontage of 90 metres. The proposed severed and retained lands both exceed the minimum lot frontage and minimum lot area requirements of the Zoning By-law.

Policy 5.4.8, states that new development in the Shoreline Area should be directed to lands that are physically suitable for development in their natural state, in an effort to maintain the area's unique character. The Applicant has submitted a Site Plan Control application and has worked with staff to draft the Site Plan Agreement. The Site Plan Agreement seeks to ensure that vegetation within the front yard is maintained on each of the proposed lots and to ensure that suitable building locations are established and existing vegetation is maintained on the severed lot.

Section 8.2 also designates the entire municipality as a site plan control area and sets out general policies concerning site plan control and states where special environmental features are required to mitigate impacts of residential development, the Municipality may use Site Plan Control for residential developments. The Site Plan Agreement seeks to preserve natural vegetation outside of the identified building envelope. The agreement is included as Attachment #3 to this Report.

The proposed Zoning By-law Amendment application conforms to all other applicable policies contained within the Municipality's Official Plan.

#### Municipality of Magnetawan Zoning By-law

The subject lands are zoned Shoreline Residential (RS), Rural (RU) and Environmental Protection (EP) in the Municipality's Zoning By-law.

Table 1 provides a summary of the reconfigured lots in relation to the minimum requirements for the Shoreline Residential Zone.

**Table 1: Shoreline Residential (RS) Zone Standards**

Zone Standard	Lot Configuration		
	Shoreline Residential (RS) Zone	Proposed Lot A	Proposed Lot B
<b>Minimum Lot Area</b>	<b>1.0 ha</b>	3.3 ha	20.6 ha
<b>Minimum Lot Frontage</b>	<b>90 m</b>	90 metres (onto Ahmic Lake)	107m (onto Ahmic Lake)

Table 1 indicates that the proposed lots comply with the minimum Zoning By-law requirements for minimum lot frontage and minimum lot area for the Shoreline Residential Zone.

It is noted that that the retained lot is non-conforming as it contains additional guest cabins beyond what is permitted in the Zoning By-law. In addition, the shoreline and the shape of the bay in which the retained and severed lots are located may have navigation issues and conflict with the abutting property lot to the north east. As such, the Applicant has submitted the Zoning By-law Amendment application to recognize the existing guest cabins and accessory buildings as the maximum number and size of accessory buildings permitted within 100 metres of the water and to ensure that no dock or boathouse be located within 30 metres of the northeast side line or its projection into the water.

Please refer to Attachment #1 for a copy of the draft Zoning By-law Amendment

### **Site Plan Control**

Section 41 of the *Planning Act* permits a municipality to establish a site plan control area within the municipality. Where development is proposed within that area, the Owner must obtain the approval of the municipal council of such plans and drawings of the proposed development as are specified in the legislation.

Municipal By-law 2010-44, as amended, designates the subject lands as an area to which site plan control may apply.

Section 8.2 of the Municipality of Magnetawan Official Plan designates the entire municipality as a site plan control area and sets out general policies concerning site plan control.

Condition “d” of the Central Almaguin Planning Board's decision on the provisional consent application requires the Owner to enter into a site plan agreement with the Municipality. A draft site plan agreement has been prepared for Council consideration and is included as Attachment #3 to this Report.

Please refer to Attachment #2 for a copy of the draft by-law to enact the site plan agreement.

### **Summary**

It is our opinion that the rezoning of the Retained Lot to the Shoreline Residential Exception Thirty Six (RS-36) Zone, the rezoning of the Severed Lot to the Shoreline Residential Exception Thirty Seven (RS-37), and the entering into a Site Plan Agreement with the Owner, is consistent with the PPS, conforms to the Municipality's Official Plan and represents good land use planning.

Respectively submitted,



Jonathan Pauk HBASc., MSc.  
Planning Consultant  
MHBC Planning



Jamie Robinson, BES, MCIP, RPP  
Planning Consultant  
MHBC Planning

Attachment 1 – Draft Zoning By-law Amendment

Attachment 2 – Draft enacting by-law for Site Plan Agreement

Attachment 3 – Draft Site Plan Agreement between Municipality and Owner

Attachment 4 – Draft Limited Service and Private Road Agreement

# Attachments

# Attachment 1

**THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN**  
**BY-LAW NO. [REDACTED]**

Being a By-law to amend By-law No. 2001-26, as amended, the Zoning By-law for the Corporation of the Municipality of Magnetawan with respect to lands legally described as Concession 2, Part Lot 7, Plan M34 Block A and RP PSR873, Parts 2 and 5, RP PSR938, Parts 7, 8, 9 and 11, PCL 12513 15038 SS, former geographic Township of Croft, the Municipality of Magnetawan, municipally known as 191 Little Lane, Magnetawan (Roll: 4944030004033050000).

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**WHEREAS** the Council of the Corporation of the Municipality of Magnetawan is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the Planning Act, R.S.O. 1990;

**AND WHEREAS** the owner of the subject lands has filed an application with the Municipality of Magnetawan to amend By-law 2001-26 as amended;

**AND WHEREAS** the Council of the Corporation of the Municipality of Magnetawan deems it appropriate to amend By-law No. 2001-26 as amended;

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

1. Schedule 'A-1', to Zoning By-law No. 2001-26 as amended, is further amended by zoning lands legally described as described as Concession 2, Part Lot 7, Plan M34 Block A and RP PSR873, Parts 2 and 5, RP PSR938, Parts 7, 8, 9 and 11, PCL 12513 15038 SS, former geographic Township of Croft, the Municipality of Magnetawan, municipally known as 191 Little Lane, Magnetawan from the "Shoreline Residential" (RS) Zone to the "Shoreline Residential Exception Thirty Six" (RS-36) Zone and the "Shoreline Residential Exception Thirty Seven" (RS-37) Zone, as shown on Schedule 'A' attached forming part of this By-law.
2. Section 4.2 of By-law 2001-26 is hereby amended by adding the following new section after 4.2.1.17

***4.2.4.18 Shoreline Residential Exception Thirty Six (RS-36) Zone***

***Notwithstanding the provisions of this By-law to the contrary, within the Shoreline Residential Exception Thirty Six (RS-36) Zone the following shall apply:***

1. *The maximum number of accessory buildings within 100 metres of the water shall be six (6);*
2. *The maximum floor area of 'Building A' shown on Schedule A shall be 71.7 square metres.*

3. The maximum floor area of 'Building B' shown on Schedule A shall be 102 square metres;
  4. The maximum floor area of 'Building C' shown on Schedule A shall be 26.2 square metres.
  5. The maximum floor area of 'Building D' shown on Schedule A shall be 45 square metres.
  6. The maximum floor area of 'Building E' shown on Schedule A shall be 98.8 square metres.
  7. The maximum floor area of 'Building F' shown on Schedule A shall be 18.8 square metres.
  8. The maximum floor area of 'Building G' shown on Schedule A shall be 67.9 square metres.
  9. All development shall be subject to Site Plan Control pursuant to Section 41 of the Planning Act.
3. Section 4.2 of By-law 2001-26 is hereby amended by adding the following new section after 4.2.1.18

**4.2.4.19 Shoreline Residential Exception Thirty Seven (RS-37) Zone**

*Notwithstanding the provisions of this By-law to the contrary, within the Shoreline Residential Exception Thirty Seven (RS-37) Zone the following shall apply:*

1. The minimum required side yard setback for a dock and/or boathouse shall be 30 metres from the northeast interior side lot line and its 30.4 metre (100 feet) projection into the water.
2. All development shall be subject to Site Plan Control pursuant to Section 41 of the Planning Act.

This By-law take effect on the date of its passage, subject to the provisions of Section 34 (30) and (31) of the Planning Act (Ontario).

**READ A FIRST, SECOND, AND THIRD TIME**, passed, signed and the Seal of the Corporation affixed hereto this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

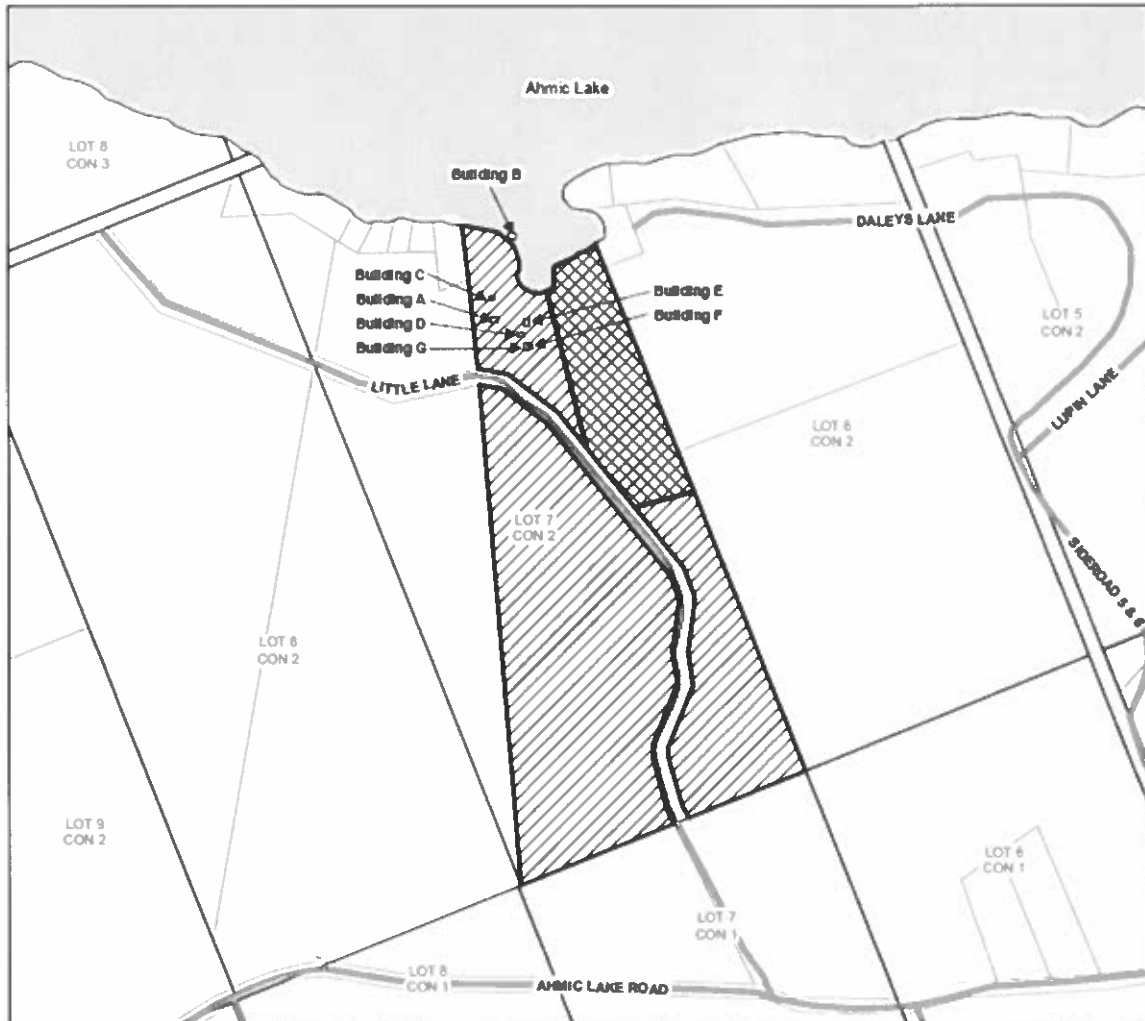
\_\_\_\_\_  
Sam Dunnett, Mayor



\_\_\_\_\_  
Kerstin Vroom, CAO/Clerk



## Schedule 'A' to Zoning By-law Amendment \_\_\_\_\_

161 Little Lane  
Part of Lot 7, Concession 2  
Geographic Township of Croft  
Municipality of Magnetawan  
District of Parry Sound



-  Lands to be rezoned from Shoreline Residential (RS) Zone  
to Shoreline Residential Exception Thirty Six (RS-36) Zone
-  Lands to be rezoned from Shoreline Residential (RS) Zone  
to Shoreline Residential Exception Thirty Seven (RS-37) Zone

This is Schedule 'A' to Zoning By-law \_\_\_\_\_  
Passed this \_\_\_\_ day of \_\_\_\_\_ 2021

Mayor \_\_\_\_\_

Clerk \_\_\_\_\_

# Attachment 2

## **THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN BY-LAW 2021-\_\_\_\_\_**

Being a By-law to provide for the execution of a Site Plan Agreement with the Owners of the land legally described as Con 2 , Lot Number 7-8, Registered Plan M-34 Lot/BlockA, Reference Plan PSR-938, Part 7, 9, 11, Parcel 15038SS, Municipality of Magnetawan, District of Parry Sound and municipally known as 191 Little Lane in the Municipality of Magnetawan.

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**WHEREAS** the Planning Act R.S.O. 1990, c. P. 13. Section 41 as amended provides that where an area is shown or described as a site plan control area in an Official Plan, Council may by By-law designate the whole or any part of the area site plan control area.

**AND WHEREAS** Section 8.2 of the Municipality of Magnetawan Official Plan designates the entire municipality as a site plan control area and sets out general policies concerning site plan control.

**AND WHEREAS** the Official Plan for the Municipality of Magnetawan enables the use of site plan control for lands to mitigate impacts of residential development on special environmental features.

**AND WHEREAS** By-law 2010-44, as amended, designates the subject lands as an area to which site plan control may apply.

**AND WHEREAS** the Council of the Corporation of Municipality of Magnetawan deems it expedient to require the Owners to enter into a Site Plan Agreement pursuant to the Planning Act, R.S.O. 1990 c. P.13, s.41 as a condition of permitting the proposed development to proceed;

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

1. That the Corporation of the Municipality of Magnetawan enter into a Site Plan Agreement with the Owners of the subject lands, as attached as "Schedule 1" to this By-law.
2. That the Mayor and the Clerk-Administrator are hereby authorized and directed to execute such Agreement on behalf of the Corporation of the Municipality of Magnetawan and to affix thereto the Corporate Seal of the Municipality and to deliver the same on behalf of the Corporation of the Municipality of Magnetawan.

**READ A FIRST AND SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.**

**READ A THIRD TIME AND FINALLY PASSED THIS \_\_\_\_\_ DAY OF March, 2021.**

---

**MAYOR, Sam Dunnett**

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**CAO/CLERK, Kerstin Vroom**

# Attachment **3**

# THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

## SITE PLAN AGREEMENT

**THIS AGREEMENT** made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**BETWEEN:**

~~LITTLE, Thomas Edward~~

(hereinafter called the "OWNER")  
OF THE FIRST PART

- and -

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

(hereinafter called the "MUNICIPALITY")  
OF THE SECOND PART

**WHEREAS** the lands that are the subject to this Agreement are the lands described in Schedule "A" attached hereto and as specifically shown on a Site Plan attached hereto as Schedule "B" and which lands are referred to herein as "said land";

**AND WHEREAS** the **OWNER** has obtained a provisional consent from the Central Almaguin Planning Board under File B002/20 Magnetawan;

**AND WHEREAS** one of the conditions of the approval of this consent is that the Owner enter into a Site Plan Agreement to preserve existing vegetation outside an appropriate building envelope;

**NOW THEREFORE THIS AGREEMENT WITNESSETH** that, in consideration of the premises and for other good and valuable consideration (the receipt of which is hereby acknowledged), the parties hereto covenant and agree with one another as follows:

### 1. SCOPE OF AGREEMENT

#### 1.1 DESCRIPTION OF LANDS

The land affected by this Agreement are the lands described in Schedule "A" attached hereto, and as specifically shown on Schedule "B" attached hereto and referred to herein as "said lands".

#### 1.2 CONFORMITY OF AGREEMENT

The **OWNER** covenants and agrees that all new work performed on the subject lands shall be in conformity with:

- a) The provisions of this Agreement;

- b) The Site Plan attached as Schedule 'B';
- c) All applicable Municipal By-laws and all applicable Provincial and Federal legislation.

## **2. REGISTRATION OF THE AGREEMENT**

- 2.1 The OWNER agrees that all documents required herein shall be submitted in a form suitable to the MUNICIPALITY and suitable for registration.
- 2.2 The Agreement shall be registered on title to the subject lands as provided for by Section 41(10) of the Planning Act, by the Municipality, at the expense of the OWNER.
- 2.3 The OWNER agrees to reimburse the MUNICIPALITY for all administrative and professional costs incurred in preparing, executing and registering this Agreement.
- 2.4 The OWNER agrees not to make any application or request to deregister this Agreement without the authorization in writing from the MUNICIPALITY.
- 2.5 All offers of Purchase and Sale shall contain a clause advising the potential purchaser of this Agreement

## **3. ISSUANCE OF BUILDING PERMITS**

- 3.1 The OWNER agrees to not request the Chief Building Official to issue a building permit to carry out the development until the Agreement has been registered on title to the subject lands and a registered copy of same has been provided to the MUNICIPALITY.
- 3.2 It is agreed that if the OWNER fails to apply for a building permit or permits to implement this Agreement within two (2) years after registration, then the MUNICIPALITY, at its option, has the right to terminate the Agreement and require that a new Site Plan Agreement be submitted for approval and execution.

## **4. DEVELOPMENT PROVISIONS**

- 4.1 The OWNER agrees to develop the subject lands in accordance with the Site Plan being Schedule "B" attached hereto, and agree that no work will be performed on the subject lands except in conformity with all provisions of this Agreement.
- 4.2 The OWNER agrees that external lighting facilities on the subject lands and buildings will be designed and constructed so as to avoid the illumination of adjacent properties and waterways and agrees to only use a level of illumination that is consistent with the natural beauty of the surrounding properties and waterbody. All lighting shall be dark sky compliant lighting.
- 4.3 The OWNER further agrees to provide and maintain appropriate construction mitigation measures during any construction activity to ensure that there are no adverse environmental impacts on the natural heritage features.

- 4.4 The OWNER further agrees to preserve and maintain the existing natural vegetation on the said lands outside of those areas identified for building, septic and driveways as shown on Schedule "B", the site plan.
- 4.5 The OWNER further agrees to provide for the grading of change in elevation or contour of the land and the disposal of storm, surface and waste water from the land and from any buildings or structures thereon as shown on Schedule "B" and will ensure that the natural drainage is not altered in any way that will cause damage to any adjacent lands, public highway or waterbody. The installation of storm water management works and the final grading of the subject lands, including any and all necessary ditching, culverts and construction mitigation measures will be provided by the OWNER.
- 4.6 The OWNER further agrees that the Site Plan, Schedule "B", shows the locations in which buildings are to be erected. Except for minor deviations necessitated by conditions, topography, and deviations for structural orientation, no building will be located on the subject lands except in accordance with Schedule "B".
- 4.7 The OWNER agrees to ensure that the natural drainage is not altered in any way that will cause damage to the vegetative buffers, any adjacent lands, or any river, stream, waterbody or to any public road.
- 4.8 The OWNER agrees that all existing vegetation will be retained in a vegetation buffer to a distance of 20 metres from the normal or maintained high water mark.

5. **OTHER REQUIREMENTS**

- 5.1 The OWNER agrees that nothing in this Agreement shall relieve him or her from complying with all other applicable agreements, by-laws, laws or regulations of the MUNICIPALITY or any other laws, regulations or policies established by any other level of government. Nothing in this Agreement shall prohibit the MUNICIPALITY or its Chief Building Official from instituting or pursuing prosecutions in respect of any violations of the said by-laws, laws or regulations.

6. **BINDING PARTIES, ALTERATION, AMENDMENT, EFFECT, PENALTY**

- 6.1 This Agreement may only be amended or varied by a written document executed by the parties hereto and registered against the title to the subject lands.
- 6.2 Following the completion of the works, the OWNER shall maintain to the satisfaction of the MUNICIPALITY, and at his or her sole expense, all the facilities or works described on Schedule "B".
- 6.3 This Agreement shall enure to the benefit of and be binding upon the respective successors and assigns of each of the parties hereto.
- 6.4 The OWNER acknowledges that the Agreement is entered into under the provisions of Section 41(10) of the Planning Act, and that the expenses of the MUNICIPALITY arising out of the enforcement of this Agreement may, in addition

to any other remedy the Municipality may have at law, be recovered as taxes under Section 427 of the Municipal Act, 2001, S.O. 2001, c.25 as amended.

- 6.5 The Agreement shall come into effect on the date of execution by the MUNICIPALITY.
- 6.6 Nothing in this Agreement shall relieve the OWNER from complying with all other applicable by-laws, laws or regulations of the MUNICIPALITY or any other laws, regulations or policies established by any other level of government. Nothing in this Agreement shall prohibit the MUNICIPALITY from instituting or pursuing prosecutions in respect of any violations of the said by-laws, laws or regulations.
- 6.7 The definitions of Municipality of Magnetawan Zoning By-law 2001-26, as amended, shall be used to define any terms used in this Agreement.

7. CONDITIONS PRIOR TO EXECUTION OF AGREEMENT BY THE MUNICIPALITY

- 7.1 Prior to the execution of this Agreement by the MUNICIPALITY, the OWNER shall:
  - a) Taxes — have paid all municipal tax bills issued and outstanding on the said lands;
  - b) Postponements to this Agreement — have delivered to the MUNICIPALITY all postponements of any prior encumbrances so that this Agreement will be first priority against the said lands;
  - c) Land Ownership — be the registered owner in fee simple of the lands described in Schedule 'A'.

8. **NOTICE**

- 8.1 Any notice, required to be given pursuant to the terms hereto, shall be in writing and mailed or delivered to the other at the following addresses:

OWNER'S NAME AND ADDRESS: LITTLE, Thomas Edward  
P.O. Box 85  
Magnetawan, ON  
P0A 1P0

MUNICIPALITY: Kerstin Vroom, Clerk  
Municipality of Magnetawan  
P.O. Box 70  
Magnetawan, ON  
P0A 1P0

**THIS AGREEMENT** shall inure to the benefit of and be binding upon the OWNER and their respective heirs, executors, administrators, successors and assigns.

**IN WITNESS WHEREOF** the OWNER and the MUNICIPALITY have caused their corporate seals to be affixed over the signatures of their respective signing officers.

SIGNED, SEALED AND DELIVERED

In the presence of:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Thomas Edward Little

THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN

\_\_\_\_\_  
Mayor  
Sam Dunnett

\_\_\_\_\_  
CAO/Clerk  
Kerstin Vroom

We have authority to bind the corporation

## **SCHEDULE "A"**

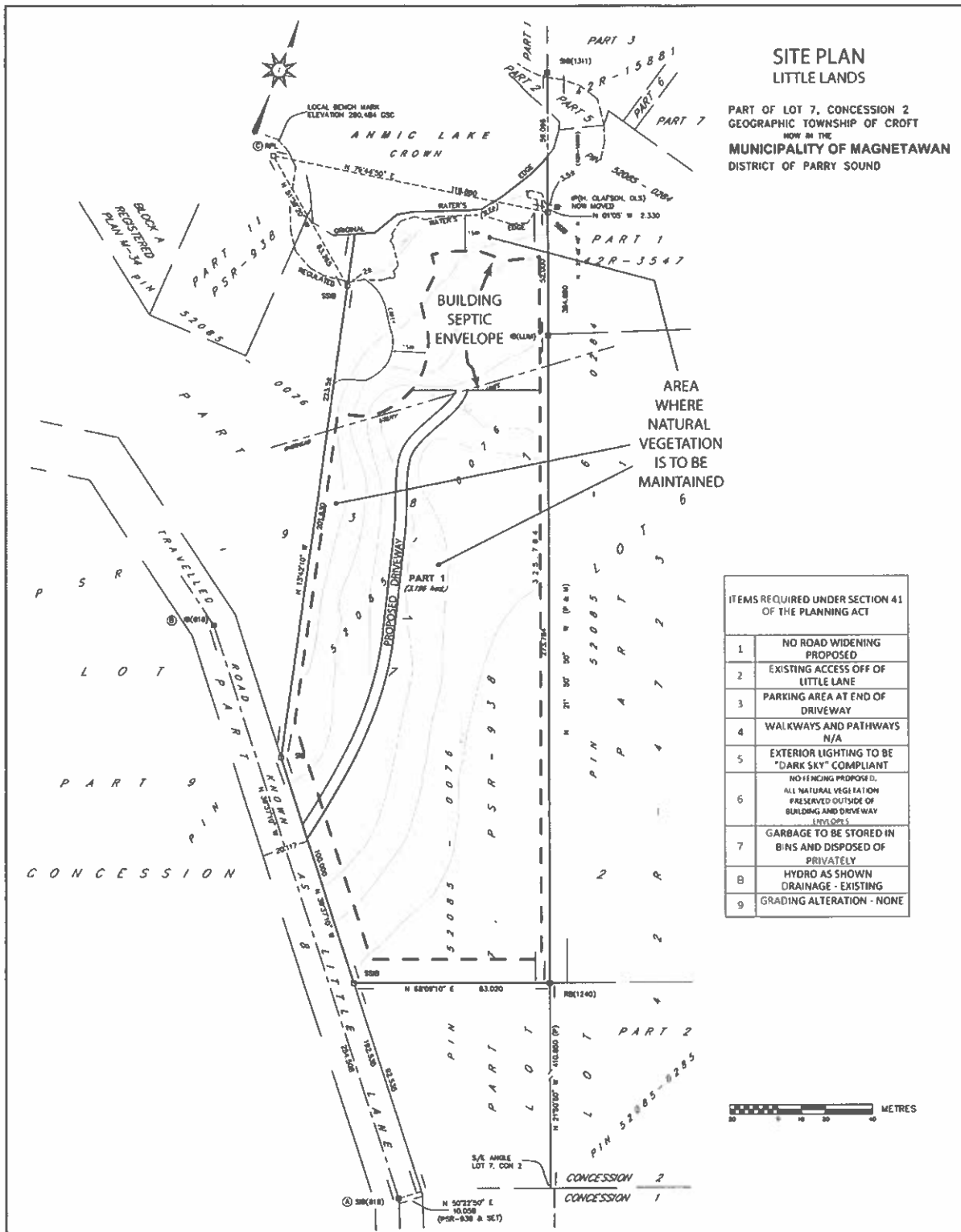
### **LEGAL DESCRIPTION OF THE LANDS**

---

P.I.N. 52085-0076 – Part of Lot 7, Concession 2, geographic Township of Croft, now in the Municipality of Magnetawan, being Part 1 of Reference Plan No. 42R-21162.

# SCHEDULE "B"

## SITE PLAN



# Attachment **4**

## LIMITED SERVICE AND PRIVATE ROAD AGREEMENT

**THIS AGREEMENT** made in duplicate this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**BETWEEN:** John William Little III, Margaret Karen Little, Tara Christine Little, John William Little IV, and Thomas Edward Little  
hereinafter called the "Owner(s)"

-and-

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN  
hereinafter call the "Municipality"

**WHEREAS** Section 51(26) of the Planning Act authorizes municipalities to enter agreements as a condition of approval of a consent;

**AND WHEREAS** the Central Almaguin Planning Board granted a consent for the lands owned by the Owner(s) in Part of Lot 7, Concession 2 in the geographic Township of Croft and now in the Municipality of Magnetawan;

**AND WHEREAS** the consent is approved provisionally including the requirement that the applicants enter into an agreement to provide for limited services and private roads to be registered on title;

**NOWHEREFORE, THIS AGREEMENT WITNESS THAT,** in the consideration of other good and valuable consideration and the sum of One Dollar (\$1.00) of lawful money of Canada now paid by the Municipality to the Owner(s)s, the receipt whereof is hereby acknowledged, the Owner(s) and the Municipality, covenant, declare and agree as follows:

### **PART A – GENERAL**

1. The lands to be bound by the terms and conditions of this Agreement referred to as "the subject lands" are located in the Municipality and more particularly described in Schedule 'A' hereto.
2. The survey plan describing the subject lands is plan 42R-21162.
3. This Agreement shall be registered on title to the subject lands as provided for by Section 51(26) of the Planning Act, R.S.O. 1990, as amended, at the expense of the Owner(s).
4. This Agreement will not be amended or removed from the title of the subject lands except where agreed upon by the Municipality and the Owner(s).

### **PART B – PURPOSE OF THE DEVELOPMENT**

5. The Owner(s) has applied for and received approval for a consent on lands located in Part of Lot 7, Concession 2, geographic Township of Croft that creates a new residential lot fronting upon Ahmic Lake and having access by means of a registered right-of-way from Ahmic Lake Road over Little's Lane in Consent Application No. B002/20 by the Central Almaguin Planning Board.

### **PART C – PRIVATE ROAD ACCESS**

6. The Owner(s) hereby acknowledges and recognizes that the right-of-way described as "Little's Lane" and being Parts 1 of Plan PSR-873 and Part 8 of Plan PSR-938 is a privately owned road providing access to the subject lands;
7. The Owner(s) hereby covenants and agrees that the road is a private road.

8. The Owner(s) hereby recognizes and agrees that the Municipality is not responsible or liable for the non repair of the private roads identified in paragraph 6 above.
9. The Owner(s) hereby understands that the Municipality may not be able to provide emergency services to the subject lands accessed by the private rights-of-way.
10. The Owner hereby acknowledges that access to the subject property is provided by a road which is not maintained year round by the Municipality and therefore is not provided municipal services such as snowplowing, road maintenance, emergency services, garbage pick-up and school bussing.

#### **PART D – LIMITED SERVICES**

11. The Owner(s) hereby recognizes that the Municipality will not be responsible for providing any services to the subject lands.
12. The Owner(s) recognizes that the subject lands will be serviced by private septic systems and individual water supplies at the sole expense of the Owner(s).
13. The Owner(s) recognizes that the Municipality will not be responsible for any services delivered to the subject lands including emergency services.

#### **PART E – Administration**

14. The Owner(s) covenants and agrees to indemnify the Municipality from all claims, costs and causes of action of any nature or kind whatsoever arising out of the consent application or any construction or works undertaken on the subject lands.
15. The Owner(s) acknowledges that this Agreement is entered into under the provisions of Section 51(26) of the Planning Act, R.S.O. 1990, as amended and that any expense of the Municipality arising out of the administration and enforcement of this Agreement may be recovered as taxes under Section 326 of the Municipal Act, 1990 as amended and further that the terms and conditions of this Agreement may be enforced under conditional building permits under the Building Code Act and regulations thereunder.
16. The Owner(s) and the Municipality acknowledge that the provisions of Section 67 of the Planning Act, R.S.O. 1990, as amended that provides that persons who contravene Section 51 and 52 of the Planning Act are liable on a first conviction to a fine of not more than twenty-five thousand dollars and on a subsequent conviction of not more than ten thousand dollars for each day or part thereof upon which the contravention has continued after the day in which the person was first convicted.
17. This Agreement shall enure to the benefit of and be binding upon the respective successors and assigns of each of the parties hereto.
18. This Agreement shall come into effect on the date of execution by the Municipality and the Owner(s).

#### **Part E – Other By-Law Laws, Etc.**

19. Nothing in this Agreement shall relieve the Owner from complying with all other applicable by-laws, laws or regulations of the Municipality or any other laws, regulations or policies established by any other level of government. Nothing in this Agreement shall prohibit the Municipality from instituting or pursuing prosecutions in respect of any violations of the said by-laws, laws or regulations.

#### **PART F – REGISTRATION OF AGREEMENT**

20. The parties hereto consent to the registration of this Agreement by the Municipality upon the title of the subject lands, which registration shall be

included as a legal expense to the Owner. The agreement shall remain on the title of the property and shall apply to any successors.

#### **PART G – INDEMNIFICATION FROM LIABILITY AND RELEASE**

21. The Owner covenants and agrees with the Township, on behalf of his/her, his/her successors and assigns, to indemnify and save harmless the Municipality from any and all actions, suits, claims and demands whatsoever which may arise either directly or indirectly by reason of any work performed by the Owner or on his behalf in connection with the carrying out of the provisions of this Agreement.

#### **PART H – DEFAULT**

22. The Owner acknowledges that the expenses of the Municipality arising out of the enforcement of this Agreement may be recovered as taxes under Section 427 of the Municipal Act , S.O., 2001, c.25, as amended.

**IN WITNESSETH WHEREOF** the Owner and the Municipality have caused their Corporate seals to be affixed over the signature of their respecting signing officers duly authorized in that behalf.

THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN

Date: \_\_\_\_\_

\_\_\_\_\_  
Mayor - Sam Dunnett

\_\_\_\_\_  
CAO/Clerk – Kerstin Vroom

\_\_\_\_\_  
John William Little III

\_\_\_\_\_  
Margaret Karen Little

\_\_\_\_\_  
Tara Christine Little

\_\_\_\_\_  
John William Little IV

\_\_\_\_\_  
Thomas Edward Little

THIS IS SCHEDULE 'A' TO A LIMITED SERVICE AND PRIVATE ROAD AGREEMENT  
BETWEEN LITTLE et al  
AND THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

Part of Lot 7, Concession 2 being Part 1 of Reference Plan No. 42R-21162 in the  
geographic township of Croft, now in the Municipality of Magnetawan



**The Corporation of the  
Municipality of Magnetawan**

Box 70 4304 Hwy 520

Magnetawan ON P0A 1P0

Phone 705 387 3947 Fax 705 387 4875

[www.magnetawan.com](http://www.magnetawan.com)

**APPLICATION FORM**

**ZONING BY-LAW AMENDMENT**

Date Received by Municipality: \_\_\_\_\_

**1) APPLICATION INFORMATION**

Name of Applicant: Dan Payerl Century 21 Granite Properties Ltd. Brokerage

Mailing Address: 51 Bowes Street Parry Sound, ON P2A 2L4

Telephone Number (Home): \_\_\_\_\_ Fax Number: \_\_\_\_\_

Telephone Number (Business): 705-746-2158 Fax Number: \_\_\_\_\_

**2) REGISTERED OWNER**

If the Applicant is not the Registered Owner of the subject lands, then authorization from the Owner is required, as well as the following information:

Owners Name: John W. Little III, John W. Little IV, Margaret K. Little, Thomas E. Little,

Mailing Address: Tara C. Little

Telephone Number (Home): \_\_\_\_\_ Fax Number: \_\_\_\_\_

Correspondence to be sent to: ☐ Owner ☒ Agent ☐ Both

**3) MORTGAGES, CHARGES OR OTHER ENCUMBRANCES**

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

**4) SUBJECT LANDS**

PCL 15038 SEC 5S; FIRSTLY PT LT 7 CON 2 CROFT PT 7, 8, 9 & 11 PSR938, S/T PT 8 PSR938 AS IN LT72655; SECONDLY BLK A PL M34 T/W PT 2 & 5 PSR938 AS IN LT72655, S/T THE DEBTS, IF ANY, OWING BY THE ESTATE OF ARTHUR THOMAS LITTLE, DECEASED, A FORMER OWNER; MAGNETAWAN

Area of subject lands (ha): 24.1 Frontage (m): 197 Depth (m): 775

*f*

5) **OFFICIAL PLAN / ZONING STATUS**

What is the current designation of the *subject lands* in the approved Official Plan?

Rural/Waterfront

What is the current Zoning?

RS, RU, EP

6) **REASONS FOR REQUEST**

Please describe the reasons for and extent of, the request:

To implement conditions of consent application B15/2018

Retained Lands - rezoned to recognize existing guest cabins and accessory structures as the maximum number and size of buildings within 100 metres of the water.

Severed Lands - rezoned to ensure that no docks or boathouses are located within 30 metres of the northeast side line or its projection into the water.

7) **ACCESS**

Are the subject lands accessible by:

- ☐ Provincial Highway
- ☐ Municipal Road (seasonal maintenance)
- ☐ Municipal Road (year round maintenance)
- ☒ Right of Way
- ☐ Unopened Road Allowance
- ☒ Water Access
- ☐ Other (describe) \_\_\_\_\_

8) **BUILDINGS, STRUCTURES AND USES**

What are the existing buildings on the subject land? See List and plan attached

What are they used for? Recreational

Please complete the following for each building or structure:

	Building One	Building Two	Building Three
Type of Building			
Setback from Front Lot Line			
Setback from Rear Lot Line			
Setback from Side Lot Line			
Setback from Side Lot Line			
Height (metres)			
Dimensions			
Floor Area			
Date of Construction			

What is the proposed future use of the subject lands? Recreational

Are any buildings or structures to be build on the subject lands?

☐ yes ☒ no

If yes, please complete the following for each building or structure:

	Building One	Building Two	Building Three
Type of Building			
Setback from Front Lot Line			
Setback from Rear Lot Line			
Setback from Side Lot Line			
Setback from Side Lot Line			
Height (metres)			
Dimensions			
Floor Area			
Date of Construction			

When were the subject lands acquired by the current owner? ±100 years

How long have the "existing uses" continued on the subject lands? 120 years

**9) SERVICING**

	<u>Municipal</u>	<u>Private</u>	<u>Other</u>
Water Supply	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Frontage on Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Is storm drainage provided by: ☐ Sewer ☐ Ditch ☒ Swale  
☐ Other (describe) \_\_\_\_\_

**10) OTHER APPLICATIONS**

Are the subject lands also the subject of an application under the Planning Act for approval of a Plan of Subdivision or a Consent? ☒ yes ☐ no

If yes, what is the file number? B15/2018

What is the status of the application? Rezoning is a condition of consent approval

Have the subject lands ever been the subject of an application under Section 34 of *The Planning Act* (rezoning)? ☐ yes ☒ no

If yes, please provide a brief explanation: \_\_\_\_\_

**11) DRAWINGS**

Please include a sketch showing the following:

- ☐ the boundaries and dimensions of the subject land;
- ☐ the location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the building or structures from the front yard lot line, rear yard lot line and side yard lot lines;
- ☐ the approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include: buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
- ☐ the current uses on land that is adjacent to the subject land;
- ☐ the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way;
- ☐ if access to the subject land is by water only, the location of the parking and docking facilities to be used; and
- ☐ the location and nature of any easement affecting the subject land.

**Required Sketch**

**Required Sketch should include the following:**

- |                           |                            |
|---------------------------|----------------------------|
| ✓ Lot dimensions          | ✓ Buildings and Structures |
| ✓ Major Physical Features | ✓ Sewage and Water Systems |
| ✓ Surrounding Land Uses   |                            |



## 12) PERMISSION TO ENTER

I hereby authorize, the Members of Staff and/or Elected Members of the Council of the Municipality of Magnetawan, to enter upon the subject lands and premises for the limited purpose of evaluating the merits of this application. This is their authority for doing so.

December 2, 2020  
Date

[Signature]  
Signature of Registered Owner(s) or Agent

## 13) FREEDOM OF INFORMATION

I hereby provide authority for any information contained in this application, to be released in accordance with the Freedom of Information Act.

December 2, 2020  
Date

[Signature]  
Signature of Registered Owner(s) or Agent

## 14) PAYMENT OF FEE AND DEPOSIT

- |                          |                                   |  |
|--------------------------|-----------------------------------|--|
| <input type="checkbox"/> | Application Fee                   | As per the current Fees and Charges By-law |
| <input type="checkbox"/> | Residential Deposit Fee           | As per the current Fees and Charges By-law |
| <input type="checkbox"/> | Commercial/Industrial Deposit Fee | As per the current Fees and Charges By-law |

The "deposit" shall be used for expenses as defined below. As for the date of this application, I further hereby agree to pay for and bear the entire cost and expense for any engineering, legal, landscape, architectural and/or planning consulting expenses incurred by the Municipality of Magnetawan during the processing of this Application, in addition to the Application Fee set by the Municipality of Magnetawan.

**An additional deposit shall be required if the deposit is insufficient to complete the Application.**

December 10, 2020  
Date

[Signature]  
Signature of Registered Owner(s)

Note: All Invoices for payment shall be sent to the person(s) indicated in Section 2) Owner of this application, unless otherwise requested.

If the Applicant/Owner is a Corporation, the Applicant/Owner shall provide certification that he/she has the authority to Bind the Corporation.

## 15) AFFIDAVIT

I, Daniel Payerl of the Town of Parry Sound in the District of Parry Sound solemnly declare that all of the above statements contained herein and in all exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of "The Canada Evidence Act".

DECLARED BEFORE ME at Town of Parry Sound in the District of Parry Sound this 2 day of December, 2020

Dec 2/20  
Date

[Signature]  
Signature of Registered Owner(s) or Agent

Brenda Graves

Page 5 of 5

## LETTER OF AUTHORIZATION

I, THOMAS LITTLE, owner of 191 Little Lane, Magnetawan, hereby authorize Dan Payerl, to act on my behalf with regard to all matters pertaining to Planning and Severance Applications with regard to the above property.

FEB. 16, 2017

DATE

Thomas Little

THOMAS LITTLE

*Handwritten mark*

May 28, 2018

Concerning property located at:

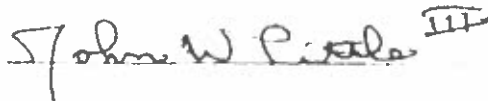
191 Little Lane,  
P.O. Box 85,  
Magnetawan, ON., P0A 1P0

Tax Roll #s: 494403000403202.0000  
494403000403305.0000  
404403000403306.0000

This letter is intended to give Thomas Edward Little (a co-owner) authority to act on behalf of the 5 co-owners for the purposes of listing for sale and responding to offers of purchase and sale regarding a new lot to be severed from the above properties.

Signed ( 5 Co-owners),

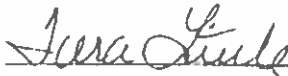
John William Little III



Margaret Karen Little



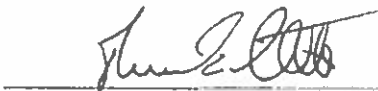
Tara Christine Little



John William Little IV



Thomas Edward Little

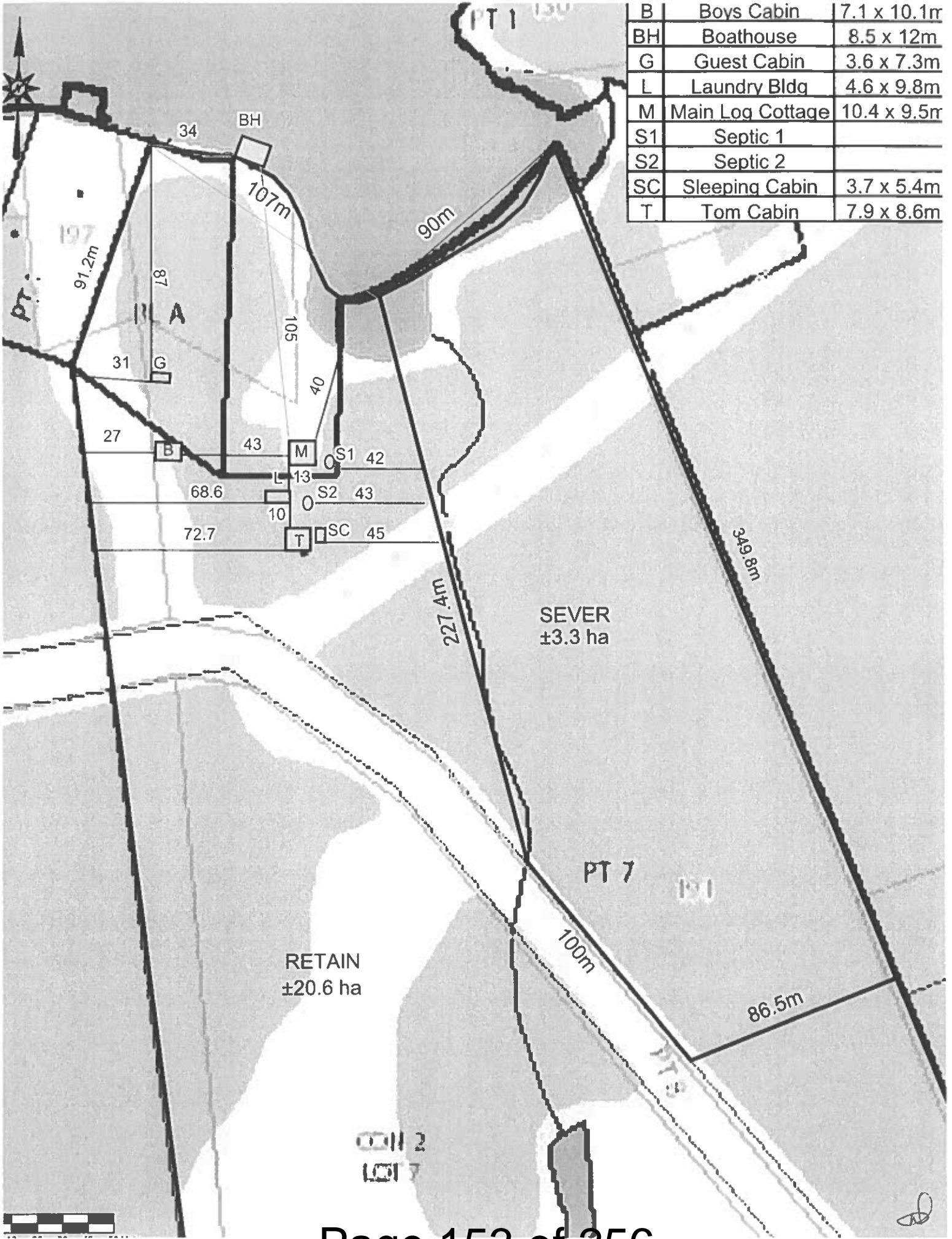


# Existing Structures

494403000403305

Structure Code	Structure Type	Year Built	Quality	Storeys	1/2 Storey	Area	Total Area	Total Area
301	Single Family Detached	1900	5	1	2	960	600	360
301	Single Family Detached	1976	3	2	0	1,264	840	424
110	Boathouse With Res Above	1933	3	2	0	1,144	792	352
102	Shed	1948	1	0	0	480	480	0
118	Cabin	1915	4	1	0	420	420	0
115	Summer Kitchen	1948	1	0	0	390	390	0
101	Detached Garage	1975	2	0	0	236	236	0
118	Cabin	1897	3	1	0	216	216	0





B	Boys Cabin	7.1 x 10.1m
BH	Boathouse	8.5 x 12m
G	Guest Cabin	3.6 x 7.3m
L	Laundry Bldg	4.6 x 9.8m
M	Main Log Cottage	10.4 x 9.5m
S1	Septic 1	
S2	Septic 2	
SC	Sleeping Cabin	3.7 x 5.4m
T	Tom Cabin	7.9 x 8.6m

POINT ID	NORTHING	EASTING
ORP (A)	5,052,957.842	804,238.714
ORP (B)	5,053,153.898	804,076.435
ORP (C)	5,053,347.803	804,026.384

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM GPS OBSERVATIONS USING PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 17, NAD83 (CSRS) (1997.0)

COORDINATES TO RURAL ACCURACY PER SEC. 14 (2) OF O.R.G. 216/10

THE ABOVE COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

**METRIC**  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**PLAN 42R - 21162**

RECEIVED AND DEPOSITED  
FEBRUARY 9, 2019  
DATE  
MEGGIE PEDDIE  
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PARRY SOUND (42)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
JANUARY 14, 2019  
DATE

R.C. HAWKINS O.L.S.

**SCHEDULE**

PART	LOT	CON	PIN
1	PT 7	2	PT 52085-0076

**NOTE:**

BEARINGS ARE UTM GRID DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS (PPP) - (DATUM ADJUSTMENT EPOCH - 1997.0) ON MONUMENTS (A) AND (B) NAD83 (CSRS) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF ZONE 17 (81° W LONGITUDE)

FOR BEARING COMPARISONS, A ROTATION OF 0°58'40" (COUNTER CLOCKWISE) WAS APPLIED TO PLANS 42R-4723, 42R-15881, 42R-3547 AND PSR-938 TO CONVERT TO UTM BEARINGS.

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.999894.

THE LIMIT OF AHMIC LAKE AS SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL WATER MARK OR WATER'S EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF CROFT.

ELEVATIONS SHOWN HEREON ARE REFERRED TO BENCH MARK No. 190-S HAVING AN ELEVATION OF 282.940 (GSC)

AHMIC LAKE IS REGULATED TO ELEVATION 279.500 (GSC)

ORIGINAL WATER'S EDGE - 278.280 (GSC) (MNR)

PRESENT WATER LEVEL - 279.179 (GSC)

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SB DENOTES STANDARD IRON BAR
- SSB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- RB DENOTES ROCK BAR
- RPL DENOTES ROCK PLUG
- (M) DENOTES MEASURED
- (P) DENOTES PLAN 42R - 4723
- LUM DENOTES L.U. MAUGHAN COMPANY LIMITED O.L.S.
- 1311 DENOTES P.F. FORTH O.L.S.
- 618 DENOTES J.R. HILEY O.L.S.
- 1240 DENOTES E. HALUNEN O.L.S.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
- THE SURVEY WAS COMPLETED ON THE 3RD DAY OF JANUARY, 2019.

JANUARY 14, 2019

PARRY SOUND, ONTARIO R.C. HAWKINS  
ONTARIO LAND SURVEYOR

PLAN OF SURVEY OF  
PART OF LOT 7, CONCESSION 2  
GEOGRAPHIC TOWNSHIP OF CROFT  
NOW IN THE  
**MUNICIPALITY OF MAGNETAWAN**  
DISTRICT OF PARRY SOUND  
SCALE 1:1000

20 0 20 40 METRES

L.U. MAUGHAN COMPANY LIMITED  
ONTARIO LAND SURVEYORS  
5 McMURRAY STREET, PARRY SOUND ONTARIO  
P2A 1E6 (705)-746-5805 FAX 746-7275

PROJECT	PLAN No.	FIELD NOTES
18144	CRO - 635	CRO - 152

**SHORE LINE RADIAL TRAVERSE BY E.D.M.**

STATION	AZMUTH	ORIGINAL	REGULATED
(C)	71°56'	110.2	
	82°34'	91.0	
	89°28'	64.8	
	93°28'	57.8	
	105°11'	53.9	
	122°37'		64.5
	118°36'		69.8
	114°26'		71.1
	113°41'		72.4
	112°39'		72.2
	111°57'		70.4
	109°27'		70.2
	104°39'		62.9
	104°19'		61.1
	102°08'		61.1
	101°26'		60.0
	95°25'		60.3
	91°25'		65.1
	90°53'		69.8
	87°58'		75.4
	83°58'		91.4
	84°07'		104.6
	82°55'		111.4
	79°07'		114.4
	77°31'		113.2
	77°24'		109.3
	75°59'		108.4
	76°74'		109.5
	75°46'		109.7
	76°09'		115.1
	78°09'		117.2

**NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING FOR A  
ZONING BY-LAW AMENDMENT IN THE MUNICIPALITY OF MAGNETAWAN  
File No. LITTLE - 191 Little Lane (Roll # 4944 030 004 03305)**

**TAKE NOTICE THAT** the Municipality of Magnetawan is in receipt of a complete application related to a proposed Zoning By-law Amendment, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, and that the Council of the Corporation of the Municipality of Magnetawan will hold a Public Meeting on:

**Wednesday, March 17, 2021**  
At 1:00 pm at the  
Municipality of Magnetawan Municipal Office  
4304 Hwy #520  
Magnetawan, Ontario

**PLEASE NOTE: This meeting will take place with the appropriate COVID-19 safety measures in place, including physical distancing and masks being required.** In order to confirm a spot at the meeting, please submit a request to Kerstin Vroom at [clerk@magnetawan.com](mailto:clerk@magnetawan.com), stating your name and which application you wish to speak to. Drop-ins may not be accommodated based on occupancy levels. We encourage only one (1) person per family/party and only those who intend to make oral submission to attend in order to limit the amount of persons present at any time. Written comments are strongly encouraged, which can be sent to the email address noted above.

**THE PURPOSE OF THE PUBLIC MEETING** is to consider proposed amendments to Zoning By-law No. 2001-26 of the Municipality of Magnetawan, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P. 13.

**DESCRIPTION OF THE LANDS**

The application for Zoning By-law Amendment applies to lands municipally known as 191 Little Lane, in the geographic Township of Croft, now in the Municipality of Magnetawan. The subject property is designated Rural, Shoreline and Environmental Protection in the Municipality of Magnetawan Official Plan; and is currently located within the Shoreline Residential (RS), Rural (RU) and Environmental Protection (EP) in the Municipality's Zoning By-law.

A key map of the subject properties is included in this Notice.

**PURPOSE AND EFFECT OF THE ZONING BY-LAW AMENDMENT**

The purpose of the Zoning By-law Amendment is to rezone the subject properties from the Shoreline Residential (SR) Zone to a Shoreline Residential Exception Zone to permit site specific exceptions. A Zoning By-law Amendment was a condition of provisional Consent (B15/2018) and is therefore being submitted to satisfy this condition.

The effect of the Zoning By-law Amendment is to rezone the subject properties so that the properties comply to the provisions of the Zoning By-law. The proposed Zoning By-law Amendment seeks to rezone the Retained Lot to recognize the existing guest cabins, accessory buildings and limit the number and size of buildings within 100 metres of the shoreline. In addition the proposed Zoning By-law Amendment seeks to rezone the Severed Lot to ensure that a future dock and/or boathouse are located a minimum 30 metres from the northeast interior lot line and its projection into the water.

**INFORMATION AVAILABLE**

Information relating to the proposed Zoning By-law Amendments is available for public review during business hours, Monday to Friday from 9:00 am to 4:30 pm, at the Municipality of Magnetawan Municipal Office (4304 Hwy #520 Magnetawan, Ontario, P0A 1P0).

For further information, you may also contact Kerstin Vroom, at 705-387-3947 ext. 1001 or by email at [clerk@magnetawan.com](mailto:clerk@magnetawan.com)

**NOTICE OF DECISION**

If you wish to be notified of the decision of Municipality of Magnetawan on the proposed Zoning By-law Amendment, you must make a written request to Kerstin Vroom, CAO/Clerk at the Municipality of Magnetawan.

### **ORAL AND WRITTEN SUBMISSION – APPEAL**

If a person or public body would otherwise have an ability to appeal the decision of the Council and the Municipality of Magnetawan to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Magnetawan before the by-law is passed, the person or public body is not entitled to appeal the decision and the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Individuals who make written submissions should be aware that their submission and any personal information in their correspondence will become part of the public record and made available to the Applicant, Committee and Council.

### **PLEASE SUBMIT ANY WRITTEN COMMENTS TO KERSTIN VROOM**

**Quoting File No: LITTLE**

Kerstin Vroom, Clerk

Municipality of Magnetawan

P.O. Box 70

4304 Hwy #520

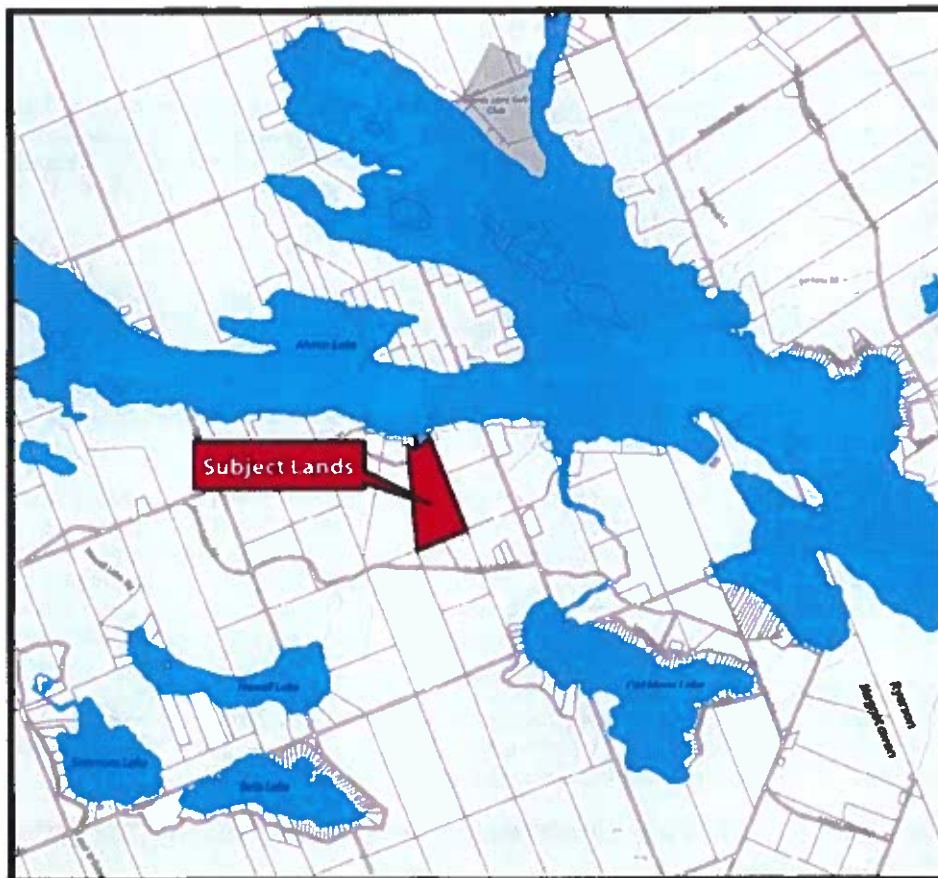
Magnetawan, Ontario, P0A 1P0

705-387-3947 ext. 1001

[clerk@magnetawan.com](mailto:clerk@magnetawan.com)

DATED at the Municipality of Magnetawan this 23rd day of February, 2021.

### **KEY MAP OF SUBJECT PROPERTY:**



## Kerstin Vroom

---

**From:** Robert Murphy <bob@robertmurphyarchitect.com>  
**Sent:** March 2, 2021 9:27 AM  
**To:** Kerstin Vroom  
**Cc:** Bev Murphy; Tom  
**Subject:** File No. LITTLE - 191 Little Lane

Hello Kerstin

Our family cottage is located at 197B Little Lane and we are adjacent to the subject property.

We have followed this application with interest for several years and we wish to confirm that we support the proposed Zoning By-Law Amendment as described in your notice dated 23 February 2021.

Kindly forward a copy of Council's decision in this matter.

Thank you

Bob Murphy

Beverly Murphy

**Be Safe. Be Smart. Be Well**

**Robert Murphy, OAA, MRAIC**  
President

**Murphy Partners Seniors Housing Architects**  
1100-2255B Queen Street East  
Toronto, Ontario  
M4E 1G3

Office: 416-690-1083  
Mobile: 416-996-3909

[bob@murphypartners.ca](mailto:bob@murphypartners.ca)  
[www.murphypartners.ca](http://www.murphypartners.ca)

IMAGINATION + COMMITMENT + DRIVE



# 2020 Waste Disposal Site Monitoring Review

MUNICIPALITY OF MAGNETAWAN



Presented by Tim McBride





## INTRODUCTION

**Tim McBride**, B.Sc., P.Geo., QP<sub>ESA</sub>  
*Operations Manager - Sudbury*  
*Director, Landfill & Municipal Services*

**Alana Valle**, B.Eng., E.I.T.  
*Project Technologist*





## SUMMARY

- Croft Waste Disposal Site
  - Well Installations
  - 2020 Annual Monitoring Program Results
- Chapman Waste Disposal Site
  - 2019 MECP Comments
  - 2020 Annual Monitoring Program Results
  - Leachate Management Plan Strategy



## CROFT WASTE DISPOSAL SITE

### Well Installations – 2020

- Previous monitoring network:
  - 5 groundwater wells
  - 3 drive point monitors
  - 3 surface water locations
- Considered overly conservative as a measure of compliance **downgradient (i.e., north and east)** of the Site near the property boundary
- **Three** additional bedrock groundwater monitoring wells were installed by Pinchin on April 22, 2020

BH12



BH13



BH14



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# CROFT WASTE DISPOSAL SITE

## Site Plan





## CROFT WASTE DISPOSAL SITE

### 2020 Annual Monitoring Program Results

- All wells were observed to be in good condition and in compliance with Reg. 903
- Based on the 2020 groundwater and surface water monitoring results, **Pinchin has not identified any significant landfill related impacts at the Site**
- With the support of the newly installed downgradient wells, it is interpreted that elevated contaminant concentrations are attenuated prior to the property boundary





## **CROFT WASTE DISPOSAL SITE**

### Recommendations for 2021 Monitoring Program

- Continue with the routine groundwater and surface water monitoring during the spring and fall of 2021
- Surface water samples analyzed for aluminum should be field filtered (PWQO standards)
- Removal of the drive point monitors (DP7, DP8 and DP9) from the sampling program – insufficient volume
  - Retain for water level elevation monitoring
  - Equip with appropriate lockable caps



## CHAPMAN WASTE DISPOSAL SITE

### 2020 Monitoring Program

- Current monitoring network:
  - 14 groundwater wells
  - 3 surface water locations
- All wells were observed to be in good condition and in compliance with Reg. 903
  - Apart from BH1, BH2, BH4 and BH6-II which were observed to be missing well caps



# CHAPMAN WASTE DISPOSAL SITE

## Site Plan



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## CHAPMAN WASTE DISPOSAL SITE

### MECP Comments – Addressed in 2020

The following adjustments to the 2020 Annual Monitoring Report were completed to accommodate the comments made by the MECP (*MECP Hydrogeologist Memorandum, dated May 5, 2020*)

- The newly installed wells (2018) were surveyed to the same elevation datum as the existing wells by Pinchin in June 2020.
- The description of authorized wastes was updated to match the ECA.
- Guideline B-7 compliance calculations were completed using the new background wells (BH3-II and BH11) as opposed to the historical well (BH3).

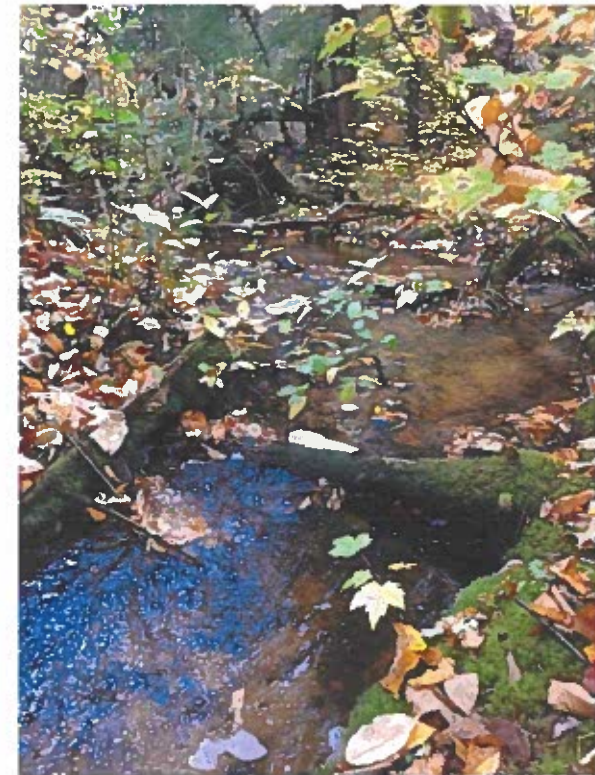




## CHAPMAN WASTE DISPOSAL SITE

### MECP Comments – Addressed in 2020

- Wells situated near surface water features (the streams south and east of the Site) were compared to the APV standards to assess impact of groundwater discharge to the surface water bodies.
- Surface water quality data was compared to the PWQO and CWQG standards only – APV standards removed
- Un-ionized ammonia values were calculated for the surface water samples





## CHAPMAN WASTE DISPOSAL SITE

### MECP Comments - Outstanding

MECP Comment	Action for 2021	Required from Municipality	Estimated Cost
Future monitoring reports should include site features	Confirm CAZ boundary, approved waste footprint, property boundary and creek locations	Property boundary	\$0
Future monitoring reports should include borehole logs	Logs for 2018 wells have been added, confirm historical logs unavailable	Confirm that historical records do not include previously installed borehole logs	\$0
Groundwater analysis should include all parameters in Schedule 5 of the Landfill Standards	All parameters included, with exception of mercury and VOC's – include in analysis for near-field well BH4-II for next 3-5 events to confirm concentrations	A proposal would be issued to the Municipality to approve the increased costs	\$200 per year for one well
Installation of source well to characterize site leachate	Not recommended by Pinchin at this time as leachate can be characterized by near-field wells	Budget to accommodate installation in the event the MECP is persistent	\$5,000 install \$500 per year for monitoring



## CHAPMAN WASTE DISPOSAL SITE

### MECP Comments - Outstanding

MECP Comment	Action for 2021	Required from Municipality	Estimated Cost
Sample the leachate seep for the full suite of parameters	Attempt to collect additional surface water sample representative of the seepage during regular sampling events	A proposal would be issued to the Municipality to approve the increased costs	\$400 per event
Flow measurements should be taken at all surface water monitoring locations	Document stream depth, width and velocity at each surface water monitoring location during the regular sampling events to estimate flow	A proposal would be issued to the Municipality to approve the increased costs	\$750 per year
Several suggestions regarding the proposed Trigger Level Program have been identified	Pinchin will review the suggestions and make the appropriate adjustments to the proposed program. Update the Trigger Monitoring and Contingency Plan and resubmit to the MECP as a stand-alone document.	NA	\$4,000



## CHAPMAN WASTE DISPOSAL SITE

### 2020 Annual Monitoring Program - Results

- Proposed trigger program was included in 2020 analysis for **discussion purposes only** for trigger wells BH6-III, BH7-II and BH8-I
  - BH6-III and BH8-I were identified to be out of compliance
  - Additional sampling is required to confirm the concentrations at these wells as only 4 successive events are currently available
  - **The proposed trigger program will be reassessed as per the MECP comments** – it may be that the current program is too conservative
- All surface water trigger concentrations were satisfied



## CHAPMAN WASTE DISPOSAL SITE

### 2020 Annual Monitoring Program - Results

- Site compliance was evaluated based on the MECP Guideline B-7
- Based on the 2020 groundwater and surface water monitoring results, **Pinchin has not identified any significant landfill related impacts at the Site**
- Nitrate (health-related parameter) exceedances were quantified at downgradient locations
  - Often fluctuate throughout the historical record
  - Not quantified at all downgradient wells, only BH5-II and BH8-I
  - Nitrate impacts are not quantified in surface water downstream
  - Further sampling required to confirm
- All other exceedances in the furthest downgradient wells (TDS, iron, DOC and manganese) are not considered an immediate significant human health or environmental concern originating from the Site





## CHAPMAN WASTE DISPOSAL SITE

### Recommendations for 2021 Monitoring Program

- Continue with routine groundwater and surface water monitoring during the spring and fall of 2021
- Execute the actions required to comply with the outstanding MECP comments
- Once the mitigative measures for the seep are executed, implement the proposed trigger level monitoring program
- Monitoring wells BH1, BH2, BH4 and BH6-II should be equipped with well caps during the next regularly scheduled sampling event



# CHAPMAN LEACHATE MANAGEMENT PLAN STRATEGY

## Overview of Recommended Approach

- **Stage 1- evaluate the remaining waste capacity of the landfill site**
- **Stage 2- completion of aquatic survey**
- **Stage 3- complete earthworks to enhance the contaminant attenuation zone**
- Stage 4a- implement a trigger level monitoring program in both the groundwater and surface water media; and
- Stage 4b- If required, based on the results of the Trigger Level Monitoring Program, evaluate the significance of the impacts to water quality at the Site, and implement a strategy to manage the leachate-impacted groundwater plume:
  - Install a perimeter toe drain system to collect the groundwater;
  - Install a constructed wetland to treat the collected groundwater; and
  - Discharge the groundwater from the constructed wetland to the adjacent surface water feature.



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# CHAPMAN LEACHATE MANAGEMENT PLAN STRATEGY

## Stage 3 Process

Eliminate the leachate seep and enhance contaminant attenuation zone:

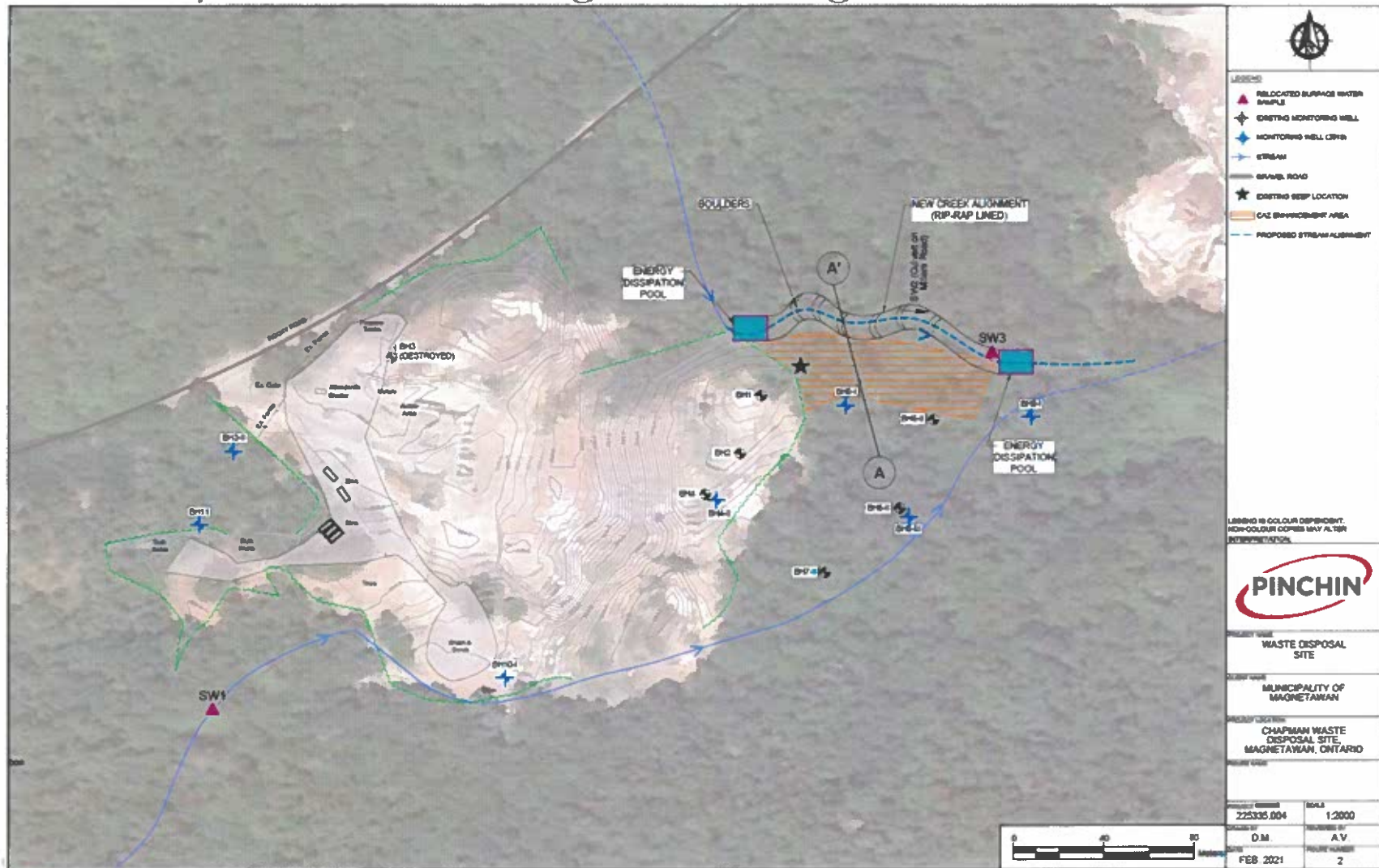
- Applying additional overburden material on the existing leachate discharge location
- Backfill the incised valley with additional granular material
- Infilling would require the relocation of the eastern perimeter tributary
- Infilling the area including the leachate seep will establish a formal contaminant attenuation zone





# CHAPMAN LEACHATE MANAGEMENT PLAN STRATEGY

## Proposed Creek Realignment Design



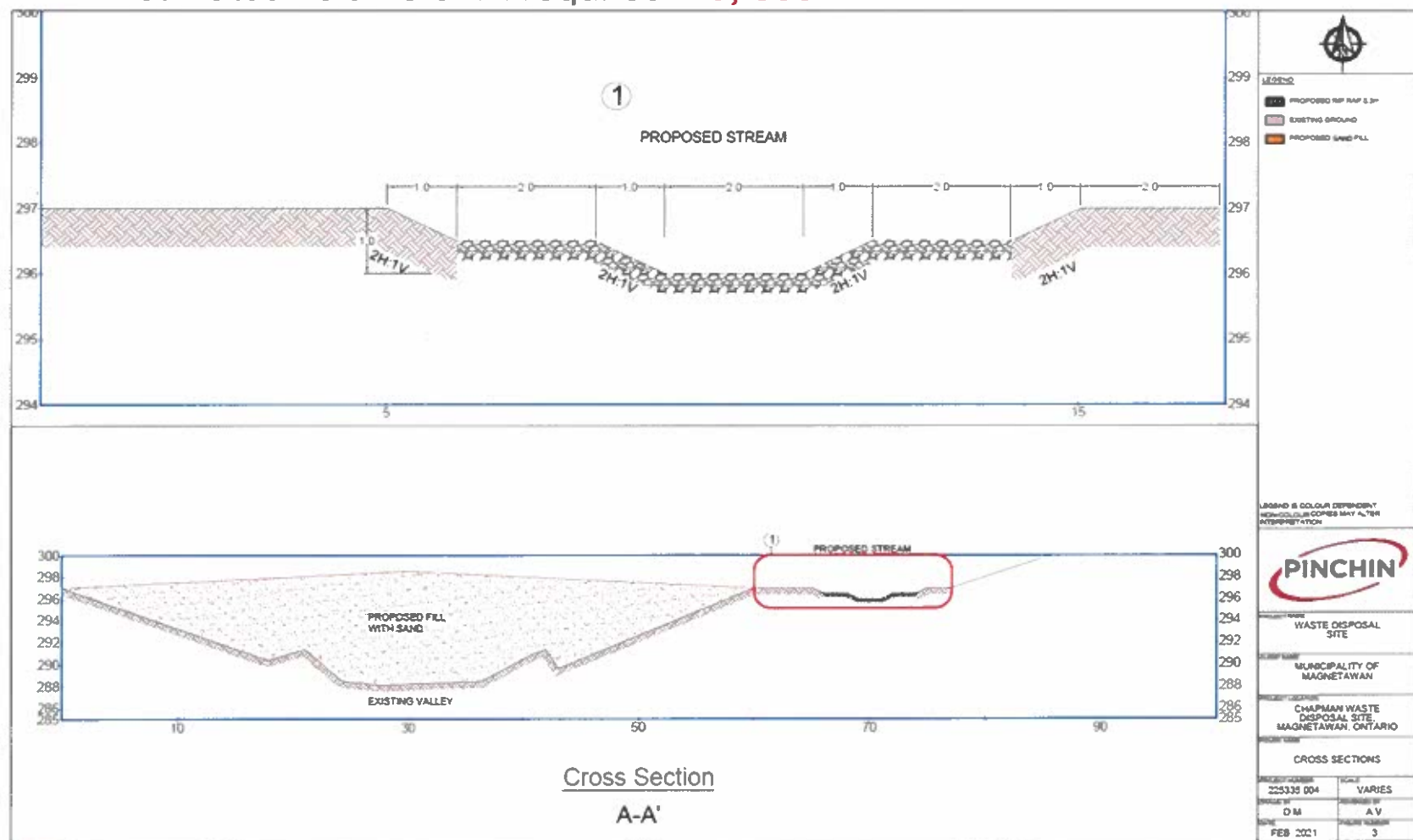
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# CHAPMAN LEACHATE MANAGEMENT PLAN STRATEGY

## Enhanced Contaminant Attenuation Zone

- Estimated volume of fill required: **20, 535 m<sup>3</sup>**

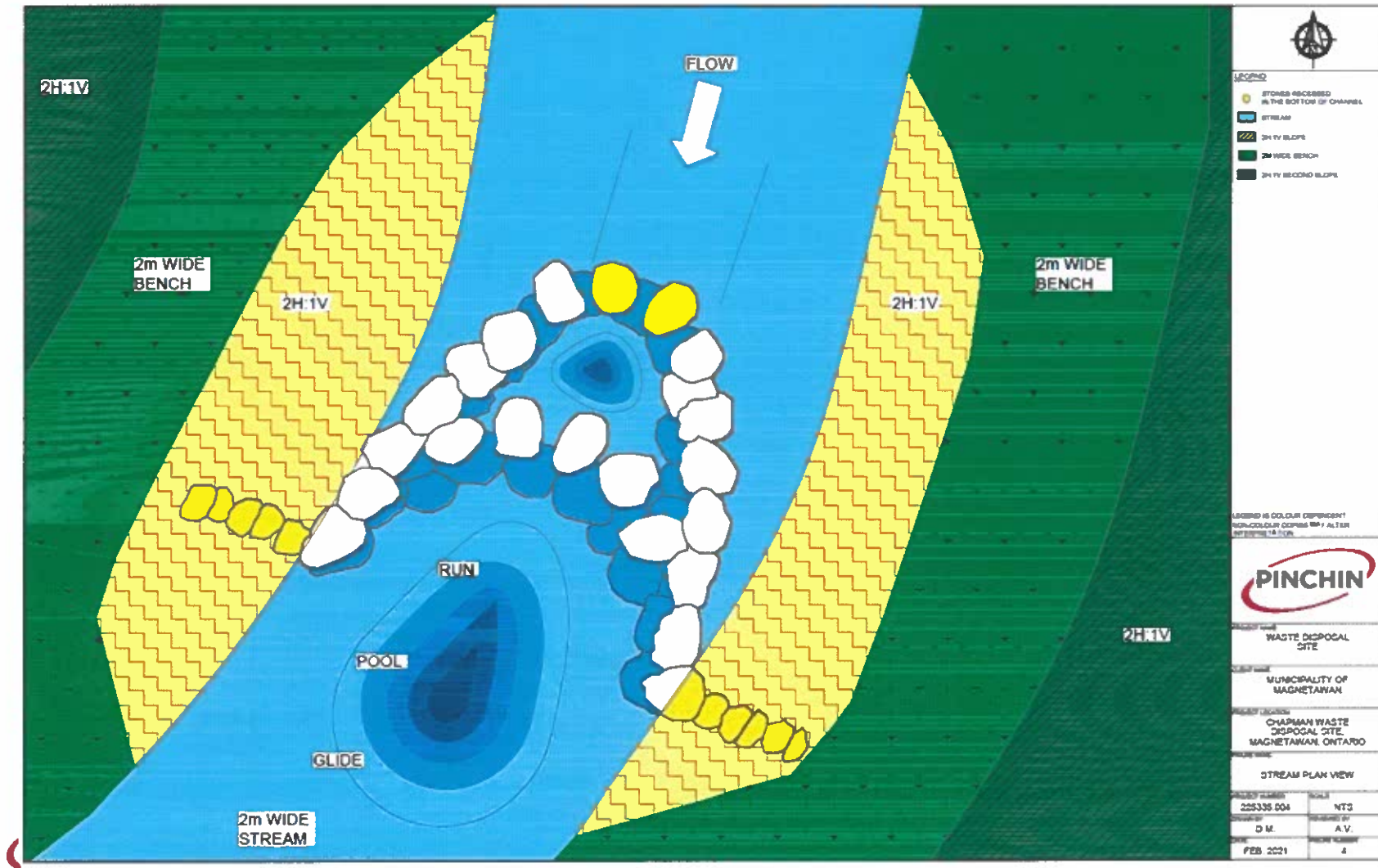


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# CHAPMAN LEACHATE MANAGEMENT PLAN STRATEGY

## Proposed Creek Realignment Design

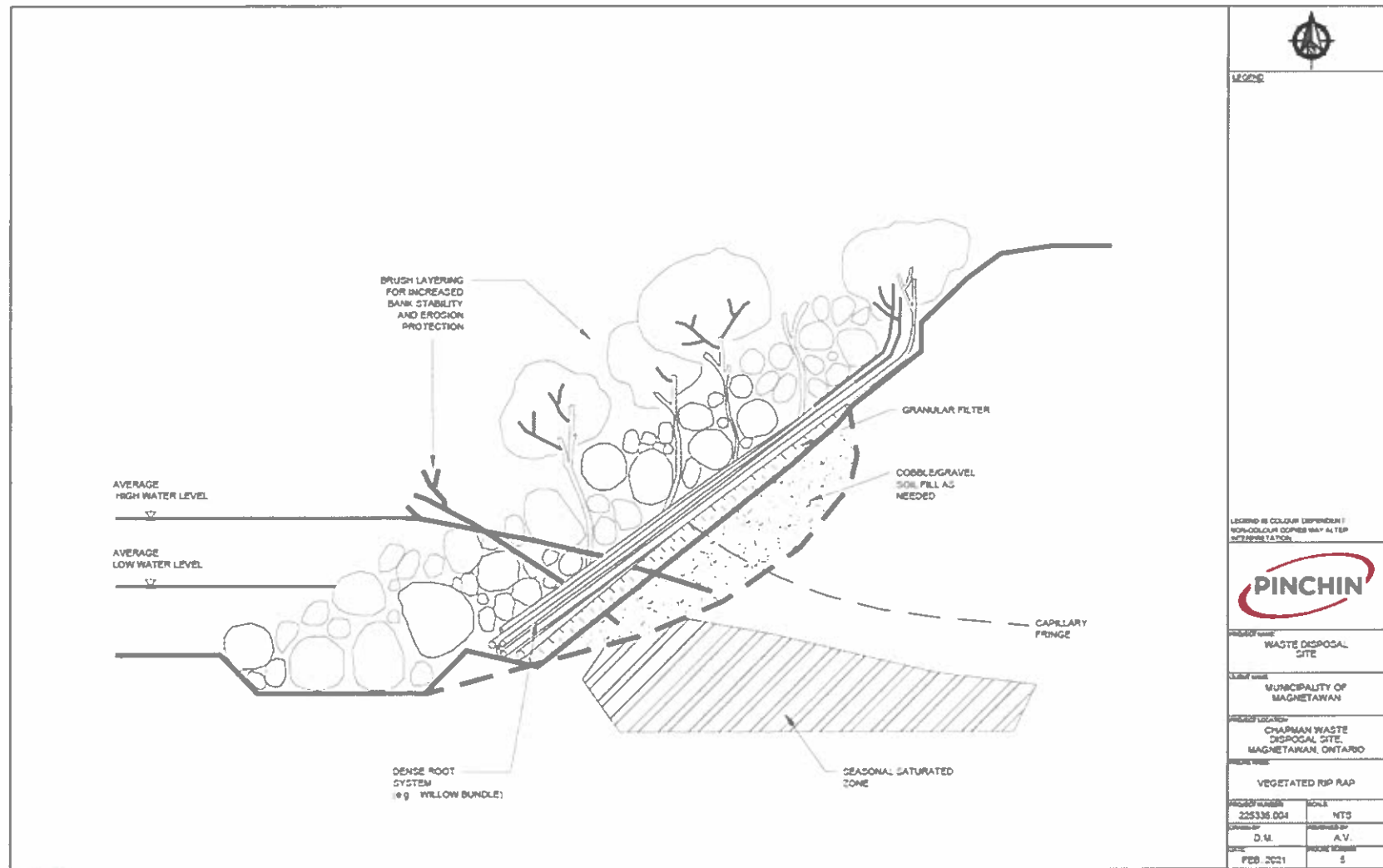


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# CHAPMAN LEACHATE MANAGEMENT PLAN STRATEGY

## Proposed Creek Realignment Design



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## QUESTIONS?

**Tim McBride**

[tmcbride@pinchin.com](mailto:tmcbride@pinchin.com)

705.521.0560 ext 3416



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Thank You.





# SUMMARY OF RESULTS

DATE: February 8, 2021

MEMO TO: Kerstin Vroom

FROM: Tim McBride

RE: 2020 Annual Monitoring Report, Croft Waste Disposal Site, Magnetawan, Ontario

PINCHIN FILE: 225335.003

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Pinchin Ltd. (Pinchin) was retained by the Corporation of the Municipality of Magnetawan (Client) to prepare the 2020 annual groundwater and surface water monitoring report for the Croft Waste Disposal Site (the Site) to assess the hydraulic media for contaminants of concern as a compliance requirement under the Site Certificate of Approval (CofA) Number **A7034002** and the applicable regulatory requirements.

The configuration of the previous monitoring well network was interpreted to be sufficient to monitor the performance of the landfill, however, was deemed to be overly conservative as a measure of compliance, as these wells were being utilized for the evaluation of the Site versus the MECP Guideline B-7 procedure, which is applicable at the downgradient property line (the previous wells were located near the toe of the waste deposits, as opposed to at the property line). As a result, the installation of three additional bedrock monitoring wells (BH12, BH13 and BH14) was recommended in the 2019 Pinchin Annual Monitoring Report, in order to allow for further characterization of groundwater quality downgradient of the Site in the downgradient (north and east) flow directions. The installation of these additional monitoring wells was completed on April 22, 2020. The details of the well installations are included in the Pinchin Aquifer Instrumentation Memo, dated June 16, 2020.

The current groundwater monitoring well network at the Site now consists of eight bedrock groundwater monitoring wells (BH1, BH8, BH9, BH10, BH11, BH12, BH13 and BH14) and three drive point monitors (DP7, DP8 and DP9). All wells were inspected and found to be in good condition. No wells displayed evidence of a condition non-compliant with Ontario Regulation 903. Additionally, three surface water locations were monitored for the Site (SW1, SW2 and SW3).

As per previous annual monitoring events, groundwater and surface water was sampled twice annually by Pinchin during 2020, in the spring and fall.

Based on the results obtained from the existing groundwater monitoring wells and surface water monitoring locations, Pinchin has not identified any significant landfill related impacts at the Site. Elevated concentration parameters within the groundwater samples analyzed at the furthest downgradient monitoring locations (i.e. BH8, BH9, BH12, BH13 and BH14) are likely attributed to either naturally occurring conditions within the shallow unconfined aquifer on-site or from temperate impacts from leachate sourced from the waste deposits at the Site.



In summary, the current 2020 groundwater monitoring data collected from the historical monitoring network, and further supported by the newly installed groundwater monitoring wells installed near the property boundary, indicates that the Site is continuing to effectively operate as designed, as a natural attenuation type facility, with any landfill derived groundwater impacts attenuated to acceptable levels prior to the downgradient property boundaries.

Based on a review of the existing dataset and regulatory requirements to date, Pinchin recommends the following:

- Continue with routine monitoring of all the available groundwater monitoring wells and surface water monitoring locations. Considering the dataset completed thus far, it is Pinchin's opinion that sampling should continue in 2021 before the adequacy of the monitoring program can be fully evaluated;
- The Client should continue to ensure that the requirements as specified in the CofA are complied with;
- In the future, the component of the surface water samples identified for the analysis of aluminum should be filtered prior to analysis, in order to provide a clay free sample (as per the requirements of the PWQO); and
- It is recommended that the drive point well locations DP7, DP8 and DP9 be removed from the sampling program as these locations have consistently been found to have insufficient volume to sample. It is recommended that these wells should be retained as water level only monitoring locations to supplement the groundwater elevation monitoring for the Site; however, the drive point monitors should be equipped with appropriate lockable caps to ensure representative water level data is obtained.



# SUMMARY OF RESULTS

DATE: February 9, 2021

MEMO TO: Kerstin Vroom

FROM: Tim McBride

RE: 2020 Annual Monitoring Report, Chapman Waste Disposal Site, Magnetawan, Ontario

PINCHIN FILE: 225335.003

---

Pinchin Ltd. (Pinchin) was retained by the Corporation of the Municipality of Magnetawan (Client) to prepare the 2020 annual groundwater and surface water monitoring report for the Chapman Waste Disposal Site (the Site) to assess the hydraulic media for contaminants of concern as a compliance requirement under the Site Certificate of Approval (CofA) Number **A521202** and the applicable regulatory requirements.

As per previous annual monitoring events, groundwater and surface water was sampled twice annually by Pinchin during 2020, in the spring and fall.

Seven overburden groundwater monitoring wells have historically been utilized at the Site (BH1, BH2, BH3, BH4, BH5-II, BH6-II and BH7-II). As part of the leachate management plan study completed by Pinchin, several additional monitoring wells were installed at the Site during September 2018 to support the existing monitoring well network. This included the addition of two new background wells (BH11 and BH3-II) to replace the previously destroyed BH3, one cross-gradient well (BH10-I), deeper nested wells at two existing monitoring locations which are consistently dry (BH4-II and BH6-III) and two additional downgradient wells (BH8-I and BH9-I). All wells were inspected and found to be in good condition. No wells displayed evidence of a condition non-compliant with Ontario Regulation 903, with the exception of BH1, BH2, BH4 and BH6-II which were observed to be missing well caps. Additionally, three surface water locations were monitored for the Site (SW1, SW2 and SW3).

The Site currently operates as a typical natural attenuation waste disposal facility. No liner or other leachate collection/management system is in place at the Site. The 2019 Leachate Management Plan Study report indicated that a leachate-impacted groundwater seep/spring had been identified in a downgradient area (east of the Site, upstream from SW3 and in the vicinity of well BH9), resulting in the discharge of said waters to an adjacent surface water feature. This discharge essentially short circuits the natural attenuation process and has the potential to have negative effects on the surface water feature. The Corporation of the Municipality of Magnetawan initiated a proactive approach to leachate management and retained Pinchin to complete the Leachate Management Plan Study. The surface water quality data collected for the study indicated that an impact from the leachate seep is being observed in the two adjacent creeks and it was recommended that steps should be taken to eliminate the seep.



These steps include infilling the incised valley and relocating the creek to eliminate the seep, creating an extended CAZ boundary for additional leachate attenuation to occur prior to discharge to surface water bodies.

As part of the 2019 Leachate Management Study Report completed by Pinchin in April 2019, a trigger level monitoring program and contingency plan has been proposed for the Chapman Waste Disposal Site, which is to be implemented at the Site following the elimination of the seep. The proposed Trigger Level Monitoring Program is a three-tiered program that includes routine monitoring (i.e. the semi-annual monitoring program), compliance monitoring and confirmation monitoring, which has been included in the 2020 monitoring report for discussion purposes but is not utilized for the determination of compliance as the other mitigation measures pertaining to the seep have yet to be implemented.

The results of the Trigger Level Monitoring program indicated that several exceedances of the trigger level concentrations were quantified at BH6-III and BH8-I. However, at the time of preparation of this report, only 4 successive sampling events have been completed for newly installed monitoring wells BH6-III and BH8-I; further monitoring is required to establish a more robust data set before an accurate evaluation of the trigger levels can be completed for these monitoring locations. All surface water trigger concentrations were satisfied.

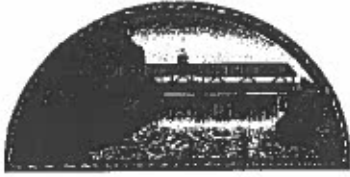
Actual Site compliance was evaluated based on the MECP's Guideline B-7 criteria. Guideline B-7, the "reasonable use concept" (RUC) approach, is the MECP's groundwater management strategy for mitigating the effect of contamination on properties adjacent to its source. Based on the results obtained from the existing groundwater monitoring wells and surface water monitoring locations, Pinchin has not identified any significant landfill related impacts at the Site. Concentrations of TDS, iron, nitrate, DOC, and manganese parameters within the groundwater samples analyzed at the furthest downgradient monitoring locations (BH5-II, BH6-III, BH7-II, BH8-I and BH9-I) which exceeded the Guideline B-7 criteria are likely attributed to either naturally occurring conditions within the shallow unconfined aquifer on-site or from temperate impacts from leachate sourced from the waste deposits at the Site.

All exceedances of the Guideline B-7 RUC are related to operational guidelines and/or aesthetic objectives associated with drinking water systems and are not considered to be an immediate significant human health or environmental concern originating from the Site, with the exception of nitrate which is a health-related parameter. The elevated concentrations of nitrate are only quantified in some downgradient wells and often fluctuate throughout the historical record. Therefore, these concentrations should be confirmed during the next monitoring period. Furthermore, concentrations of nitrate quantified at the downgradient groundwater wells are not interpreted to be impacting the surface water quality at the Site as nitrate concentrations are observed to be at low levels at downstream monitoring locations SW3 (near-field) and SW2 (far-field).



Based on a review of the existing dataset and regulatory requirements to date, Pinchin recommends the following:

- Continue with routine monitoring of all the available groundwater monitoring wells and surface water monitoring locations. Considering the dataset completed thus far, it is Pinchin's opinion that sampling should continue in 2021 before the adequacy of the monitoring program can be fully evaluated;
- It is recommended that the three-tiered trigger level monitoring program, developed as part of the 2019 Leachate Management Plan Study be implemented for the Site once the mitigative measures for the seep are executed;
- Monitoring wells BH1, BH2, BH4 and BH6-II should be equipped with well caps during the next regularly scheduled sampling event; and
- The Client should continue to ensure that the requirements as specified in the CofA are adhered to, with respect to operation of the Chapman Waste Disposal Site.



The Municipality of the  
**VILLAGE OF BURK'S FALLS**

Moved By: \_\_\_\_\_

Date: February 23, 2021

Seconded By: \_\_\_\_\_

Resolution # 2021- 38

Be it resolved;

That the Council for the Village of Burk's Falls hereby appoints Councillor Lisa Morrison as the Village's Eastholme Board representative for the remaining term of Council.

Recorded Vote requested by: \_\_\_\_\_

Jarvis Osborne	for / opposed
Lisa Morrison	for / opposed
Rex Smith	for / opposed
John Wilson	for / opposed
Cathy Still	for / opposed

☒ Carried

☐ Defeated

☐ Deferred

Pecuniary Interest declared by: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Cathy Still  
Mayor



## EASTHOLME

*East District of Parry Sound Home for The Aged*

February 26, 2021

Mayor/Reeve and Councillors  
Municipalities in the East District of Parry Sound

Dear Mayor/Reeve and Councilors:

### Annual General Meeting

The Board of Management of Eastholme, Home for the Aged wishes to notify you of the annual general meeting of the municipalities scheduled for **Wednesday March 24, 2021 at 10:00 AM**. If you plan to attend, please notify the Eastholme Administration Office at 705-724-2005 no later than Tuesday March 23, 2021.

Enclosed is the 2021 municipal levy apportionment. The 2021 municipal levy has been set at \$1,410,420 and was increased by 10% (\$128,220) over the 2020 levy. In addition there is a one-time special assessment levy for Covid-19 related cost increases in the amount of \$128,220.

The increase in the annual levy is primarily due to the following changes:

- Loss of capital funding in the amount of \$90,600 for the year. The last monthly payment will be received in March of 2021 (see note 5 of the enclosed Financial Statements). Redeveloped buildings are over 20 years old, and we are now requiring capital replacements.
- Reduction in interest revenue in the amount of \$30,000 for the year due to the low interest environment.

The one-time special assessment levy for Covid-19 specific cost pressures:

- Price increases for supplies (PPE, Cleaning Supplies, etc) due to market pressures and supply shortages consumed in the normal operation of the home. Incremental use of supplies for enhanced cleaning and distribution (non-routine use) is excluded, and covered under special Covid-19 containment funding.
- Insurance increased by 40% in 2020 and we are expecting further increases for 2021 (due to class action lawsuits being brought against insurers). Insurance costs are not specific to Covid-19 containment activities and therefore are not covered by the Covid-19 containment funding received by the Ministry of Long Term Care (Ministry).
- Supplier disclosed planned increases in Raw Food items ranging between (5% and 15%). The actual cost of food did increase by 5% in 2020 (compared to 2019 actuals). Budgeted increase set at 7.5%. The Ministry has not yet announced any changes to the per diem funding for Raw Food.

### Enclosed:

- 2021 Municipal Levy Apportionment Schedule
- Municipal levy apportionment calculation (based on FIR taxable assessments)
- First quarter request for payment of the Municipal Levy and the Covid-19 special levy
- Operating Budget for 2021 and the signed board resolution
- A copy of the audited Consolidated Financial Statements for 2020

Thank you for your continued financial support to the operation of Eastholme, Home for the Aged. We are very grateful for your dedication to ensuring our local communities have an exceptional long term care home for their residents!

Sincerely,

*Odelia Callery*

Odelia Callery, CPA, CA  
Administrator

Eastholme, Home for the Aged  
Powassan, Ontario  
2021 Municipal Levy Apportionment Schedule

MUNICIPALITY	APPORTIONMENT PERCENTAGE	2021 10% increase in Levy	Special Assessment Levy- Covid-19
Town of Kearney	8.739%	123,257	11,205
Municipality of Magnetawan	16.451%	232,028	21,094
Municipality of Powassan	7.988%	112,664	10,242
Municipality of Callander	13.105%	184,833	16,803
Village of Burk's Falls	1.982%	27,955	2,541
Village of South River	1.700%	23,977	2,180
Village of Sundridge	2.579%	36,375	3,307
Township of Armour	8.769%	123,680	11,244
Township of Joly	1.372%	19,351	1,759
Township of Machar	6.091%	85,909	7,810
Township of Nipissing	8.960%	126,374	11,489
Township of Perry	11.022%	155,457	14,132
Township of Ryerson	4.268%	60,197	5,472
Township of Strong	6.974%	98,363	8,942
<b>Total</b>	<b>100.000%</b>	<b>\$1,410,420.00</b>	<b>\$128,220.00</b>
<i>Please be advised that the 2021 Municipal Levy has been apportioned in accordance with Ontario Regulation 79/10 made under the Long-Term Care Homes Act, 2007</i>			

2020  
211589.1 -  
+ 19%.

**Eastholme  
District of Parry Sound (East)  
Home for the Aged  
P.O. Box 400  
Powassan ON. P0H 1Z0  
Phone: 705-724-2005 Fax: 705-724-5429**

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## **REQUEST FOR 1st QUARTER PAYMENT**

February 25, 2021

**Municipality of Magnetawan**

<b>Total Levy for 2021</b>	<b>\$232,028.00</b>
<b>Special Assessment Levy-Covid-19</b>	<b>21,094.00</b>
Amount paid to date	0.00
Amount Outstanding	<b>\$253,122.00</b>

Schedule of Payments for 2021	
1 <sup>st</sup> Quarter Due: March 31	58,007.00
Special Assessment Levy Due: March 31	21,094.00
2 <sup>nd</sup> Quarter Due: June 30	58,007.00
3 <sup>rd</sup> Quarter Due: Sept 30	58,007.00
4 <sup>th</sup> Quarter Due: Dec 31	58,007.00
Total	<b>\$253,122.00</b>

**Eastholme  
East District of Parry Sound  
Home for the Aged  
Operating Budget 2021**

	Budget 2021	Level of Care	Covid-19 Subsidy
		Funding	Containment Funding
<b>Revenue</b>			
Ministry operating funding	\$ 5,870,900		
Resident revenue basic fees	\$ 2,813,600		
<b>TOTAL</b>	<b>\$ 8,684,500</b>		
Ministry capital payment SW-construction subsidy	\$ 30,300		
Resident revenue private accommodation fees	\$ 504,300		
Resident revenue semi-private accommodation fees	\$ 56,000		
Subsidy for Basic Revenue during covid19	\$ 51,100		
Subsidy for Covid19 - containment funding	\$ 1,564,000		\$ 1,564,000
Subsidy - Minor Capital	\$ 39,000		
Interest	\$ 30,000		
<b>Sub-Total</b>	<b>\$ 10,959,200</b>		<b>\$ 1,564,000</b>
Municipal Levy (10% or \$128,220) \$1,282,200 x 1.10	\$ 1,410,420		
Covid Specific Levy	\$ 128,220		
Transfer from reserve	\$ 122,360		
<b>Total Revenue</b>	<b>\$ 12,620,200</b>		<b>\$ 1,564,000</b>
<b>Expenses</b>			
Program and Support Services	\$ 676,900	\$ 571,160	\$ 13,000
BSO phase 1 and 2	\$ 63,400	\$ 63,400	
Raw Food	\$ 542,200	\$ 445,709	\$ 1,000
Nursing and Personal Care	\$ 6,119,900	\$ 4,862,517	\$ 486,000
Accommodation (OA*)	\$ 5,217,800	\$ 2,741,730	\$ 1,064,000
<b>Total Expenses</b>	<b>\$ 12,620,200</b>	<b>\$ 8,684,516</b>	<b>\$ 1,564,000</b>
<b>Excess of Revenue over Expenses</b>	<b>\$ -</b>		<b>\$ -</b>

Eastholme

East District of Parry Sound Home for the Aged  
62 Big Bend Avenue – Box 400 – Powassan, Ontario – P0H 1Z0  
Telephone 705 724-2005 Fax 705 724-5429

DATE February 24, 2021 RESOLUTION NO. \_\_\_\_\_  
MOVED BY [Signature] \_\_\_\_\_  
SECONDED BY Tom Pipe \_\_\_\_\_

THAT the Municipal Levy be set at 1,410,420.  
for the yr 2021 and an additional  
special assessment for COVID cost  
increases of 10% equivalent to  
\$128,220.

DISPOSITION OF RES. NO. \_\_\_\_\_ CARRIED ☒ DEFEATED \_\_\_\_\_  
YEAS \_\_\_\_\_ NAYS \_\_\_\_\_

[Signature] [Signature] [Signature]  
Chair Secretary

WORD\ADMIN\FORMS\BOARD\MOTIONS

**EASTHOLME  
MUNICIPAL LEVY APPORTIONMENT CALCULATION  
FOR 2021 LEVY**

FILE: EASTHOLME/EASTHOLME 2021 LEVY

		(A)	(B)	(C)	(D)	(E)	(F)	(G)					Current year phased-in assessment increase (decrease)
Households per 2019 FIR Schedule 2	Households per 2016 Statistics Canada Census	Phase-In Taxable Asmt. (Wtd & Disc CVA) per 2019 FIR, Sch 26, row 9199, column 17	Phase-In PIL Asmt. (Wtd & Disc CVA) per 2019 FIR, Sch 26, row 9299, column 17	Hydro Power Dam Compensation per 2019 FIR, Sch 26, row 5236, column 2 *	Industrial Class Tax Ratio per 2019 FIR, Sch 22, column 5	Industrial Class Tax Rate per 2019 FIR, Sch 22 **	Weighted Equivalent Hydro Assessment {(C)/(E)}*(D)}	2021 Apportionment Base + (B) + (F)}	{(A) %	2020 Apportionment Base	% 2020		
Township of Armour	1,080	1,080	357,508,075	5,727,302	-	N/A	N/A	-	363,235,377	8.7692%	354,889,401	8.7799%	2.35%
Village of Burk's Falls	510	510	80,920,703	692,345	7,658	1.420400	2.2017520%	494,035	82,107,083	1.9822%	79,746,500	1.9729%	2.96%
Municipality of Callander	1,799	1,710	541,110,268	1,732,405	-	N/A	N/A	-	542,842,673	13.1053%	527,823,795	13.0583%	2.85%
Township of Joly	164	164	56,777,127	46,625	-	N/A	N/A	-	56,823,752	1.3718%	55,323,440	1.3687%	2.71%
Town of Kearney	1,302	1,155	360,240,164	1,725,369	-	N/A	N/A	-	361,965,533	8.7386%	354,572,671	8.7721%	2.09%
Township of Machar	913	848	250,489,263	1,518,870	4,147	0.950000	1.3560040%	290,534	252,298,667	6.0910%	248,308,098	6.1431%	1.61%
Municipality of Magnetawan	2,062	1,698	679,424,297	2,010,702	-	N/A	N/A	-	681,434,999	16.4512%	667,031,777	16.5023%	2.16%
Township of Nipissing	1,322	1,051	368,195,863	2,905,697	472	0.269800	0.4452850%	28,599	371,130,159	8.9598%	359,375,259	8.8909%	3.27%
Township of Perry	1,726	1,676	454,377,619	2,168,575	-	N/A	N/A	-	456,546,194	11.0219%	443,284,806	10.9668%	2.99%
Municipality of Powassan	n/a	1,381	324,066,104	3,567,230	50,652	1.770226	2.7534120%	3,256,523	330,889,857	7.9883%	322,534,487	7.9795%	2.59%
Township of Ryerson	580	580	176,680,193	116,600	-	N/A	N/A	-	176,796,793	4.2682%	173,280,785	4.2870%	2.03%
Village of South River	528	528	70,070,156	344,494	-	N/A	N/A	-	70,414,650	1.6999%	69,457,953	1.7184%	1.38%
Township of Strong	922	922	286,559,572	2,306,959	-	N/A	N/A	-	288,866,531	6.9738%	281,739,825	6.9702%	2.53%
Village of Sundridge	497	497	106,708,714	107,433	-	N/A	N/A	-	106,816,147	2.5787%	104,678,938	2.5898%	2.04%
	13,405	13,800	4,113,128,118	24,970,606				4,069,691	4,142,168,415	100.000%	4,042,047,735	100.000%	2.48%

**COMMENTS:**

- Overall weighted average increase in phased in assessment = 2.48% for the current year.  
Municipalities whose assessments increased by more than 2.48% will show an increase in their apportionment for the current year;  
those whose assessments increased by less than 2.48% will show a decrease in their apportionment.

- The 2019 FIRs can be viewed at <https://efis.fma.csc.gov.on.ca/fir/Welcome.htm>

\* 2019 hydro allocations are the same as they were in 2018 for all municipalities.

\*\* Basic approach re Hydro PIL's resulted from a February 2005 discussion with Lynnette Coy, Ministry of Municipal Affairs, Finance branch.  
Per Lynnette, Burk's Falls receives the municipal portion of hydro payments only, while Machar, Nipissing and Powassan receive both the municipal and school board portions.  
Consequently, the tax rate reported in column 8 of Schedule 22 is used for Burk's Falls and that in column 11 is used for the other municipalities.



## RESOLUTION

2021 - 010

Be it resolved that the Almaguin Community Economic Development Board have reviewed and approved the amended ACED Budget reflecting the addition of forecasted federal and provincial funding programs to support the implementation of the Almaguin Brand Strategy.

**MOVED BY:** Mayor Kelly Elik – Strong Township

**SECONDED BY:** Councillor Barbara Belrose – Village of Sundridge

**CARRIED:** Yes

**Recorded Vote:** No

**Comments:** **Vote passed electronically via ZOOM**

January 29, 2021

**January 29 ACED Budget Update**  
Staff Report

**Overview**

The 2021 ACED Budget has been reviewed and revised to include considerations regarding the funding of the Almaguin Brand Strategy Implementation process. During the January 17<sup>th</sup> 2021 ACED Meeting, the Director of Economic Development presented an opportunity outlined in the Draft Almaguin Brand Strategy which involved leveraging the OMAFRA Rural Economic Development Program in addition to the FedNor Northern Ontario Development Program discussed in Q4 of 2020. This additional application would provide the necessary resources to implement the brand strategy recommendations in full over the course of two years. To accommodate the expected increase in revenues, the ACED budget has been amended. Additionally, due to the NOHFC Program Review, ACED is no longer able to capitalize on the second-year internship that was expected. Other minor adjustments are noted below. **These amendments do not increase the expected partner shares.**

**Summary of Changes**

**Revenues:**

<b>15-371-000 – CIINO Funding:</b>	Decreased to reflect salary decrease of Administrative Assistant and an increase of benefits claimed.
<b>15-371-000 – Harvest Spin:</b>	Minor decrease to reflect eligible expenses in 2020.
<b>15-371-003 – FedNor Brand Strat:</b>	Increased to reflect 2-year term vs. 3-year term.
<b>15-371-005 – OBIAA Funding:</b>	Minor decrease do to reflect actual program funds.
<b>15-372-000 – NOHFC Intern:</b>	Decreased due to second year internship cancellation
<b>15-372-002 – NOHFC Brand Strat:</b>	Created/Increased to reflect RED Funding

**Expenses**

<b>16-801-000 – Salaries &amp; Benefits:</b>	Decreased based on Administrative Assistant salary.
<b>16-804-025 – Website:</b>	Decreased based on AH Tourism website inclusion in Brand Strategy Implementation.
<b>16-804-065 – Regional Projects:</b>	Increased due to decreases in net salary costs resulting from the RED Funding (staff portion).
<b>16-804-066 – Brand Strategy</b>	Increased to reflect RED Funding.

**2021 Budget Sheets - Actuals as of December 31st, 2020**  
**Regional Economic Development**  
**Operating Budget**

GL Number	Description	2020 Projected Actual	2020 Budgeted	2021 Department Estimate	Notes
	<b>Revenues</b>				
15-370	<b>Municipal &amp; Chamber Contributions</b>				
	Armour	(\$10,000.00)	(\$14,226)	(\$10,000)	
	Burk's Falls	(\$10,000.00)	(\$10,000)	(\$10,000)	
	Joly	(\$5,000.00)	(\$6,000)	(\$5,000)	
	Magnetawan	(\$10,000.00)	(\$10,000)	(\$10,000)	
	Perry	(\$10,000.00)	(\$14,226)	(\$10,000)	
	Powassan	(\$10,000.00)	(\$10,000)	(\$10,000)	
	Ryerson	(\$10,000.00)	(\$10,000)	(\$10,000)	
	South River	(\$10,000.00)	(\$10,000)	(\$10,000)	
	Strong	(\$10,000.00)	(\$10,000)	(\$10,000)	
	Sundridge	(\$10,000.00)	(\$10,000)	(\$10,000)	
	Chamber of Commerce	(\$10,000.00)	(\$14,226)	(\$10,000)	
	Total Municipal & Chamber Contr.	(\$105,000.00)	(\$118,678)	(\$105,000)	
15-370-005	User fees - Almaguin Harvest Spin	\$0.00	(\$10,000)	(\$10,000)	
15-371-000	CIINO Funding	(\$63,968.00)	(\$72,945)	(\$129,500)	Represents 84.27% of total salaries + 28% in benefits.
15-371-002	FedNor - Almaguin Harvest Spin	(\$5,283.00)	(\$25,000)	(\$19,717)	
15-371-003	FedNor - Implement Brand Strategy	\$0.00	\$0	(\$40,000)	33.333% of \$120,000
15-371-005	OBIAA Funding - Intern	(\$16,975.77)	(\$10,044)	(\$4,850)	
15-371-008	NECO - Regional Relief & Recovery	(\$26,600.00)	(\$26,600)	\$0	
15-372-000	NOHFC Funding - Intern	(\$24,220.00)	(\$24,500)	(\$7,280)	
15-372-001	NOHFC - Almaguin Harvest Spin	\$0.00	(\$15,000)	(\$15,000)	
15-372-002	NOHFC - Almaguin Brand Strategy	\$0.00	(\$26,280)	\$0	
	NOHFC - Implement Brand Strategy	\$0.00	\$0	(\$60,000)	50% of \$120,000
	<b>Total Regional Economic Development revenues</b>	<b>(\$242,046.77)</b>	<b>(\$329,047)</b>	<b>(\$391,347)</b>	

GL Number	Description	2020 Actual	2020 Budgeted	2021 Department Estimate	
	<b>Expenditures</b>				
16-801-000	Salaries & Benefits	\$135,865.23	\$148,480	\$210,050	Reflects salaries for 3 employees for a full year
16-804-001	Office Supplies	\$5,247.37	\$1,745	\$3,000	
16-804-005	Audit & Accountant Fees	\$4,680.96	\$4,000	\$4,000	
16-804-007	Legal Fees	\$336.11	\$0	\$0	
16-804-010	Advertising & Promotion	\$4,800.00	\$3,700	\$3,550	
16-804-020	Telephone	\$2,208.08	\$2,500	\$2,500	
16-804-025	Website	\$4,828.06	\$5,350	\$2,500	Reduced. AH Tourism Website transferred to 16-804-066
16-804-030	Events & Seminars	\$524.15	\$2,000	\$4,000	
16-804-040	Training & Workshops	\$4,299.66	\$4,240	\$4,000	
16-804-050	Travel	\$3,927.49	\$5,000	\$6,000	
16-804-060	Office Rental	\$0.00	\$0	\$0	
16-804-062	Regional Relief & Recovery Program	\$25,758.58	\$26,600	\$0	
16-804-063	Almaguin Harvest Spin	\$12,679.30	\$60,000	\$45,000	
16-804-064	Almaguin Brand Strategy	\$28,064.91	\$35,040	\$0	
16-804-065	Regional Projects	\$6,355.95	\$10,392	\$26,747	Culinary Strategy Implementation + other projects
16-804-066	Implement Almaguin Brand Strategy	\$0.00	\$0	\$80,000	\$120,000 less salaries & benefits included in 16-801-000
16-804-067	CAEDA expenses paid to Strong	\$9,142.24	\$20,000	\$0	
16-804-070	Transfer to EDC Reserve	\$0.00	\$0	\$0	
<b>Total Regional Economic Development expenditures</b>		<b>\$248,718.09</b>	<b>\$329,047</b>	<b>\$391,347</b>	
<b>Total Regional Economic Development</b>		<b>\$6,671.32</b>	<b>\$0</b>	<b>\$0</b>	

Staff was able to get an different interpretation of what can be claimed on the CIINO grant so that they would pay 84.27% of all salaries plus 28% benefits this increases the CIINO grant from \$100,000 to \$129,500 giving the department the money needed to implement the proposed work plan for 2021.

**2021 ACED Regional Economic Development  
Accounts Summary**

GL Number	Expenditures	Item Cost	Budget AMT
16-804-001	Office Supplies		\$3,000
	Office 365 (5 user)	\$ 100	
	Kaspersky A/V (5 user)	\$ 100	
	Survey Monkey	\$ 460	
	Adobe Creative Cloud	\$ 985	
	Misc Supplies	\$ 1,355	
	<b>Total</b>	<b>\$ 3,000</b>	
16-804-010	Advertising & Promotion (General)		\$3,550
16-804-025	Website		\$2,500
	Domain, hosting & email fees (2 sites)	\$ 550	
	Website maintenance allowance	\$ 1,950	
	4C - AH Tourism Improvements (note 1)	\$ -	
	<b>Total</b>	<b>\$ 2,500</b>	
16-804-030	Events & Seminars		\$4,000
16-804-040	Training & Workshops		\$4,000
	EDCO & EDAC memberships	\$ 1,500	
	EDAC Year 2 - C&M Officer	\$ 1,150	
	General Admission Fees	\$ 1,350	
	<b>Total</b>	<b>\$ 4,000</b>	
16-804-063	Almaguin Harvest Spin		\$45,000
16-804-064	Almaguin Brand Strategy Implementation (note 2)		\$80,000
16-804-065	Regional Projects		\$26,747
	2A - Community GRO	\$ 1,500	
	2C - Regional Rec	\$ 1,500	
	3E - AHCC Engagement	\$ 2,000	
	4B - Ag Strategy Implementation	\$ 5,000	
	4D - Shop in Almaguin	\$ 4,000	
	Contingency/Surplus	\$ 12,747	
	<b>Total</b>	<b>\$ 26,747</b>	

**Notes**

**Note 1:** Almaguin Highlands Tourism website included in the Brand Strategy Implemen

**Note 2:** Implementation (non wages) portion of the Brand Strategy Implementation. Dig physical assets, third party expenses, etc.



**705-382-2900**  
**www.almaguin-health.org**

**Minutes: March 5<sup>th</sup>, 2021 Via Zoom**

**Present:** Dennis Banka, Rod Ward, Cathy Still, Tom Bryson, Barbara Marlow and Lyle Hall, Brad Kneller

**Regrets:** Norm Hofstetter, Kevin MacLeod, Carol Ballantyne, Marianne Stickland

**Guests:** None

**Secretary:** Erica Kellogg

Call to order at 11:00am by Chair Rod Ward.

**1. 2021-036 Moved by Tom Bryson and Seconded Barbara Marlow**

**THEREFORE BE IT RESOLVED THAT** the Almaguin Highlands Health Centre Committee adopt the minutes from February 5<sup>th</sup>, 2021 and Special Meeting of February 19<sup>th</sup>, 2021 as circulated. Carried.

**2. Delegations:** None at this time

**3. Resolutions passed:**

2021-037 Moved by Lyle Hall and Seconded Cathy Still

**Items 4(a) WHERE AS** Information regarding confusion surrounding the Almaguin Highlands Health Centre Committee's mandate and mission has been received; and

**WHERE AS** The Almaguin Highlands Health Centre Committee advocates regionally for the improvement and expansion of services related to Health Care throughout the Almaguin Highlands region; and

**FURTHER MORE** The Almaguin Highlands Health Centre Committee shall remove the wording "Centre" to separate the activities of the Committee from the Almaguin Highlands Health Centre building; and

**THEREFORE BE IT RESOLVED THAT** the Almaguin Highlands Health Centre Committee shall now be known as the "Almaguin Highlands Health Council. Carried

**4. Items for Discussion**

- a) Updates from MAOHT; R.Ward informed the Committee he has attended his first meeting with MAOHT. Although R.Ward is participating in discussions

with MAOHT, work will continue on the Almaguin OHT as information gathered will be impactful as OHT's continue to develop. R.Ward will reach out to a local news reporter to provide an update on the Committees efforts regarding the areas OHT application. R.Ward recommended a community member to participate in the Patient Family Caregiver Partners Advisory Committee for MAHC. R.Ward will be reaching out to the Machar Township and Village of South River to engage them in the Committees activities, specifically the OHT's.

- b) Digital Health: E. Kellogg informed the Committee that work is being done to investigate the benefit and cost of Wi-Fi within the building. The proposal is to support virtual care through Wi-Fi access. Initial discussions with an IT business have indicated cost for infrastructure may be high. Information on how the service could be utilized along with who would administer passwords or logins needs to be gathered. L. Hall requested that information be shared with the SSJ Medical Centre as virtual care benefits all communities. Information will be brought back to the Committee in April after the Village of Burk's Falls Council has received a report from the Health Centre Manager.
- c) AHHC Committee re-branding: discussed the confusing regarding the Committees inclusion of the "Centre" and the appearance the Committee is affiliated with the AHHC building. A resolution was passed to remove the word "Centre" in place of "Council", to separate the Committee's activities from the Almaguin Highlands Health Centre building in Burk's Falls, see Res. 2021-37.
- d) February AHHC Status Report, R.Ward discussed the statues update.
- e) Treasure's report:received with no questions.
- f) Other business
  - C. Still informed the Committee that the Village of Burk's Falls Council is focused on a 10-year plan for the building which includes how best to recruit for more services.
  - C. Still also informed the Committee that as the area's representative for MAHC Local Share Working Group, the Group is awaiting Ministry approval to move to the next stage. Currently Huntsville and Bracebridge Hospital Foundations have committed a total of \$20 Million of the required \$74. Million. The next meeting scheduled for the Working Group is set for June.
  - L. Hall informed the Committee the SSJ Arena will be used for COVID-19 vaccinations when the NBPS District Health Unit announces it's rollout.
  - L. Hall confirmed that renovations to the SSJ Medical Centre will proceed.
  - C. Still informed the Committee the Paramedicine Program has secured on-going funding and the service will continue. The Paramedicine Programs has decreased the call volume for local EMS.
  - B. Kneller inquired about OTN funds received from the municipalities, asking why funds are being placed in a reserve for a renovation with no action on a renovation. R.Ward asked for information to follow up with Municipality of Magnetawan regarding the concerns.

Resolution: 2021-38 Moved by Barb Marlow and Seconded by Tom Bryson

**THEREFORE BE IT RESOLVED THAT** The Almaguin Highlands Health Centre adjourn at 11:41am to meet again on April 9<sup>th</sup>, 2021 at 11:00am. Carried.

**Ministry of  
Municipal Affairs  
and Housing**

Office of the Minister  
777 Bay Street, 17<sup>th</sup> Floor  
Toronto ON M7A 2J3  
Tel.: 416 585-7000

**Ministère des  
Affaires municipales  
et du Logement**

Bureau du ministre  
777, rue Bay, 17<sup>e</sup> étage  
Toronto ON M7A 2J3  
Tél. : 416 585-7000



234-2021-1005

March 4, 2021

Mayor Sam Dunnett  
Municipality of Magnetawan  
4304 Highway 520 P.O. Box 70  
Magnetawan ON P0A 1P0

Dear Mayor Dunnett:

Ontario has heard directly from the municipal sector that operating impacts due to the pandemic will continue in 2021. In order to respond to municipal need and to further strengthen our communities, we are now investing an additional \$500 million to help municipalities respond to ongoing and unprecedented 2021 COVID-19 operating pressures. While the actual extent of municipal impacts for 2021 are uncertain at this time, the province expects that this funding will help municipalities continue to deliver the high-quality local services that residents and business rely on, as well as help municipalities proceed with planned capital projects in 2021.

I am pleased to inform you that the Government of Ontario has committed financial support to the **Municipality of Magnetawan** through the 2021 COVID-19 Recovery Funding for Municipalities program in order to support your COVID-19 operating costs and pressures. All municipalities in Ontario are eligible for this program and the level of funding is based on the proportion of COVID-19 cases in the Public Health Unit for your respective municipality during the period of January 1, 2021 to February 18, 2021. I have reviewed the eligibility criteria for provincial assistance under the program and have determined that accordingly, your municipality will receive **\$62,725.00**, subject to your municipality returning a copy of this letter, signed by your municipal treasurer, to the ministry by March 31, 2021. You will receive these funds in two equal instalments – one instalment on or before May 1, 2021 and the other on or before November 1, 2021.

Please note that your municipality is accountable for using this funding for the purpose of addressing your priority COVID-19 operating costs and pressures. If the amount of the funding your municipality receives exceeds your 2021 COVID-19 operating costs and pressures, the province's expectation is that your municipality will place the excess

funding into a reserve fund to be accessed to support any future COVID-19 operating costs and pressures.

The province realizes that municipalities are facing financial impacts due to the COVID-19 pandemic and that in some instances, this provincial funding will not be sufficient to cover all municipal operating impacts due to COVID-19. The province expects municipalities to do their part by continuing to find efficiencies in their operating services and using existing reserves and reserve funds that have been specifically put aside for such unforeseen circumstances.

Your municipality will be expected to provide two report backs on your COVID-19 operating impacts and the use of these funds as follows:

1. An interim report in June 2021, which will include:
  - a) Use of funds provided last year under the Safe Restart Agreement – Operating funding stream; and
  - b) 2021 estimated COVID-19 operating impacts and how your municipality plans to use the funding under the 2021 program.
2. A final report back in Spring 2022.

We had previously indicated that Safe Restart Agreement reporting would be expected in March 2021. However, we have decided to streamline this reporting and the new 2021 COVID-19 Recovery Funding for Municipalities program. The template for this report back will be provided by the ministry with more details to follow in the coming months. While the province expects your municipality to complete this report, your second instalment under the 2021 COVID-19 Recovery Funding for Municipalities program is not contingent on the province receiving your interim report.

**At this time, I am requesting that your municipal treasurer sign the acknowledgement below and return the signed copy to the ministry by email to: [Municipal.Programs@ontario.ca](mailto:Municipal.Programs@ontario.ca). If the province has not received your letter on or before March 31, 2021, you will not be eligible for this program and your municipality's allocation will not be paid. In order to allow for processing time, please provide your signed letter to the ministry on or before March 24, 2021.**

Our government continues to stand with our municipal partners as we have throughout the pandemic, advocating for funding for communities from the federal government to support local economic recovery. Communities may need more COVID-19 related operating funding in the coming year, and we will continue to advocate on your behalf to the federal government. I encourage you to contact your local Member of Parliament to seek further federal support in order to help municipalities deal with their operating impacts due to COVID-19.

The government thanks all 444 Ontario municipal heads of council for their support throughout the pandemic and our ongoing partnership in Ontario's economic recovery.

Sincerely,



Steve Clark  
Minister of Municipal Affairs and Housing

c. Municipal Treasurer and Municipal CAO

By signing below, I acknowledge that the allocation of **\$62,725.00** is provided to the **Municipality of Magnetawan** for the expected purpose of assisting with COVID-19 costs and pressures and that the province expects any funds not required for this purpose in 2021 will be put into a reserve fund to support potential COVID-19 costs and pressures in 2022. I further acknowledge that the **Municipality of Magnetawan** is expected to report back to the province on 2021 COVID-19 costs and pressures and the use of this funding.

Name: LINDA SAUNDERS  
Title: TREASURER / TAX COLLECTOR  
Signature: Linda Saunders  
Date: MARCH 4 / 21



GREER  
GALLOWAY  
CONSULTING  
ENGINEERS

March 4, 2021

Municipality of Magnetawan  
P.O. Box 70, 4304 Hwy 520  
Magnetawan, ON  
P0A 1P0

**Attention: Mr Scott Edwards, Public Works Superintendent**

**Re: Sollman Creek Culvert at Highland Road**

As requested by the Township of Magnetawan the Greer Galloway Group has completed an onsite survey of the existing 1600mm CSP culvert located on Sollman Creek Culvert at Highland Road & compared the culvert elevations to the historical culvert elevation.

Sollman Creek acts as an outlet for Horn lake and has a drainage area of 19.5km<sup>2</sup>, as per the Ontario Flow Assessment Tool (MNR). The water shed contains over 5.5km<sup>2</sup> of lakes/ wetlands.

#### **TIMELINE OF THE SOLLMAN CREEK CULVERT**

**Prior to 2012:** An existing 1600mm CSP culvert was installed. Date of installation is not known.

**2012:** AECOM submitted Final design drawings and final hydrologic/ hydraulic report to Municipality of Magnetawan. The design drawings replaced the existing 1,600mm diameter x 20m length CSP culvert with a 2,400mm x 1500mm x 17500mm precast concrete box culvert.

**June 21, 2017:** Municipality of Magnetawan issued a Request for Tender for a *like-for-like* replacement of the 1,600mm existing CSP culvert.

**September 2017:** Contractor completed project.

#### **SURVEY DATA**

*Existing AECOM Survey 2012*

	Elevation	Slope
Centerline	331.2 m	
West Invert	328.51 m	Slope = -2%
East Invert	328.92 m	
Water		
Elevation	329 m	

640 Cataraqui Woods Drive

Unit 2A

Kingston, Ontario

K7P 2Y5

Telephone

(613) 536-5420

Facsimile

(613) 548-3793



Notes:

- The slope of the culvert was angled west to east; the culvert was angled towards the lake.

*Greer Galloway Group Survey 2020*

	Elevation	Slope
Centerline	331.47 m	
West Invert	328.896 m	Slope= 1.35%
East Invert	328.626 m	
Water		
Elevation	329.03 m	

Notes:

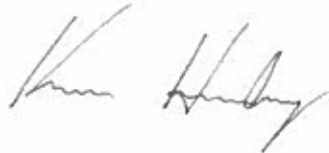
- The replaced culvert is angled east to west; the culvert is angled away from the lake.

## CONCLUSIONS

- The current CSP culvert (after 2017) was installed 0.024m (approximately 1") lower than the previous culvert (before 2017).
- Minimal changes in water elevation were observed between the 2012 survey (329.000m) and 2020 survey (329.030m). Water elevation was 30mm (approximately 1, 1/8") higher in 2020.
- The current culvert (after 2017) has been installed as per Ontario Standards.
- Both the previous culvert and the current culvert are the same size and same material.
- The Hydraulic performance of both culverts is similar, and the installation was "like for like". The replacement of this culvert would have had negligible impacts to lake levels of Horn Lake based on the comparison of the pre- and post-2017 survey data.

Best regards,

**GREER GALLOWAY  
CONSULTING ENGINEERS**



Kevin Hawley, P.Eng.  
Project Manager

## Kerstin Vroom

---

**From:** John Theriault (Clerk-Treasurer Administrator) <clerk@armourtownship.ca>  
**Sent:** March 3, 2021 1:11 PM  
**To:** Beth Morton (beth.morton@townshipofperry.ca); Bob MacPhail; Brenda Fraser; Cheryl Marshall; Councillor Jerry Brandt; Councillor Wendy Whitwell; Judy Kosowan (clerk@ryersontownship.ca); Kerstin Vroom; Councillor Rod Blakelock; Rod ward  
**Subject:** FW: Fire update for all members  
**Attachments:** McMon presentation V5.docx

Good afternoon everyone,

I am forwarding Reeve MacPhail's update on the standardization of the five fire departments. The attached document was presented to McMurrich/Monteith at their last council meeting.

If you have any questions or require more information, please contact me or Reeve MacPhail.

Regards,

*John Theriault, AMCT*  
*Clerk-Treasurer/Administrator*  
Township of Armour  
56 Ontario Street, Box 533  
Burk's Falls, Ontario P0A 1C0  
Email: [clerk@armourtownship.ca](mailto:clerk@armourtownship.ca)  
Tel: 705-382-3332 ext. 22  
Fax: 705-382-2068

---

**From:** Bob MacPhail <[aberdeen@vianet.ca](mailto:aberdeen@vianet.ca)>  
**Sent:** March 3, 2021 10:30 AM  
**To:** John Theriault (Treasurer) <[treasurer@armourtownship.ca](mailto:treasurer@armourtownship.ca)>  
**Subject:** Fire update for all members

John, could you please send this to all member Townships.

Please find attached the latest concept for our Fire Services. This was prepared by the 5 Fire Chiefs. As the chair of our Fire Committee, I am presenting it on their behalf.

Could you pass it along to all Council Members. All past versions are now superceded by this document. It is important that everyone is as up to date as possible.

The next step is the drafting of the by-law. This will take some time, but it is my hope to have the final version by summer.

Any questions regarding the fire services part of the attached document should be directed to your Fire Chief. All political or administrative questions can be directed to me.

Bob MacPhail  
Reeve, Armour

# Fire Department Update

## Intro

Thank you for letting me come tonight and make this presentation.

This whole process has been a very long journey.

I have listened to your last 3 meetings and I realize that we are not on the same page. This is quite likely a result of us trying to find a solution that seven Councils can agree on. This quest has become a moving target with numerous proposed models being discussed. It is very hard to keep up to date.

Rather than continue to send letters, I feel it best I come here and talk to you directly.

I hope my presentation will answer all your questions and concerns, and if not, I would be more than happy to do a question-and-answer session.

There will not be a test at the end, but I will tell you what the question would have been if there was a test. What would be the name of our fire service? I asked the Fire Chiefs and Gary to think of a name for what we are doing. It is harder than you think. I am not sure if it even needs a name. I would be interested if you agree with me after you have heard the presentation.

## Section One – the End

I will start at the very end, then go back to the beginning and move through to entire process and explain in detail what the current proposal is, and why.

Five Independent Fire Stations protecting 1883 square kilometers working together through standardization.

The word regional is missing. The concept of a Regional Fire Department died 1 to 2 years ago.

Let me repeat. There is no Regional Fire Department.

The operating concept is now five independent Fire Stations working together through standardization. In fact, it has been this way for a number of years now.

## Section Two – History

2004 – Kearney – discussions started on working together.

2013 – started the process with our 7 Councils and 5 Fire Departments.

Early successes – Automatic Aid Agreement and hiring Gary Courtice as our Training Officer.

Then the politicians got stuck. We looked at several Regional models along with various governing options. We talked about asset sharing or asset combining. We explored at least seven distinct funding models and further combinations of these models.

I could spend hours going through these with you tonight. It is not necessary. They are all dead. We could never agree on anything involving money or assets. Everyone was wanting to pay less than they were currently paying, and no one was willing to pay more.

At one point the OFM was involved for around 2 years. They wanted to see us be the model and template for a rural regional fire department. That also went down in political flames – excuse the pun.

Everything always fell apart due to money. Let me repeat and then I will move on. Any discussion regarding funding formulae will fail. Always did and always will. There are simply too many at the table to have any chance of success.

### **Section Three – Current Model**

How did the “Five Fire Stations working together through standardization” model form? Around 2 years ago everything appeared lost. The Regional Fire Department model was dead. There was little political interest in continuing. Meanwhile, behind the scenes, the 5 Fire Chiefs created a model of simply working together to provide better fire protection.

I tried to keep up to date with what they were doing and learning about all their accomplishments.

I decided to give it one more try from a political point of view. The question was how could I take what the Fire Chiefs had created, fund it and put it into a package that all Councils could live with.

I saw it as a priority to keep it as simple as possible. The funding was easy, because I am suggesting that there would be no funding formula. Each Fire Station would remain totally in control of, and totally funded by their respective Council. This would be the same as if they were a stand-alone Fire Department with no affiliations with other Fire Departments or Councils. The operating model was easy also. We just had to put down on paper what the five Fire Chiefs were all ready doing. Lastly, put it into a by-law intended to survive Council elections. The goal here is to try to eliminate the urge to reinvent the wheel every 4 years.

At our last Fire meeting, direction was given to the five Fire Chiefs, Gary and myself to prepare a draft by-law. It is currently in progress and all five Fire Stations are included. It will remain that way until I hear otherwise.

### **Section Four – Details of Model**

I will now get into the details of the current model. At present it has 7 components which form the framework of where the Fire Chiefs want to go. The next step will be to put these ideas into a by-law. The by-law will start with all the legal details and then finish with one or more appendices. These appendices could be amended from time to time to meet future needs. I will only talk about the seven components tonight; the by-law will come later this year.

#### **Component One - Funding**

As stated, there is no funding formula. Nor will there be any overhead costs to be shared. The cost to your council should be the same if you are part of the group or not. In fact, over time, group members should start seeing savings that all members will enjoy. The Fire Chiefs have already seen the benefits of working together and this is one of the main reasons they want to continue the process of making this a formal arrangement.

## **Component Two – Governance and Administration**

There will be no Regional Fire Chief. Norm Hofstetter and I approached Gary a few years ago and talked to him about the Regional Fire Chief position. We needed someone with his knowledge and leadership abilities to oversee operations. Gary stated that his first love was training and would prefer to stay in that roll. He pointed out that he was already working with the Fire Chiefs in the development of the five Fire Station model and would continue to do so as part of his training contract with us.

I would like to acknowledge what Gary has done for us at no cost. His knowledge and leadership have greatly advanced fire services for our Townships.

At the present time the thinking is that we do not require an oversight committee. The five Fire Chiefs will continue to work for, and report to, their respective Councils. When the Fire Chiefs see a need to initiate something that benefits all Municipalities, all the Chiefs will go back to their Councils and seek authority to make it happen. The “Working together” concept will be driven by the Fire Chiefs and approved by the Councils.

## **Component Three – Standardized Training**

Standardized training requires that the same Training Officer be employed by all five Fire Stations. At the present time Gary Courtice is our Training Officer and is just starting his third 3-year contract.

Standardized training allows all firefighters from the five Fire Stations to be trained to the same level. All firefighters wear a colour coded (Personnel Accountability Tag) PAS tag that indicates their level of competency. Training is conducted at the various fire stations and because it is standardized, a firefighter can go to another fire station for training if they can not get to their scheduled training night.

Record keeping is critical and the Training Officer performs this duty. The Training Officer is solely responsible for creating, maintaining and storing all training documents.

Your Fire Chief can provide a lot more detail on the benefits of standardized training and how well the programme is running.

## **Component Four – Automatic Aid**

Automatic Aid and standardized training compliment each other. Automatic aid can be done safely and seamlessly through standardized training.

We already have an Automatic Aid agreement in place. The Fire Chiefs have been modifying the application of the agreement over time to meet changing circumstances.

*I want to introduce a specific scenario that I will use to explain some of the next components. I hope it will better show the importance of standardization. Consider a structure fire in Perry. A Perry Officer arrives at the scene and becomes the incident commander. A fire truck with crew arrives from M/M. A fire truck and crew from Kearney also arrives on the scene. All firefighters on the scene will have their coloured PAS Tag to quickly identify each member's level of competency.*

Let us use our scenario to see how Automatic Aid and standardized training work together. The incident commander from Perry knows immediately what tasks he can assign each firefighter. This saves precious time, gives him the ability to assign tasks to firefighters that they can safely perform and allows the incident commander to maximize their resources. At the end of the fire, the IC can rest assured that they put no one's life at risk and all firefighters can go home to their families. It is critical that when having five fire stations respond to a fire, all Officers and all Firefighters know the abilities of everyone at the fire scene. Automatic Aid is a team effort and standardized training makes it happen.

#### **Component Five – Minimum Standards and Standardization of Equipment**

We are asking all Councils to agree to maintaining minimum standards for their fire stations, fire vehicles, firefighting equipment, and all protective firefighter gear in safe working order. If something breaks, wears out, or time expires, it will need to be replaced or fixed.

The Fire Chiefs are working on this part of the by-law and will be referring to regulations already established.

Again, let's look at our sample scenario.

The Perry incident commander instructs one of the Kearney Firefighters to go over to the M/M truck and get one of the ladders and use it. The IC and the Kearney Firefighter know that the M/M ladder is safe to use. As a result, this should prevent any inter fire station or inter Council liability issues. Minimum standards allow the five Fire Stations to respond to an incident without worrying that they will unknowingly be using unsafe equipment. It can not be said enough, the safety of our volunteer firefighters is paramount.

Standardization of equipment is currently underway and moving forward. The Fire Chiefs ask that when equipment needs to be replaced, it be done with equipment that is completely compatible with the other four Fire Stations. Over time, the goal is to have all assets be the same in each Fire Station. Group purchases will save money. Training will be much easier and more efficient.

Again, let's look at our sample scenario.

The Perry IC instructs the Kearney Firefighter to go over to the M /M truck and get a portable pump and set it up for immediate operations. This is easy to do to because of standardization. The Kearney Firefighter knows where the pump is located on the M/M truck, he has been trained on the pump, and is fully qualified to operate it. A M/M Firefighter can be tasked with operating a portable pump from the Kearney fire truck with similar success.

The Fire Chiefs are working on this part of the by-law.

#### **Component Six – Strategic Purchasing of Major Equipment (i.e., Apparatus)**

I am referring to major equipment which is solely purchased by one Council for their Fire Station. This equipment would be common to all Fire Stations. An example would be your fleet of vehicles.

The five Fire Chiefs would recommend a specific purchase that would best fit into the five Fire Station/Automatic Aid model. Equipment purchased by a Council for their Fire Station will remain in that Fire Station and be completely owned by that Council.

The Township of Perry is currently in the process of replacing a fire truck. It will be purchased as a fit for the five Fire Station model. I am sure it would have been larger and more expensive if it was purchased for a stand-alone Fire Department.

This is another section of the by-law that the Fire Chiefs will be contributing to.

#### **Component Seven – Major Equipment Shared Equally by all Fire Stations**

The five Fire Chiefs have been working on this concept over the past years. There are instances where only one or two pieces of equipment will be needed for all five Fire Stations.

To date, the following have been purchased equally by the Fire Stations:

1. 2 RDC (Rapid Deployment Craft)
2. SCBA Fill Station/Compressor (Shared amongst 4 stations) Kearney has their own unit as backup
3. Forcible Entry Door Prop

These assets have been distributed between the five Fire stations to best meet our collective needs. This would be a task given to the five Fire Chiefs to administer.

Any future one-off purchases will be presented to the Councils by their Fire Chief at that time. Circumstances may vary and it would be difficult to place all possible scenarios into the by-law.

#### **Conclusion**

To sum up I will recap the highlights. There is no Regional Fire Department. It is five independent Fire Stations working together through standardization. There will be no Regional Fire Chief and no oversight committee. The five Fire Chiefs oversee the group operations, and the Councils work with their Fire Chief regarding operations of their Fire Station.

We have explored many options and have ended up with the simplest one. From a fire services point of view, we are taking the operating model that has been developed by the five Fire Chiefs. From the political point of view, we are eliminating the issue that always stops us in our tracks – money.

In order to ensure the safety and welfare of all our Firefighters, we are asking Councils to enter into a by-law that will set out obligations to be met. This is where the standardization commitments are formulized.

Moving forward, the Fire Chiefs, Gary and I will put all this into a bylaw through the Armour Clerk. We will then give it a final review. The by-law will next be sent to each Council for review and input. The by-law may go back to Councils more than once depending on suggested revisions. We will end with a fire committee meeting before asking each Council to decide if they are interested in joining.

In the end, it is my hope that all seven Councils sign the by-law.

## NEWS RELEASE

For immediate release: March 8, 2021

### Health Unit to Hold Weekly Media Availability; Launches Roundtable with Municipal Leaders and Public Health Experts

NIPISSING & PARRY SOUND, ON – Today, the North Bay Parry Sound District Health Unit (Health Unit) announced a weekly virtual press conference where a team of public health experts will be available to answer questions and provide the latest pandemic response information, especially as the vaccine rollout progresses. The Health Unit will also launch a bi-weekly municipal leaders meeting which will convene regularly to consult and coordinate with key community leaders on the pandemic response.

The live virtual press conference, which will be held weekly on Thursdays at 10 a.m., will at times include public health physicians, emergency management experts, and others within the Health Unit and community responsible for managing public health throughout the pandemic. A media advisory with relevant details and access to the online event distributed to media on Wednesday afternoons. The recording will be made available to the public on Thursday afternoons through social media.

“We heard the growing need from the community to have greater access to information and a more open dialogue. We recognize the need to be more available to answer questions to ensure people understand the reasons for these recommendations,” said Dr. Jim Chirico, Medical Officer of Health.

“I fully recognize how impactful and difficult these decisions have been on the community. I understand there have been significant impacts on people and on small businesses, impacts on our freedoms and way of life,” stated Dr. Chirico. “I know this hasn’t been easy on anyone. But I am always reminded of our collective community obligation to protect those most vulnerable. We have made tough decisions that I hope will help us get through this pandemic more quickly and more safely.”

This week, the region moves to a Red-Control level, providing much needed relief for businesses and restaurants that can reopen safely, with public health restrictions in place.

To read the entire [COVID-19 Response Framework: Keeping Ontario Safe and Open](#), visit Ontario’s website.

Visit [Ontario’s website](#) to learn more about how the province continues to protect Ontarians from COVID-19.

For more information, please visit [myhealthunit.ca/COVID-19](https://myhealthunit.ca/COVID-19).

-30-

#### Media Inquiries:

Catherine Levac-Lafond, Bilingual Media Relations Coordinator

P: [705-474-1400](tel:705-474-1400), ext. 5221 or [1-800-563-2808](tel:1-800-563-2808)

E: [communications@healthunit.ca](mailto:communications@healthunit.ca)

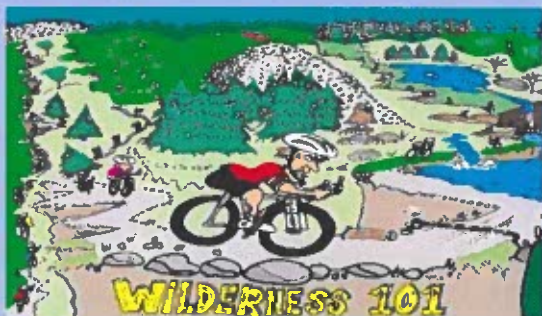


## In Case You Missed It!

### Council Highlights

### January 13, 2021

To read the complete minutes, agenda packages and By-laws please visit our website at [www.magnetawan.com](http://www.magnetawan.com)



Council passed Resolution 2021-06 in support of the proposed First Annual Ghost Gravel Cycling Event on Saturday August 21, 2021. Between 50-100 riders with their families/supporters are expected at the proposed event. The start and finish line will be at the additional parking lot located beside the Magnetawan Community Centre/Municipal Office with the proposed route being Old Nipissing Road. Come Cheer on your favorite rider or join the race!

Council passed By-law 2021-02 Landfill Management/Illegal Dumping By-law. (By-law 2021-02 replaces By-laws 2002-21, 2003-10, 2003-26 and 2005-24) Changes to the By-law include a day in court and fines up to \$5,000 if you are caught illegally dumping in our Municipality. If you have witnessed illegal dumping please reach out to Caitlin at (705) 497-4959



Council passed Resolution 2021-07 in favour of purchasing a new Tanker Truck for the Magnetawan Fire Department. The new tanker will replace the current tanker that was manufactured in 1991, has been in service for 30 years and was purchased second hand in 1999. The new tanker will come equipped with a 2,000 gallon water capacity slightly more than the old tanker which was equipped with a 1,700 gallon water capacity. In other fire news Council also passed By-law 2021-03 approving the Draft Regional Fire Training Agreement.

Questions? Concerns? Ideas? Contact the Municipal Office at (705) 387-3947  
or by email at [info@magnetawan.com](mailto:info@magnetawan.com)



## In Case You Missed It! Council Highlights February 3, 2021

To read the complete minutes, agenda packages and By-laws please visit our website at [www.magnetawan.com](http://www.magnetawan.com)



**Exciting News!!!** Council passed Resolution 2021-21 supporting the Magnetawan Horticultural Society's Grant Application to Scott's Canada for a proposed Community Garden and has approved the use of Municipal Property for the location of the Community Garden!!! LET'S GET GROWING!!!

Council passed Resolution 2021-26 asking the Province of Ontario to reverse its decision to close the Ontario Fire College in Gravenhurst. A copy of this Resolution will be forwarded to the Honourable Doug Ford, Premier of Ontario; the Honourable Sylvia Hones, Solicitor General of Ontario; the Honourable Steve Clark, Minister of Municipal Affairs and Housing; and Mr. Jon Pegg, Ontario Fire Marshal.



Council passed Resolution 2021-27 supporting the proposed Internet Tower locations and set the public meeting. For more information on this exciting project and how to provide your written comments by the deadline of March 10, 2021 visit our NEWS section of our website at [www.magnetawan.com](http://www.magnetawan.com)

Council passed Resolution 2021-30 supporting the hard work the Whitestone Nursing Station Advisory Committee has done to establish and provide improved access to health care for residents and cottagers in the Municipality with the proposed expansion and is in favour of donating towards the proposed expansion once construction begins!



Council passed Resolution 2021-34 encouraging all residents to complete their census questionnaire online at [www.census.gc.ca](http://www.census.gc.ca) Accurate and complete census data supports programs and services that benefit our community!

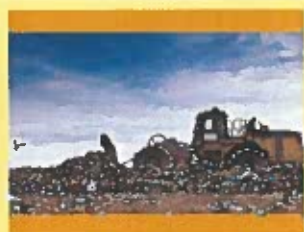
Questions? Concerns? Ideas? Contact the Municipal Office at (705) 387-3947  
or by email at [info@magnetawan.com](mailto:info@magnetawan.com)



## In Case You Missed It! Council Highlights February 24, 2021

To read the complete minutes, agenda packages and by-laws please visit our website at [www.magnetawan.com](http://www.magnetawan.com)

**Exciting News!!!!** The Magnetawan Library will be moving to a larger more centrally located building allowing room for expansion, storage, and new outdoor events. The new location will be the former Kawartha Bank Building at 28 Church Street. The Municipality together with the Library Board are excited to move forward with this project that will benefit our residents and will be sourcing any grant funding that may be available.



Council passed Resolution 2021-51 supporting St. Catharines' Resolution requesting the Provincial Government to amend Schedule 6 of Bill 197 (Environmental Assessment Act) to eliminate the development approval requirement provisions from adjacent municipalities and that the host municipality be empowered to render approval for landfills within their jurisdiction.

Council passed Resolution 2021-52 supporting Guelph/Eramosa Township's Resolution requesting the Ministry of the Government and Consumer Services to review the Municipal Freedom of Information and Protection Privacy Act (MFIPPA) and consider their recommendations.



Council passed Resolution 2021-53 supporting the Town of Parry Sound requesting that the North Bay Parry Sound District Health Unit take a more proactive approach to community outreach and communication through a range of communication techniques; and that increased communication include a greater dialogue with municipal and healthcare leaders across the health district in advance of announcements.

The presentation from Pinchin Limited, 2020 Report on Chapman and Croft Landfill Sites has been deferred to the March 17, 2021 Council Meeting at 1:00 pm due to inclement weather. Thank you to all the residents for your positive feedback, kind words, and patience while Municipal Staff navigate implementing our New Bag Limit Waste Reduction System! Put Waste In The Right Place.



Questions? Concerns? Ideas? Contact the Municipal Office at (705) 387-3947  
or by email at [info@magnetawan.com](mailto:info@magnetawan.com)

Council Approval Accounts Payable and Payroll

Meeting Date:

**Accounts Payable**

Batch # 22

Amount

\$ 97,816.78

Cheque Date: 28/02/21

Cheque Numbers

From: 21499 To: 21515

Batch # 26

\$ 176,705.68

Cheque Date: 17/03/21

From: 21517 To: 21562

EFT

Batch # 24

\$ 18,992.84

EFT

Batch # 28

\$ 11,856.39

Total Accounts Payable

\$ 305,371.69

**Cancelled Cheques**

**Payroll**

Staff Pay FEB 7-20/21

\$ 29,287.64

Pay Period: # 4

Direct deposit and

Cheque # 21497 to # 21498

Staff Pay

\$ 28,382.31

Pay Period: # 5

Direct deposit and

Cheque # 21515 to # 21516

Council Pay FEB 1-28/21

Pay Period: # 4

All Direct deposit

\$ 4,418.59

Total Payroll

\$ 62,088.54

\$ 367,460.23

Total for Resolution

**MUNICIPALITY OF MAGNETAWAN**  
**Council/Board Report By Dept-(Computer)**



AP5130

Page : 1

Date : Mar 10, 2021

Time : 4:02 pm

Vendor : 01009 To 30000  
 Batch : 22 To 28  
 Department : All

Cheque Print Date : 01-Jun-2020 To 17-Mar-2021  
 Bank : 0099 To 1  
 Class : All

Vendor Invoice	Vendor Name Description					Batch Invc Date	Invc Due Date	
G.L. Account	CC1	CC2	CC3	GL Account Name				Amount

<b>DEPARTMENT 1000</b>	<b>LIABILITIES</b>							
<b>03082</b>	<b>CANADIAN UNION OF PUBLIC EMPLOYEES LOCAL 1813</b>							
FEB 28/21	FEBRUARY UNION REMITTANCE					22 26-Feb-2021	28-Feb-2021	
1-2-1000-1044	Union dues payable							617.48
<b>15001</b>	<b>ONTARIO MUNICIPAL EMPLOYEES</b>							
FEBRUARY 20	GROUP 336500 FEBRUARY 2021 OMERS REMITTANCE					22 26-Feb-2021	28-Feb-2021	
1-2-1000-1022	OMERS Payable							15,039.48
<b>Department Totals :</b>								<b>15,656.96</b>

<b>DEPARTMENT 1100</b>	<b>ACCOUNTS RECEIVABLE</b>							
<b>13330</b>	<b>MHBC PLANNING LIMITED</b>							
5021702	LITTLE ZBA					26 28-Feb-2021	17-Mar-2021	
1-1-1100-1159	A/R-John Little							654.27
5021703	CAMP KLAHANIE					26 28-Feb-2021	17-Mar-2021	
1-1-1100-1139	A/R-Klahanie Campers Corporation							153.68
<b>Department Totals :</b>								<b>807.95</b>

<b>DEPARTMENT 1200</b>	<b>ADMINISTRATION</b>							
<b>02013</b>	<b>BELL MOBILITY</b>							
519949447 FEI	CELL PHONE CHARGES					22 09-Feb-2021	28-Feb-2021	
1-4-1200-2052	ADMIN - Cell Telephone							80.82
<b>06003</b>	<b>NORTHERN NERDS</b>							
001305	FEBRUARY 2021 MONTHLY IT SERVICE CONTRACT					22 01-Feb-2021	28-Feb-2021	
1-4-1200-2130	ADMIN - Computer expenses							858.80
<b>13009</b>	<b>MAGNETAWAN GRILL AND GROC</b>							
175833	DISH SOAP					26 04-Feb-2021	17-Mar-2021	
1-4-1200-2015	ADMIN - Office maintenance & supplies							8.12
176211	COFFEE					26 10-Feb-2021	17-Mar-2021	
1-4-1200-2015	ADMIN - Office maintenance & supplies							17.98
177158	COFFEE					26 25-Feb-2021	17-Mar-2021	
1-4-1200-2015	ADMIN - Office maintenance & supplies							8.99
<b>13011</b>	<b>MAGNETAWAN BUILDING CENTRE (PARKS)</b>							
103-65420	CLEANER					22 20-Oct-2020	28-Feb-2021	
1-4-1200-2015	ADMIN - Office maintenance & supplies							11.18
104-56781	PAPER TOWELS & TOILET PAPER					26 26-Feb-2021	17-Mar-2021	
1-4-1200-2015	ADMIN - Office maintenance & supplies							81.29
<b>19055</b>	<b>STAPLES BUSINESS ADVANTAGE</b>							
55478833	LABELS					26 19-Feb-2021	17-Mar-2021	
1-4-1200-2010	ADMIN - Office Supplies							50.84
55552926	BULLDOG CLIPS AND LABELS					26 01-Mar-2021	17-Mar-2021	
1-4-1200-2010	ADMIN - Office Supplies							66.77
<b>22022</b>	<b>VADIM COMPUTER MANAGEMENT GROUP</b>							
297116	2021 VADIM SUPPORT RENEWAL					22 11-Mar-2020	28-Feb-2021	
1-4-1200-2130	ADMIN - Computer expenses							8,499.52
<b>22030</b>	<b>VIA NET INTERNET SOLUTIONS</b>							
561084 MARCI MARCH 2021	INERNET SERVICES					26 01-Mar-2021	17-Mar-2021	
1-4-1200-2135	ADMIN - Website expenses							151.41

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**DEPARTMENT 1200 ADMINISTRATION**

23086	XEROX CANADA LTD						
85392199	FEBRUARY 2021 COPYING EXPENSES				26 08-Mar-2021	17-Mar-2021	
1-4-1200-2140	ADMIN - Copying Expenses						179.64
<b>Department Totals :</b>							<b>10,015.36</b>

**DEPARTMENT 1300 TREASURY**

02070	BAKER TILLY SNT LLP						
460015	YEAR END ACCOUNTING SERVICES				26 26-Feb-2021	17-Mar-2021	
1-4-1300-2200	TREAS - Accounting/Audit						3,390.00
07093	GLOBAL INDUSTRIAL CANADA						
81258604	DISINFECTING FOGGER				22 28-Jan-2021	28-Feb-2021	
1-4-1300-2025	TREAS - Covid 19 Safe Restart Expenses						987.55
19037	SLING-CHOKER MFG. (NORTH BAY) LTD.						
85504	3 PLY DISPOSABLE FACE MASKS & LENS CLEANING TOWELETES				26 07-Jan-2021	17-Mar-2021	
1-4-1300-2025	TREAS - Covid 19 Safe Restart Expenses						128.55
19045	LINDA SAUNDERS						
FEBRUARY 19	FEB 18/21 BANKING MILEAGE				26 19-Feb-2021	17-Mar-2021	
1-4-1300-2010	TREAS - Taxation Materials						25.30
FEBRUARY 26	FEB 26/21 BANKING MILEAGE				26 26-Feb-2021	17-Mar-2021	
1-4-1300-2010	TREAS - Taxation Materials						25.30
<b>Department Totals :</b>							<b>4,556.70</b>

**DEPARTMENT 2000 FIRE DEPARTMENT**

02013	BELL MOBILITY						
519949447	FEI CELL PHONE CHARGES				22 09-Feb-2021	28-Feb-2021	
1-4-2000-2052	FD - Cell Telephone						95.20
02014	BELL MOBILITY INC						
0095705354	CELL TOWER RENTAL - MARCH 2021				26 01-Mar-2021	17-Mar-2021	
1-4-2000-2053	FD - Communications Tower						66.50
03039	CGIS CENTRE						
44287	ADMIN GIS PROJECT				26 23-Feb-2021	17-Mar-2021	
1-4-2000-2030	FD - CGIS Services						1,249.14
06009	FLUENT IMS						
5536	2021 ANUAL WHOSE RESPONDING MEMBERSHIP				22 01-Feb-2021	28-Feb-2021	
1-4-2000-2054	FD - Radio Maintenance & Licensing						954.17
14050	LUKE CLUGSTON						
15	WATER PUMP - CHANGE SPARK PLUG, CHANGE OIL AND OVERALL CHECK				26 15-Feb-2021	17-Mar-2021	
1-4-2000-7130	FD - Equipment Repairs & Maintenance						90.00
15050	HYDRO ONE NETWORKS						
200198935146	226 SIDE RD 15 16 N				26 01-Mar-2021	17-Mar-2021	
1-4-2000-2029	FD - Hydro - 226 15th & 16th Side Rd N						64.74
19070	SPECTRUM TELECOM GROUP LTD						
SRVCE058660	REPLACE RECORDING SYSTEM				22 05-Feb-2021	28-Feb-2021	
1-4-2000-2056	FD - Radio Upgrades						661.05
19172	AJ STONE COMPANY LTD						

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**DEPARTMENT 2000 FIRE DEPARTMENT**

10046014-0	STRETCHER BASKETS					22 17-Dec-2020	28-Feb-2021	
1-4-2000-2018				FD - PPE & Fire Supplies				3,729.00
<b>Department Totals :</b>								<b>6,909.80</b>

**DEPARTMENT 2002 FIRE TRAINING**

04000	KNELLER BRADLEY K							
23229	DRIVERS MEDICAL					26 16-Feb-2021	17-Mar-2021	
1-4-2002-2054				FT - Licencing & medical tests				150.00
<b>Department Totals :</b>								<b>150.00</b>

**DEPARTMENT 2005 FIRE MAG STATION**

13240	JIM MOORE PETROLEUM							
561358	MAG FIRE HALL FURNACE OIL					26 21-Jan-2021	17-Mar-2021	
1-4-2005-2024				MAG STATION - Heating Fuel				763.04
22030	VIA NET INTERNET SOLUTIONS							
561084 MARCI MARCH 2021 INERNET SERVICES						26 01-Mar-2021	17-Mar-2021	
1-4-2005-2050				MAG STATION - Telephone				79.09
<b>Department Totals :</b>								<b>842.13</b>

**DEPARTMENT 2017 FIRE TRUCK #517 - 2013 CHEVROLET EXPRESS**

07086	GRIFFITH BROS SERVICE CTR. LTD							
205041	TR517 REAR LIGHT REPAIR					26 04-Mar-2021	17-Mar-2021	
1-4-2017-2022				TR517 - Fuel				203.61
<b>Department Totals :</b>								<b>203.61</b>

**DEPARTMENT 2100 BUILDING DEPARTMENT**

03039	CGIS CENTRE							
44287						26 23-Feb-2021	17-Mar-2021	
1-4-2100-2040				CBO - CGIS Services				1,249.14
<b>Department Totals :</b>								<b>1,249.14</b>

**DEPARTMENT 2200 BYLAW ENFORCEMENT**

03039	CGIS CENTRE							
44287						26 23-Feb-2021	17-Mar-2021	
1-4-2200-2030				BLEO - CGIS Services				1,249.14
04031	DEEVEY CAITLIN A							
M000000290 FEB 8-19/21 MILEAGE						22 26-Feb-2021	28-Feb-2021	
1-4-2200-2010				BLEO - Materials/Supplies				148.29
M000000295 FEB 24 - MAR 5/21 MILEAGE						26 08-Mar-2021	17-Mar-2021	
1-4-2200-2010				BLEO - Materials/Supplies				129.71
<b>Department Totals :</b>								<b>1,527.14</b>

**DEPARTMENT 2500 PROTECTION TO PERSONS & PROPERTY**

13073	MINISTER OF FINANCE							
2023022112431 JANUARY 2021 OPP LSR BILLING						26 28-Feb-2021	17-Mar-2021	

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<b>DEPARTMENT 2500</b>	<b>PROTECTION TO PERSONS &amp; PROPERTY</b>							
1-4-2500-2010				PROTECT - Policing Costs				40,641.00
<b>Department Totals :</b>								<b>40,641.00</b>

<b>DEPARTMENT 2600</b>	<b>COMMUNITY DEVELOPMENT</b>							
01130	TOWNSHIP OF ARMOUR							
ARM 21-14	ACED 2021 FIRST QUARTER					26 01-Mar-2021	17-Mar-2021	
1-4-2600-2065				COM - Regional Economic Dev Dept				2,500.00
04085	CINDY LEGGETT							
FEBRUARY 20	FEBRUARY 15-22/2021 ZOOM FITNESS CLASSES					26 28-Feb-2021	17-Mar-2021	
1-4-2600-2400				COM - Recreation				210.00
10042	JH FARMS							
1335	EASTER BASKETS FOR THE SCHOOL					22 18-Feb-2021	28-Feb-2021	
1-4-2600-2015				COM - Events				455.00
<b>Department Totals :</b>								<b>3,165.00</b>

<b>DEPARTMENT 3051</b>	<b>SNOW PLOWING</b>							
08084	HUBB CAP							
1023752	SNOW PLOWING MATERIALS AND SUPPLIES					26 24-Feb-2021	17-Mar-2021	
1-4-3051-2010				E1 - Materials/Supplies				2,446.47
<b>Department Totals :</b>								<b>2,446.47</b>

<b>DEPARTMENT 3101</b>	<b>OVERHEAD</b>							
01022	ABC OVERHEAD GARAGE DOORS							
21038	SERVICED GARAGE DOORS					26 25-Feb-2021	17-Mar-2021	
1-4-3101-2400				J - Building Maintenance				94.92
02013	BELL MOBILITY							
519949447 FEI	CELL PHONE CHARGES					22 09-Feb-2021	28-Feb-2021	
1-4-3101-2052				J - Cell Telephone				153.67
02014	BELL MOBILITY INC							
0095705354	CELL TOWER RENTAL - MARCH 2021					26 01-Mar-2021	17-Mar-2021	
1-4-3101-2053				J - Communications Equipment and Tower				66.50
13009	MAGNETAWAN GRILL AND GROC							
175996	CREAM					26 05-Feb-2021	17-Mar-2021	
1-4-3101-2120				J - Office				8.38
177280	COFFE & SUGAR					26 26-Feb-2021	17-Mar-2021	
1-4-3101-2120				J - Office				15.28
13012	MAGNETAWAN BUILDING CENTRE (ROADS)							
101-57408	CLEANING SUPPLIES					26 22-Feb-2021	17-Mar-2021	
1-4-3101-2120				J - Office				119.00
101-57518	MATERIALS AND SUPPLIES					26 24-Feb-2021	17-Mar-2021	
1-4-3101-2010				J - Materials/Supplies				12.40
13021	MAP SUNDRIDGE							
698804/3	MATERIALS AND SUPPLIES					26 22-Feb-2021	17-Mar-2021	
1-4-3101-2010				J - Materials/Supplies				126.49
700282/3	MATERIALS AND SUPPLIES					26 03-Mar-2021	17-Mar-2021	
1-4-3101-2010				J - Materials/Supplies				4.29

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<b>DEPARTMENT 3101 OVERHEAD</b>							
<b>13170</b>	<b>HURONIA ALARM &amp; FIRE SECURITY INC.</b>						
1115690	FIRE MONITORING ALARM SYSTEM AT PUBLIC WORKS BUILDING				26 01-Mar-2021	17-Mar-2021	
1-4-3101-2420				J - Building Security			271.20
<b>13240</b>	<b>JIM MOORE PETROLEUM</b>						
562681	CLEAR DIESEL				26 04-Feb-2021	17-Mar-2021	
1-4-3101-2022				J - Clear Diesel Inventory Clearing			607.14
562682	PREMIUM GASOLINE				26 04-Feb-2021	17-Mar-2021	
1-4-3101-2021				J - Premium Gasoline Inventory Clearing			624.36
562683	DYED DIESEL				26 04-Feb-2021	17-Mar-2021	
1-4-3101-2023				J - Dyed Diesel Inventory Clearing			494.14
563236	CLEAR DIESEL				26 11-Feb-2021	17-Mar-2021	
1-4-3101-2022				J - Clear Diesel Inventory Clearing			4,016.00
563237	DYED DIESEL				26 11-Feb-2021	17-Mar-2021	
1-4-3101-2023				J - Dyed Diesel Inventory Clearing			452.42
563238	FURNACE OIL - PARKS GARAGE				26 11-Feb-2021	17-Mar-2021	
1-4-3101-2023				J - Dyed Diesel Inventory Clearing			500.43
563856	CLEAR DIESEL				26 18-Feb-2021	17-Mar-2021	
1-4-3101-2022				J - Clear Diesel Inventory Clearing			2,298.17
563857	DYED DIESEL				26 18-Feb-2021	17-Mar-2021	
1-4-3101-2023				J - Dyed Diesel Inventory Clearing			572.73
564010	DYED DIESEL - CHAPMAN LANDFILL				26 18-Feb-2021	17-Mar-2021	
1-4-3101-2023				J - Dyed Diesel Inventory Clearing			480.56
564414	CLEAR DIESEL				26 23-Feb-2021	17-Mar-2021	
1-4-3101-2022				J - Clear Diesel Inventory Clearing			1,687.77
564415	DYED DIESEL				26 23-Feb-2021	17-Mar-2021	
1-4-3101-2023				J - Dyed Diesel Inventory Clearing			318.67
<b>15050</b>	<b>HYDRO ONE NETWORKS</b>						
200032498803	18 MILLER RD, NEW GARAGE				26 23-Feb-2021	17-Mar-2021	
1-4-3101-2030				J - Hydro			450.72
<b>19055</b>	<b>STAPLES BUSINESS ADVANTAGE</b>						
5546615	STORAGE TOTE AND LABELS				26 18-Feb-2021	17-Mar-2021	
1-4-3101-2010				J - Materials/Supplies			60.99
<b>20083</b>	<b>TRACKMATICS INC</b>						
37347	GPS MONITORING				26 17-Feb-2021	17-Mar-2021	
1-4-3101-2045				J - GPS monitoring and data			678.00
<b>23064</b>	<b>WOOD ENVIRONMENT &amp; INFRASTRUCTURE</b>						
GE2818	JAN-APRIL 2021 FORCASTING SERVICES				26 11-Feb-2021	17-Mar-2021	
1-4-3101-2110				J - Dues & Subscriptions			1,808.00
<b>Department Totals :</b>							<b>15,922.23</b>

<b>DEPARTMENT 3219 WHEEL LOADER - 2016 CASE</b>							
<b>01033</b>	<b>AGRICULTURE FORESTRY CONSTRUCTION INC</b>						
1496	LOADER REPAIRS				26 13-Feb-2021	17-Mar-2021	
1-4-3219-2070				LOADER - Repairs			732.45
<b>Department Totals :</b>							<b>732.45</b>

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**DEPARTMENT 3222 TRUCK #22 - 2016 FREIGHTLINER TANDEM**

**06034 FREIGHTLINER NORTH BAY**

IN01251	TRUCK 22 PARTS				26 17-Feb-2021	17-Mar-2021	
1-4-3222-2070				TR22 - Repairs			482.57
R690 CREDIT	OVERPAYMENT				26 01-Jan-2021	17-Mar-2021	
1-4-3222-2070				TR22 - Repairs			-81.64
RN01407	TRUCK 22 REPAIRS				26 25-Feb-2021	17-Mar-2021	
1-4-3222-2070				TR22 - Repairs			1,347.18
<b>14062</b>	<b>NEAR NORTH INDUSTRIAL SOLUTIONS</b>						
72337	TRUCK 22 REPAIRS				26 25-Feb-2021	17-Mar-2021	
1-4-3222-2070				TR22 - Repairs			101.69
<b>19008</b>	<b>SDB TRUCK &amp; EQUIPMENT REPAIRS</b>						
11690	MONTHLY INSPECTION				26 03-Feb-2021	17-Mar-2021	
1-4-3222-2070				TR22 - Repairs			169.50

**Department Totals : 2,019.30**

**DEPARTMENT 3224 TRUCK #24 - 2012 INTERNATIONAL TANDEM**

**06034 FREIGHTLINER NORTH BAY**

R690 CREDIT	OVERPAYMENT				26 01-Jan-2021	17-Mar-2021	
1-4-3224-2070				TR24 - Repairs			-81.64

**Department Totals : -81.64**

**DEPARTMENT 3227 TRUCK #27 - 2014 FREIGHTLINER TANDEM**

**06034 FREIGHTLINER NORTH BAY**

IN01154	TRUCK 27 PARTS				26 09-Feb-2021	17-Mar-2021	
1-4-3227-2070				TR27 - Repairs			119.00
IN01174	TRUCK 27 PARTS				26 04-Feb-2021	17-Mar-2021	
1-4-3227-2070				TR27 - Repairs			148.21
<b>19008</b>	<b>SDB TRUCK &amp; EQUIPMENT REPAIRS</b>						
11692	MONTHLY INSPECTION				26 03-Feb-2021	17-Mar-2021	
1-4-3227-2070				TR27 - Repairs			424.88

**Department Totals : 692.09**

**DEPARTMENT 3228 TRUCK #28 - 2018 WESTERN STAR**

**03315 CRAIG'S WELDING & FABRICATION**

1641	TRUCK 28 REPAIRS				26 08-Feb-2021	17-Mar-2021	
1-4-3228-2070				TR28 - Repairs			1,687.94

**06034 FREIGHTLINER NORTH BAY**

R690 CREDIT	OVERPAYMENT				26 01-Jan-2021	17-Mar-2021	
1-4-3228-2070				TR28 - Repairs			-81.65

**13104 MAGNETAWAN TRUCK AND TRAILER**

302	TRUCK 28 REPAIRS				26 08-Feb-2021	17-Mar-2021	
1-4-3228-2070				TR28 - Repairs			96.05

327	TRUCK 28 REPAIR				26 12-Feb-2021	17-Mar-2021	
1-4-3228-2070				TR28 - Repairs			96.05

**Department Totals : 1,798.39**

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**DEPARTMENT 3229 TRUCK #29 - 2019 WESTERN STAR**

**06034 FREIGHTLINER NORTH BAY**

IN00893 CRED OVERPAYMENT					26 31-Jan-2021	17-Mar-2021	
1-4-3229-2070				TR29 - Repairs			-163.42
R690 CREDIT OVERPAYMENT					26 01-Jan-2021	17-Mar-2021	
1-4-3229-2070				TR29 - Repairs			-81.64
07086 GRIFFITH BROS SERVICE CTR. LTD							
62470 TOW OUT OF DITCH FOR TRUCK 29					22 06-Feb-2021	28-Feb-2021	
1-4-3229-2070				TR29 - Repairs			706.25
13021 MAP SUNDRIDGE							
698596/3 TRUCK 29 PARTS					26 20-Feb-2021	17-Mar-2021	
1-4-3229-2070				TR29 - Repairs			312.02
19008 SDB TRUCK & EQUIPMENT REPAIRS							
11691 SAFETY INSPECTION					26 03-Feb-2021	17-Mar-2021	
1-4-3229-2070				TR29 - Repairs			565.00
<b>Department Totals :</b>							<b>1,338.21</b>

**DEPARTMENT 3232 STEAM JENNY**

**13012 MAGNETAWAN BUILDING CENTRE (ROADS)**

101-57509 PROPANE REFILL - STEAM JENNY					26 24-Feb-2021	17-Mar-2021	
1-4-3232-2022				SJ1 - Fuel			100.01
101-57904 CHILD-GUARD LIGHTERS					26 04-Mar-2021	17-Mar-2021	
1-4-3232-2022				SJ1 - Fuel			14.22
<b>Department Totals :</b>							<b>114.23</b>

**DEPARTMENT 3800 STREETLIGHTS**

**15050 HYDRO ONE NETWORKS**

200029713087 HWY 124 AHMIC HARBOUR					26 04-Mar-2021	17-Mar-2021	
1-4-3800-5014				STREET - Ahmic Harbour Street Light			49.56
<b>Department Totals :</b>							<b>49.56</b>

**DEPARTMENT 4010 GARBAGE COLLECTION**

**16059 WASTE CONNECTIONS OF CANADA INC.**

7113-00003067 WASTE COLLECTION					26 28-Feb-2021	17-Mar-2021	
1-4-4010-4010				GARBAGE - Contracts			1,914.22
<b>Department Totals :</b>							<b>1,914.22</b>

**DEPARTMENT 4020 LANDFILL**

**01015 ADAMS BROS. CONSTRUCTION LTD.**

139699 LANDFILL FEB 15 - MAR 15/21 TOILET RENTALS					26 12-Feb-2021	17-Mar-2021	
1-4-4020-2020				LF - Latrine Rentals/Cleaning			169.50
02013 BELL MOBILITY							
519949447 FEI CELL PHONE CHARGES					22 09-Feb-2021	28-Feb-2021	
1-4-4020-2052				LF - Cell Telephone			95.43
02071 BEATTY PRINTING							
48287 20,000 LANDFILL BAG TAGS					26 03-Feb-2021	17-Mar-2021	

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<b>DEPARTMENT 4020</b>	<b>LANDFILL</b>							
1-4-4020-2010				LF - Materials/Supplies				881.40
<b>02072</b>	<b>BELL MOBILITY</b>							
538589007 FEI LANDFILL SURVALLANCE					22	02-Feb-2021	28-Feb-2021	
1-4-4020-2420				LF - Landfill Surveillance				32.49
<b>13014</b>	<b>MAGNETAWAN BUILDING CENTRE (LANDFILL)</b>							
101-57366	MATERIALS AND SUPPLIES				26	20-Feb-2021	17-Mar-2021	
1-4-4020-2010				LF - Materials/Supplies				49.01
<b>13242</b>	<b>MOORE PROPANE LIMITED</b>							
23010509	CHAPMAN LANDFILL PROPANE HEAT				26	09-Feb-2021	17-Mar-2021	
1-4-4020-2024				LF - Propane Heat				216.36
<b>16059</b>	<b>WASTE CONNECTIONS OF CANADA INC.</b>							
7113-00003067 WASTE COLLECTION					26	28-Feb-2021	17-Mar-2021	
1-4-4020-4022				LF - Mattress/Misc item disposal bin				709.98
<b>Department Totals :</b>								<b>2,154.17</b>

<b>DEPARTMENT 4030</b>	<b>RECYCLING</b>							
<b>01015</b>	<b>ADAMS BROS. CONSTRUCTION LTD.</b>							
139699	LANDFILL FEB 15 - MAR 15/21 TOILET RENTALS				26	12-Feb-2021	17-Mar-2021	
1-4-4030-2015				RECY - Latrine Rentals/Cleaning				169.50
<b>02013</b>	<b>BELL MOBILITY</b>							
519949447 FEI CELL PHONE CHARGES					22	09-Feb-2021	28-Feb-2021	
1-4-4030-2052				RECY - Cell Telephone				42.94
<b>02072</b>	<b>BELL MOBILITY</b>							
538589007 FEI LANDFILL SURVEILLANCE					22	02-Feb-2021	28-Feb-2021	
1-4-4030-2420				RECY - Landfill Surveillance				32.49
<b>16059</b>	<b>WASTE CONNECTIONS OF CANADA INC.</b>							
7113-00003067 WASTE COLLECTION					26	28-Feb-2021	17-Mar-2021	
1-4-4030-4012				RECY - Recycling Curbside				2,058.10
1-4-4030-4014				RECY - Recycling Depot				3,801.67
<b>Department Totals :</b>								<b>6,104.70</b>

<b>DEPARTMENT 6010</b>	<b>HOMES FOR THE AGED</b>							
<b>05010</b>	<b>EASTHOLME HOME FOR THE AGED</b>							
FEBRUARY 20 2021 FIRST QUARTER LEVY & SPECIAL COVID-19 LEVY					26	25-Feb-2021	17-Mar-2021	
1-4-6010-2010				HOME - Eastholme				79,101.00
<b>Department Totals :</b>								<b>79,101.00</b>

<b>DEPARTMENT 6350</b>	<b>BUILDING - 4855 HWY 520</b>							
<b>13330</b>	<b>MHBC PLANNING LIMITED</b>							
5021700	MTO LANDS				26	28-Feb-2021	17-Mar-2021	
1-4-6350-4030				BUILDING - Planning				718.68
<b>Department Totals :</b>								<b>718.68</b>

<b>DEPARTMENT 6400</b>	<b>HEALTH SERVICES</b>							
<b>14085</b>	<b>NORTH BAY PARRY SOUND DISTRICT HEALTH UNIT</b>							

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Vendor Invoice	Vendor Name Description				Batch Invc Date	Invc Due Date	Amount
G.L. Account	CC1	CC2	CC3	GL Account Name			
<b>DEPARTMENT 6400 HEALTH SERVICES</b>							
JAN1-MAR31/2	JAN, FEB & MAR/21	HEALTH UNIT LEVY			22 26-Feb-2021	28-Feb-2021	
1-4-6400-2010		HEALTH - Health Unit					10,479.29
<b>16048 TOWN OF PARRY SOUND</b>							
JAN1-MAR31/2	JAN, FEB & MAR	LAND AMBULANCE LEVY			22 26-Feb-2021	28-Feb-2021	
1-4-6400-2020		HEALTH - Land Ambulance					53,880.32
<b>Department Totals :</b>							<b>64,359.61</b>

<b>DEPARTMENT 7200 PARKS</b>							
<b>06048 FIRE-ALERT</b>							
6883	PARKS - ANNUAL FIRE EXTINGUISHER INSPECTION				26 07-Jan-2021	17-Mar-2021	
1-4-7200-2400	PARKS - Repairs & Maintenance						246.34
6887	WHARF HOUSE ANNUAL FIRE EXTINGUISHER INSPECTION				26 07-Jan-2021	17-Mar-2021	
1-4-7200-2400	PARKS - Repairs & Maintenance						56.50
<b>13011 MAGNETAWAN BUILDING CENTRE (PARKS)</b>							
101-39765	PLANT FERTILIZER				22 14-Jul-2020	28-Feb-2021	
1-4-7200-2010	PARKS - Materials/Supplies						20.32
103-65442	AUTO WAX, SILICONE AND SNOW SHOVEL				22 20-Oct-2020	28-Feb-2021	
1-4-7200-2010	PARKS - Materials/Supplies						38.10
103-65443	BINDER				22 20-Oct-2020	28-Feb-2021	
1-4-7200-2010	PARKS - Materials/Supplies						7.11
103-65940	HARDWARE				22 28-Oct-2020	28-Feb-2021	
1-4-7200-2400	PARKS - Repairs & Maintenance						4.07
103-70501	MATERIALS AND SUPPLIES				26 02-Mar-2021	17-Mar-2021	
1-4-7200-2010	PARKS - Materials/Supplies						10.19
104-56577	PAPER TOWEL, DISINFECTANT, GARBAGE BAGS & DE-ICER				26 17-Feb-2021	17-Mar-2021	
1-4-7200-2010	PARKS - Materials/Supplies						22.35
10452921	SINGLE CUT KEY				22 20-Oct-2020	28-Feb-2021	
1-4-7200-2400	PARKS - Repairs & Maintenance						32.45
<b>13240 JIM MOORE PETROLEUM</b>							
563953	TRACTOR FUEL - PARKS				26 19-Feb-2021	17-Mar-2021	
1-4-7200-2022	PARKS - Equipment Fuel						452.05
<b>23059 KEN WHITE</b>							
0756	CLEANED OUT AND SERVICED FURNACE - PARKS SHOP				26 04-Mar-2021	17-Mar-2021	
1-4-7200-2400	PARKS - Repairs & Maintenance						288.15
<b>Department Totals :</b>							<b>1,177.63</b>

<b>DEPARTMENT 7205 PARKS OVERHEAD</b>							
<b>02013 BELL MOBILITY</b>							
519949447	FEI CELL PHONE CHARGES				22 09-Feb-2021	28-Feb-2021	
1-4-7205-2052	P - Cell Telephone						38.90
<b>13240 JIM MOORE PETROLEUM</b>							
564416	FURNACE OIL - PARKS GARAGE				26 23-Feb-2021	17-Mar-2021	
1-4-7205-2024	P - Heating Fuel						561.17
<b>13333 MARKS</b>							
3473	WORK BOOTS				26 28-Feb-2021	17-Mar-2021	
1-4-7205-2020	P - Safety & Health						144.06

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Vendor Invoice	Vendor Name Description				Batch Invc Date	Inv Due Date	Amount
G.L. Account	CC1	CC2	CC3	GL Account Name			
<b>DEPARTMENT 7205 PARKS OVERHEAD</b>							
<b>15050</b>	<b>HYDRO ONE NETWORKS</b>						
200089680309	18 MILLER ROAD				26 23-Feb-2021	17-Mar-2021	
1-4-7205-2030			P - Hydro				170.95
200100056780	6527 HWY 124				26 02-Mar-2021	17-Mar-2021	
1-4-7205-2030			P - Hydro				30.54
<b>20083</b>	<b>TRACKMATICS INC</b>						
37372	GPS MONITORING				26 05-Mar-2021	17-Mar-2021	
1-4-7205-2045			P - GPS monitoring and data				118.65
<b>Department Totals :</b>							<b>1,064.27</b>
<b>DEPARTMENT 7210 PARKS TRUCK #10 - 2010 DODGE 1500</b>							
<b>04021</b>	<b>DEAN'S AUTO CARE</b>						
13227	TR10 OIL CHANGE				26 05-Mar-2021	17-Mar-2021	
1-4-7210-2070			TR10 - Repairs				72.24
<b>Department Totals :</b>							<b>72.24</b>
<b>DEPARTMENT 7213 PARKS TRACTOR #2 - JOHN DEERE 2720</b>							
<b>23045</b>	<b>R.C. WEIDMARK SERVICES</b>						
6457	TRACTOR 2 PARTS				26 24-Feb-2021	17-Mar-2021	
1-4-7213-2070			TRACTOR 2 - Repairs				19.23
<b>Department Totals :</b>							<b>19.23</b>
<b>DEPARTMENT 7218 PARKS TRUCK #12</b>							
<b>19008</b>	<b>SDB TRUCK &amp; EQUIPMENT REPAIRS</b>						
11697	REPLACE WIRING AND PLOW MOTOR ON TRUCK 12				26 05-Feb-2021	17-Mar-2021	
1-4-7218-2070			TR12 - Repairs				254.25
<b>Department Totals :</b>							<b>254.25</b>
<b>DEPARTMENT 7300 COMMUNITY CENTRE AND PAVILION</b>							
<b>01183</b>	<b>AHMC MAINTENANCE &amp; STORAGE LTD</b>						
2021-17	INSTALL NEW TOILET TANK IN WOMENS WASHROOM IN PAVILLION				26 03-Mar-2021	17-Mar-2021	
1-4-7300-2400			HALL - Repairs & Maintenance				87.01
<b>06048</b>	<b>FIRE-ALERT</b>						
6879	PAVILION ANNUAL FIRE EXTINGUISHER INSPECTION				26 07-Jan-2021	17-Mar-2021	
1-4-7300-2400			HALL - Repairs & Maintenance				106.21
6881	COMMUNITY CENTER ANNUAL FIRE EXTINGUISHER INSPECTION				26 07-Jan-2021	17-Mar-2021	
1-4-7300-2400			HALL - Repairs & Maintenance				180.78
<b>13011</b>	<b>MAGNETAWAN BUILDING CENTRE (PARKS)</b>						
103-58680	TAPE DISPENSER				22 15-Jul-2020	28-Feb-2021	
1-4-7300-2010			HALL - Materials/Supplies				21.64
104-46589	PHONE CORD, WATER, PAPER TOWELS, TOILET CLEANER AND EMPLOYEES ONLY SIGN				22 07-Jul-2020	28-Feb-2021	
1-4-7300-2010			HALL - Materials/Supplies				93.77
104-56577	PAPER TOWEL, DISINFECTANT, GARBAGE BAGS & DE-ICER				26 17-Feb-2021	17-Mar-2021	
1-4-7300-2010			HALL - Materials/Supplies				204.20
<b>13240</b>	<b>JIM MOORE PETROLEUM</b>						

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Vendor Code	Vendor Name								
Invoice No.	Description					Batch	Inv Date	Inv Due Date	Amount
G.L. Account	CC1	CC2	CC3	GL Account Name					
<b>DEPARTMENT 1000 LIABILITIES</b>									
07068	<b>GREEN SHIELD CANADA EFT</b>								
MARCH 2021	MARCH 2021 GREEN SHIELD BENEFIT PREMIUM								
1-2-1000-1055				Benefits Payable - librarian		28	10-Mar-2021	17-Mar-2021	352.73
13023	<b>MANULIFE FINANCIAL EFT</b>								
MARCH 2021	MARCH/21 MANULIFE GROUP BENEFIT PREMIUM								
1-2-1000-1050				Benefits Payable		28	10-Mar-2021	17-Mar-2021	843.94
1-2-1000-1055				Benefits Payable - librarian					115.24
13270	<b>MINISTER OF FINANCE EFT</b>								
1-505-609-728	EHT REMITTANCE - FEB 2021								
1-2-1000-1045				EHT Payable		24	26-Feb-2021	28-Feb-2021	1,796.96
18043	<b>RECEIVER GENERAL</b>								
FEBRUARY 2021	FEB 16-28/21 PAYROLL REMITTANCE								
1-2-1000-1047				CPP Payable		24	28-Feb-2021	28-Feb-2021	4,006.60
1-2-1000-1048				EI Payable					1,327.02
1-2-1000-1049				Income Tax Payable					6,560.48
18044	<b>RECEIVER GENERAL</b>								
FEBRUARY 2021	FEB 16-28/21 PAYROLL REMITTANCE								
1-2-1000-1048				EI Payable		24	28-Feb-2021	28-Feb-2021	174.90
1-2-1000-1049				Income Tax Payable					1,379.18
1-2-1000-1047				CPP Payable					579.58
23010	<b>WORKPLACE SAFETY &amp; INSURANCE BOARD - EFT</b>								
FEBRUARY 2021	FEBRUARY 2021 WSIB REMITTANCE								
1-2-1000-1046				WSIB Payable		24	28-Feb-2021	28-Feb-2021	2,628.42
<b>Department Totals :</b>									<b>19,765.05</b>

<b>DEPARTMENT 1200 ADMINISTRATION</b>									
07068	<b>GREEN SHIELD CANADA EFT</b>								
MARCH 2021	MARCH 2021 GREEN SHIELD BENEFIT PREMIUM								
1-4-1200-1010				ADMIN - Wages and benefits		28	10-Mar-2021	17-Mar-2021	1,062.73
13023	<b>MANULIFE FINANCIAL EFT</b>								
MARCH 2021	MARCH/21 MANULIFE GROUP BENEFIT PREMIUM								
1-4-1200-1010				ADMIN - Wages and benefits		28	10-Mar-2021	17-Mar-2021	586.30
<b>Department Totals :</b>									<b>1,649.03</b>

<b>DEPARTMENT 1300 TREASURY</b>									
07068	<b>GREEN SHIELD CANADA EFT</b>								
MARCH 2021	MARCH 2021 GREEN SHIELD BENEFIT PREMIUM								
1-4-1300-1010				TREAS - Wages and benefits		28	10-Mar-2021	17-Mar-2021	707.70
13023	<b>MANULIFE FINANCIAL EFT</b>								
MARCH 2021	MARCH/21 MANULIFE GROUP BENEFIT PREMIUM								
1-4-1300-1010				TREAS - Wages and benefits		28	10-Mar-2021	17-Mar-2021	341.63
<b>Department Totals :</b>									<b>1,049.33</b>

<b>DEPARTMENT 2000 FIRE DEPARTMENT</b>									
07068	<b>GREEN SHIELD CANADA EFT</b>								
MARCH 2021	MARCH 2021 GREEN SHIELD BENEFIT PREMIUM								
1-4-2000-1010				FD - Wages & Benefits-Fire Chief		28	10-Mar-2021	17-Mar-2021	353.68

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Vendor Code	Vendor Name								
Invoice No.	Description								
G.L. Account	CC1	CC2	CC3	GL Account Name	Batch	Inv Date	Inv Due Date	Amount	
<b>DEPARTMENT 2000 FIRE DEPARTMENT</b>									
13023	MANULIFE FINANCIAL EFT								
MARCH 2021	MARCH/21 MANULIFE GROUP BENEFIT PREMIUM				28	10-Mar-2021	17-Mar-2021		
1-4-2000-1010				FD - Wages & Benefits-Fire Chief				169.46	
18088	ROYAL BANK VISA EFT								
25514501	CANADA POST				28	11-Feb-2021	17-Mar-2021		
1-4-2000-2010				FD - Materials and Supplies				22.53	
SP6543597	NCH SOFTWARE - NEW RECORDING SOFTWARE FOR FIRE DEPT.				28	06-Feb-2021	17-Mar-2021		
1-4-2000-2054				FD - Radio Maintenance & Licensing				133.30	
<b>Department Totals :</b>								<b>678.97</b>	
<b>DEPARTMENT 2001 FIRE VOLUNTEERS</b>									
23010	WORKPLACE SAFETY & INSURANCE BOARD - EFT								
FEBRUARY 2021	FEBRUARY 2021 WSIB REMITTANCE				24	28-Feb-2021	28-Feb-2021		
1-4-2001-1010				FV - Wages & Benefits-volunteer calls				539.70	
<b>Department Totals :</b>								<b>539.70</b>	
<b>DEPARTMENT 2005 FIRE MAG STATION</b>									
12045	LAKELAND POWER - EFT								
077844-00	FEB, 81 ALBERT STREET - FEB/21				28	25-Feb-2021	17-Mar-2021		
1-4-2005-2030				MAG STATION - Hydro				11.30	
<b>Department Totals :</b>								<b>11.30</b>	
<b>DEPARTMENT 3101 OVERHEAD</b>									
07068	GREEN SHIELD CANADA EFT								
MARCH 2021	MARCH 2021 GREEN SHIELD BENEFIT PREMIUM				28	10-Mar-2021	17-Mar-2021		
1-4-3101-1010				J - Wages and benefits				1,768.08	
13023	MANULIFE FINANCIAL EFT								
MARCH 2021	MARCH/21 MANULIFE GROUP BENEFIT PREMIUM				28	10-Mar-2021	17-Mar-2021		
1-4-3101-1010				J - Wages and benefits				799.94	
<b>Department Totals :</b>								<b>2,568.02</b>	
<b>DEPARTMENT 3800 STREETLIGHTS</b>									
12045	LAKELAND POWER - EFT								
073239-00	FEB, VILLAGE STREET LIGHTING				28	17-Feb-2021	17-Mar-2021		
1-4-3800-5012				STREET - Magnetawan Street Lights				789.85	
<b>Department Totals :</b>								<b>789.85</b>	
<b>DEPARTMENT 4020 LANDFILL</b>									
07068	GREEN SHIELD CANADA EFT								
MARCH 2021	MARCH 2021 GREEN SHIELD BENEFIT PREMIUM				28	10-Mar-2021	17-Mar-2021		
1-4-4020-1010				LF - Wages and benefits				291.48	
13023	MANULIFE FINANCIAL EFT								
MARCH 2021	MARCH/21 MANULIFE GROUP BENEFIT PREMIUM				28	10-Mar-2021	17-Mar-2021		
1-4-4020-1010				LF - Wages and benefits				221.24	
<b>Department Totals :</b>								<b>512.72</b>	

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Vendor Code	Vendor Name				Batch	Inv Date	Inv Due Date	Amount
Invoice No.	Description							
G.L. Account	CC1	CC2	CC3	GL Account Name				

**DEPARTMENT 6300 BUILDING - 28 CHURCH ST RENTAL**

**12045 LAKELAND POWER - EFT**

072641-00 FEB, 28 CHURCH STREET - MEDICAL/CREDIT UNION BUILDING	28	17-Feb-2021	17-Mar-2021	294.32
1-4-6300-2030 RENTAL - Hydro				

**Department Totals : 294.32**

**DEPARTMENT 7200 PARKS**

**07068 GREEN SHIELD CANADA EFT**

MARCH 2021 MARCH 2021 GREEN SHIELD BENEFIT PREMIUM	28	10-Mar-2021	17-Mar-2021	1,059.23
1-4-7200-1010 PARKS - Wages and benefits				

**13023 MANULIFE FINANCIAL EFT**

MARCH 2021 MARCH/21 MANULIFE GROUP BENEFIT PREMIUM	28	10-Mar-2021	17-Mar-2021	298.98
1-4-7200-1010 PARKS - Wages and benefits				

**Department Totals : 1,358.21**

**DEPARTMENT 7205 PARKS OVERHEAD**

**12045 LAKELAND POWER - EFT**

076283-00 FEB, 4135 HWY 520 - PARK	28	17-Feb-2021	17-Mar-2021	53.80
1-4-7205-2030 P - Hydro				

076598-00 FEB, 61 SPARKS STREET - PUBLIC UTILITY BUILDING	28	17-Feb-2021	17-Mar-2021	186.75
1-4-7205-2024 P - Heating Fuel				

077271-00 FEB, SPARKS STREET LIGHTING	28	17-Feb-2021	17-Mar-2021	116.79
1-4-7205-2030 P - Hydro				

**Department Totals : 357.34**

**DEPARTMENT 7300 COMMUNITY CENTRE AND PAVILION**

**12045 LAKELAND POWER - EFT**

073252-00 FEB, 4304 HWY 520 - MCC & PAVILION	28	17-Feb-2021	17-Mar-2021	1,174.61
1-4-7300-2030 HALL - Hydro/Stove Propane				

**Department Totals : 1,174.61**

**DEPARTMENT 7600 HERITAGE CENTRE**

**12045 LAKELAND POWER - EFT**

072693-00 FEB, 4205 HWY 520 - HERITAGE CENTRE	28	17-Feb-2021	17-Mar-2021	100.78
1-4-7600-2030 HERITAGE - Hydro				

**Department Totals : 100.78**

**EFT Paid Total : 30,849.23**

Total Unpaid for Approval : 0.00

Total Manually Paid for Approval : 0.00

Total Computer Paid for Approval : 274,522.46

Total EFT Paid for Approval : 30,849.23

**Grand Total ITEMS for Approval : 305,371.69**

**THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN**

**BY-LAW NO. 2021 -**

**Being a By-law to Regulate Entrances onto Municipal Highways**

**WHEREAS** Section 11 and 27 of *The Municipal Act, 2001*, S.O. 2001, c. 25, as amended, authorizes the passage of By-laws by local Municipalities regarding highways under its jurisdiction;

**AND WHEREAS** Section 35 of *The Municipal Act, 2001*, S.O. 2001, c.25 as amended, provides that except as otherwise provided in this *Act*, under the sphere of jurisdiction "highways, including parking and traffic on highways", a Municipality may pass By-laws removing or restricting the common law right of passage by the public over a highway and the comm law right to access to the highway by the owner of land abutting a highway;

**AND WHEREAS** the Council of the Municipality of Magnetawan deems it appropriate to restrict and regulate entrances to Municipal highways from private lands;

**BE IT RESOLVED THAT** the Council of the Corporation of the Municipality of Magnetawan enacts as follows:

1. This By-law may be cited as the "Magnetawan Entrance By-law".
2. This By-law unless otherwise stated in specific section hereof shall apply to the whole geographic area of the Municipality of Magnetawan.

**3. DEFINITIONS**

- i. **"Entrance"** shall mean an access point from a highway to lands adjacent to the highway and may include a driveway, laneway, private road, or structure.
  - ii. **"Highway"** shall mean a highway as defined in the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, and under the jurisdiction of the Municipality;
  - iii. **'Corporation' or 'Municipality'** shall mean the Corporation of the Municipality of Magnetawan.
  - iv. **"Public Works Superintendent"** shall mean the Superintendent of Public Works or their designate.
4. **THAT** unless otherwise indicated, the administration of the By-law is assigned to the Public Works Superintendent who may delegate the performance of his/her functions under this By-law from time to time as occasion requires.
  5. **THAT** no person shall construct or alter or cause to be constructed or altered any entrance to a highway unless an entrance permit has been issued by the Municipality for such entrance and that an application for entrance permit shall be in a form prescribed by the Municipality.
  6. **THAT** no person shall make or permit any change of use of any entrance onto a highway unless such change of use has been authorized by an entrance permit issued by the Municipality.
  7. **THAT** an entrance permit application shall be accompanied by the fees and security deposit set out in accordance with the current fees and charges By-law.

8. **THAT** if the applicant is not the property owner(s) of the land that is subject to the Entrance Application the owners must complete the authorization of owner for agent and by completing the authorization assumes all responsibilities as if they were the entrance permit applicant.
9. **THAT** all costs arising from the issuance of an entrance permit and works authorized thereunder shall be the responsibility of the property owner. The Municipality shall require the property owner to provide a security deposit to cover the cost of any damages to Municipal property and to cover the costs of works undertaken by the Municipality pursuant to Section 11 and 13 herein.
10. **THAT** the Public Works Superintendent of the Municipality will determine the suitability of the proposed entrance location having regard to matters of safety, good road building practices and providing that drainage of Municipal Roads is not adversely affected and that the Public Works Superintendent will determine whether gravel, asphalt, cement, or other hard services will be permitted to that portion of an entranceway which crosses over any part of municipal road allowance.
11. **THAT** where an entrance requires the placement, installation, or alteration of a culvert or bridge over a Municipal drain or watercourse located on Municipal lands, such culvert or bridge shall be constructed by the Municipality or its agents and the costs of such construction, pursuant to Section 9 herein, shall be the responsibility of the property owner.
12. **THAT** the Municipality shall be the sole judge of damage and for determining charges for repairs to be charged against the deposit.
13. **THAT** where the construction or alteration of an entrance authorized by an entrance permit, has not been completed in accordance with the entrance permit and any terms or conditions therein and where, in the opinion of the Municipality, the condition of such entrance constitutes a hazard, the Municipality shall enter upon the property owner's lands to complete all necessary works to eliminate the hazard, whether or not such permit had become null and void pursuant to Section 14.
14. **THAT** where an entrance has not been constructed or altered within one (1) year of the issuance of the permit therefore, the permit shall become null and void.
15. **THAT** the entrance permit grants permission for the property owner(s) to have access over the Municipality's road allowance and further that the maintenance of the driveway, including the portion over the road allowance is the sole responsibility of the owner and not the Municipality.
16. **THAT** prior to the refund of any portion of the deposit, written confirmation by the Public Works Superintendent will be sent to the Treasurer, certifying that the entrance construction is considered complete.
17. **THAT** in the event that the amount of the deposit fails to cover the amount of the damages, the property owner shall be responsible for any additional costs. Payments for additional costs must be received within thirty (30) days of invoicing and if unpaid will be added to the tax roll for the property in the Municipality and additional costs will be collected in the same manner as municipal taxes.
18. **THAT** where Highways within the Municipality form a boundary between adjoining Municipalities, and where there are road work agreements between adjoining Municipality's to share road work on common roads, the Public Works Superintendent will consult with the adjoining Municipalities Public Works Superintendent on matters of safety, good road building practices and providing that drainage of Municipal Roads is not adversely affected. The Public Works Superintendent of the Municipality shall have jurisdiction over that portion of the roadway that lies within the boundaries of the Corporation of the Municipality of Magnetawan.

19. **THAT** Every person who contravenes this By-law and every director or officer of a Corporation who concurs in such contravention by a Corporation, is guilty of an offence and on conviction is liable to a fine not exceeding \$5,000.00.
20. **THAT** the court in which the conviction has been entered, and any court of competent jurisdiction, thereafter, may make an order prohibiting the continuation or repetition of the offence by the person convicted, and such order shall be in addition to any other penalty imposed on the person convicted.
21. **THAT** notwithstanding that any part or parts, section or sections of this By-law, a part, or parts thereof, may be found by any court of law to be bad or illegal or beyond the power of the Council to enact, such part or parts, section or sections or a part or parts thereof shall be deemed to be severable, and all other sections of this By-law, or parts thereof, are separate and independent therefrom and enacted as such.

**22. EXISTING BY-LAWS REPEALED**

**THAT** By-law 2004-12 is hereby repealed in its entirety.

**READ A FIRST, SECOND, AND THIRD TIME**, passed, signed and the Seal of the Corporation affixed hereto this 17<sup>th</sup> day of March 2021.

**THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN**

---

Mayor

---

CAO/Clerk

## THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

### BY-LAW NO. 2021 –

#### Being a By-law to designate Reduced Load Periods on Municipal Highways within the Municipality

**WHEREAS** the *Municipal Act, 2001*, as amended, Section 11(2) and Section 28, grant The Corporation of the Municipality of Magnetawan jurisdiction over road allowances located in the Municipality or made by Crown surveyors and all road allowances, highways, streets or lanes show on a register plan of subdivision;

**AND WHEREAS** the *Municipal Act, 2001*, as amended, Section 27 authorizes the Council of The Corporation of the Municipality of Magnetawan to pass By-law in respect to highways under its jurisdiction;

**AND WHEREAS** Section 122(7) of the *Highway Traffic Act*, R.S.O. 1990, c. H.8, as amended, provides that the Municipal Corporation or other authority having jurisdiction over a highway may by By-law designate the date on which a reduced load period shall start or end and the highway or portion thereof under its jurisdiction to which the designation applies;

**AND WHEREAS** a reduced load period is deemed necessary for the protection of certain highways in the Municipality of Magnetawan;

**BE IT RESOLVED THAT** the Council of the Corporation of the Municipality of Magnetawan hereby enacts as follows:

1. This By-law may be cited as the “Magnetawan Reduced Load By-law”.
2. In this By-law unless otherwise stated in specific sections hereof, this By-law shall apply to the entirety of the Municipality of Magnetawan.

#### 3. DEFINITIONS

- i. **“Highway”** means a highway within the meaning of the Highway Traffic Act, R.S.O. 1990, Chapter H.8, as amended;
  - ii. **“Highway Traffic Act”** means the Highway Traffic Act, R.S.O.1990, c. H.8, as amended from time to time;
  - iii. **“Motor Vehicle”** has the meaning ascribed thereto in the *Highway Traffic Act*;
  - iv. **“Official Sign”** means a load restriction sign erected in accordance with the regulation under the *Highway Traffic Act*;
  - v. **“Reduced Load Period”** means the period from the 15<sup>th</sup> day of February to the 31<sup>st</sup> day of May, inclusive of each and every year; and
  - vi. **“Vehicle”** has the meaning ascribed thereto in the *Highway Traffic Act*.
4. **THAT** all highways within the Municipality of Magnetawan over which The Corporation of the Municipality of Magnetawan has jurisdiction are hereby designated as being subject to reduced load periods;
  5. **THAT** the reduced load period shall generally be in effect commencing on or about the 15<sup>th</sup> day of February to the 31<sup>st</sup> day of May inclusive in each and every year;
  6. **THAT** the reduced load period shall be in effect when appropriate signage indicating reduced loads is displayed on the highways and shall end when the signage is no longer on display;

7. **THAT** subject to Section 110 of the *Highway Traffic Act* and Section 13 herein, during a reduced load period, no commercial motor vehicle or trailer, other than a public vehicle or a vehicle referred to in Section 8 of this By-law, shall be operated or drawn upon any road or portion thereof that is part of the Municipal road system where the weight upon an axle exceeds 5,000 kilograms;
8. **THAT** subject to Section 110 of the *Highway Traffic Act*, and Section 13 herein during a reduced load period;
- i. No two-axle tank-truck, while used exclusively for the transportation of liquid or gaseous heating fuel;
  - ii. No two-axle truck, while used exclusively for the transportation of stock feed; and
  - iii. No vehicle transporting live poultry shall be operated upon any road or portion thereof that is part of the Municipal road system where the weight upon an axle exceeds 7,500 kilograms;
9. **THAT** subject to Section 110 of the *Highway Traffic Act* during a reduced load period, no vehicle having a carrying capacity in excess of one thousand (1,000) kilograms, other than a motor vehicle or trailer, shall be operated upon any road or portion thereof that is part of the Municipal road system where the weight upon any millimeter in the width of a tier exceed five (5) kilograms;
10. **THAT** the Public Works Superintendent or designate is authorized to amend the start and end date for the Reduced Load Period in any year where such reduction or expansion in time is deemed to be appropriate or necessary for the preservation of the road system. Determining criteria for the reduced load period or periods as the conditions warrant, will include but not be limited to the adequacy of the road base to withstand fully loaded vehicles, the adequacy and safety of the road surface to withstand fully loaded vehicles and the prevailing and forecast climatic conditions;
11. **THAT** exemptions to this By-law may be granted at the sole discretion of the Public Works Superintendent or designate and such exemptions shall be made in writing;
12. **THAT** the Public Works Superintendent, is hereby authorized to direct the erection and removal of official signs;
13. **THAT** any person who contravenes a provision of this By-Law is guilty of an offence and upon conviction shall be subject to a fine as set out in the Highway Traffic Act, R.S.O. 1990, as amended from time to time, and all such penalties shall be recoverable under the Provincial Offences Act;
14. **EXISTING BY-LAWS REPEALED**

**THAT** By-laws 2002-11 and 2007-14 are hereby repealed in their entirety.

**READ A FIRST, SECOND, AND THIRD TIME**, passed, signed and the Seal of the Corporation affixed hereto, this 17th day of March 2021.

**THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
CAO/Clerk

**THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN**

**BY-LAW NO. 2021 –**

**Being a By-law to authorize Spectrum Telecom Group Ltd. (Spectrum Group) to erect three self-support communication tower structures in the Ahmic Lake area.**

**WHEREAS** the Council of the Corporation of the Municipality of Magnetawan held a Public Consultation Meeting regarding the Proposed Ahmic Internet Tower Project on March 17, 2021 to solicit public input;

**AND WHEREAS**, the Council of the Corporation of the Municipality of Magnetawan deems it is in the best interest of the inhabitants of the community to authorize the use of unopened municipal road allowance for the erection of three self-support communication tower structures on sections of unopened road allowances listed below:

1. Ahmic Harbour: Lat 45.6578, Long -79.7732, height 184 foot  
Description Unopened road allowance section between Lot 23 Concession 8 and Lot 23 Concession 9, PIN52086-0319
2. Cedar Croft: Lat 45.6358, Long -79.7091, height 184 foot  
Description Unopened road allowance section between Lot 14 Concession 4 and Lot 14 Concession 5, PIN52084-0341
3. Rosskopf Site: Lat 45.6235, Long -79.6110, height 110 foot  
Description Unopened road allowance section between Lot 81 Concession B and Lot 84 Concession B, PIN52080-0571

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Corporation of the Municipality of Magnetawan hereby enacts as follows:

1. That the Mayor and Clerk be authorized to execute any agreement for this project that may be necessary on behalf of the Municipal Corporation.
2. That the Clerk is authorized to execute the letter of concurrence on behalf of the Municipality.
3. That this By-law takes effect once adopted.

**READ A FIRST, SECOND, AND THIRD TIME**, passed, signed and the Seal of the Corporation affixed hereto, this 17th day of March 2021.

**THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
CAO/Clerk

# THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

## BY-LAW NO. 2021 - 14

Being a By-law to amend By-law No. 2001-26, as amended, the Zoning By-law for the Corporation of the Municipality of Magnetawan with respect to lands legally described as Concession 2, Part Lot 7, Plan M34 Block A and RP PSR873, Parts 2 and 5, RP PSR938, Parts 7, 8, 9 and 11, PCL 12513 15038 SS, former geographic Township of Croft, the Municipality of Magnetawan, municipally known as 191 Little Lane, Magnetawan (Roll: 4944 030 0040 3305 0000).

**WHEREAS** the Council of the Corporation of the Municipality of Magnetawan is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the Planning Act, R.S.O. 1990;

**AND WHEREAS** the owner of the subject lands has filed an application with the Municipality of Magnetawan to amend By-law 2001-26 as amended;

**AND WHEREAS** the Council of the Corporation of the Municipality of Magnetawan deems it appropriate to amend By-law No. 2001-26 as amended;

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

1. Schedule 'A-1', to Zoning By-law No. 2001-26 as amended, is further amended by zoning lands legally described as described as Concession 2, Part Lot 7, Plan M34 Block A and RP PSR873, Parts 2 and 5, RP PSR938, Parts 7, 8, 9 and 11, PCL 12513 15038 SS, former geographic Township of Croft, the Municipality of Magnetawan, municipally known as 191 Little Lane, Magnetawan from the "Shoreline Residential" (RS) Zone to the "Shoreline Residential Exception Thirty Six" (RS-36) Zone and the "Shoreline Residential Exception Thirty Three" (RS-33) Zone, as shown on Schedule 'A' attached forming part of this By-law.
2. Section 4.2 of By-law 2001-26 is hereby amended by adding the following new section after 4.2.1.16

### ***Shoreline Residential Exception Thirty Six (RS-36) Zone***

*Notwithstanding the provisions of this By-law to the contrary, within the Shoreline Residential Exception Thirty Six (RS-36) Zone the following shall apply:*

1. *The maximum number of accessory buildings within 100 metres of the water shall be fourteen (14), #A-N, and include the following;*
2. *The maximum floor area of 'Building A' shown on Schedule A shall be 71.7 square metres.*
3. *The maximum floor area of 'Building B' shown on Schedule A shall be 102 square metres;*
4. *The maximum floor area of 'Building C' shown on Schedule A shall be 26.2 square metres.*
5. *The maximum floor area of 'Building D' shown on Schedule A shall be 45 square metres.*
6. *The maximum floor area of 'Building E' shown on Schedule A shall be 98.8 square metres.*
7. *The maximum floor area of 'Building F' shown on Schedule A shall be 18.8 square metres.*
8. *The maximum floor area of 'Building G' shown on Schedule A shall be 67.9 square metres.*
9. *The maximum floor area of "Building H" shown on Schedule A shall be 15.5 square metres.*
10. *The maximum floor area of "Building I" shown on Schedule A shall be 20.1 square metres.*
11. *The maximum floor area of "Building J" shown on Schedule A shall be 7.2 square metres.*
12. *The maximum floor area of "Building K" shown on Schedule A shall be 27.6 square metres.*

13. *The maximum floor area of "Building L" shown on Schedule A shall be 9.3 square metres.*
  14. *The maximum floor area of "Building M" shown on Schedule A shall be 22.3 square metres.*
  15. *The maximum floor area of "Building N" shown on Schedule A shall be 1.7 square metres.*
  16. *All development shall be subject to Site Plan Control pursuant to Section 41 of the Planning Act.*
3. Section 4.2 of By-law 2001-26 is hereby amended by adding the following new section after 4.2.1.16

***Shoreline Residential Exception Thirty Three (RS-33) Zone***

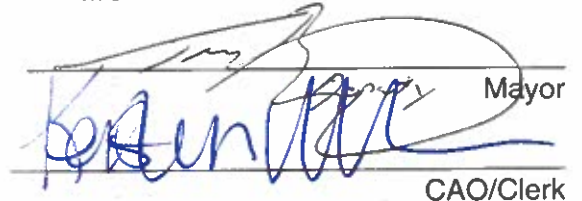
*Notwithstanding the provisions of this By-law to the contrary, within the Shoreline Residential Exception Thirty Three (RS-33) Zone the following shall apply:*

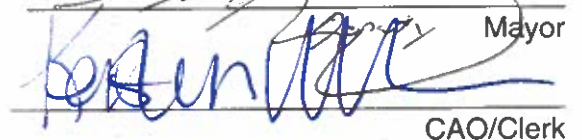
1. *The minimum required side yard setback for a dock and/or single storey boathouse shall be 30 metres from the northeast interior side lot line and its 30.4 metre (100 feet) projection into the water.*
2. *All development shall be subject to Site Plan Control pursuant to Section 41 of the Planning Act.*

This By-law take effect on the date of its passage, subject to the provisions of Section 34 (30) and (31) of the Planning Act (Ontario).

**READ A FIRST, SECOND, AND THIRD TIME**, passed, signed and the Seal of the Corporation affixed hereto, this 17th day of March 2021.

**THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN**

  
\_\_\_\_\_  
Mayor

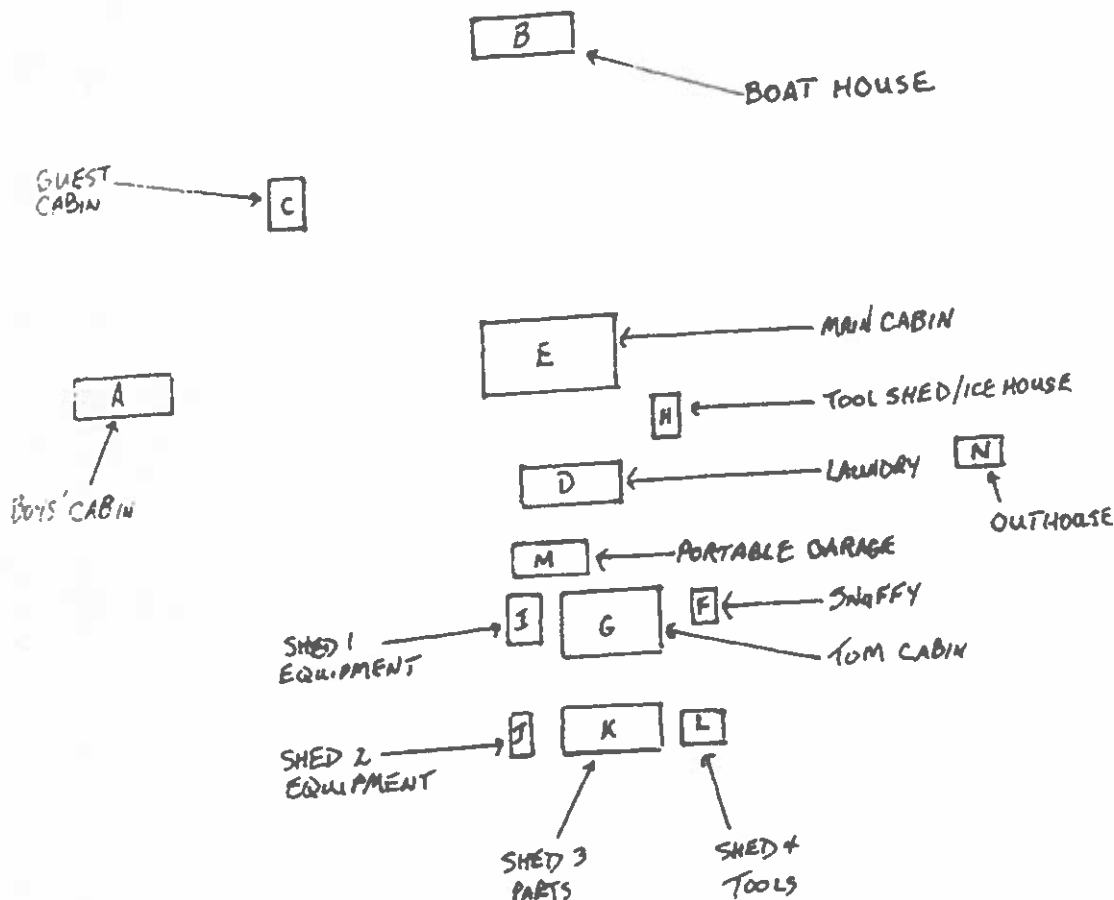
  
\_\_\_\_\_  
CAO/Clerk



# Schedule 'A' to Zoning By-law Amendment

2021.14

161 Little Lane  
Part of Lot 7, Concession 2  
Geographic Township of Croft  
Municipality of Magnetawan  
District of Parry Sound



		SQ. METRES
H	ICE HOUSE - TOOL ROOM	15.5
I	SHED 1 - EQUIPMENT	20.1
J	SHED 2 - EQUIPMENT	7.2
K	SHED 3 - PARTS	27.6
L	SHED 4 - TOOLS	9.3
M	PORTABLE GARAGE	22.3
N	OUTHOUSE	1.7



Lands to be rezoned from Shoreline Residential (RS) Zone to Shoreline Residential Exception Thirty Six (RS-36) Zone



Lands to be rezoned from Shoreline Residential (RS) Zone To Shoreline Residential Exception Thirty Three (RS-33)

This is Schedule 'A' to Zoning By-law  
Passed this 14 day of March 2021

Mayor  
Clerk

## **THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN BY-LAW 2021-**

Being a By-law to provide for the execution of a Site Plan Agreement with the Owners of the land legally described as Con 2 , Lot Number 7-8, Registered Plan M-34 Lot/BlockA, Reference Plan PSR-938, Part 7, 9, 11, Parcel 15038SS, Municipality of Magnetawan, District of Parry Sound and municipally known as 191 Little Lane in the Municipality of Magnetawan.

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**WHEREAS** the Planning Act R.S.O. 1990, c. P. 13. Section 41 as amended provides that where an area is shown or described as a site plan control area in an Official Plan, Council may by By-law designate the whole or any part of the area site plan control area.

**AND WHEREAS** Section 8.2 of the Municipality of Magnetawan Official Plan designates the entire municipality as a site plan control area and sets out general policies concerning site plan control.

**AND WHEREAS** the Official Plan for the Municipality of Magnetawan enables the use of site plan control for lands to mitigate impacts of residential development on special environmental features.

**AND WHEREAS** By-law 2010-44, as amended, designates the subject lands as an area to which site plan control may apply.

**AND WHEREAS** the Council of the Corporation of Municipality of Magnetawan deems it expedient to require the Owners to enter into a Site Plan Agreement pursuant to the Planning Act, R.S.O. 1990 c. P.13, s.41 as a condition of permitting the proposed development to proceed;

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

1. That the Corporation of the Municipality of Magnetawan enter into a Site Plan Agreement with the Owners of the subject lands, as attached as "Schedule 1" to this By-law.
2. That the Mayor and the Clerk-Administrator are hereby authorized and directed to execute such Agreement, substantially in the format attached, on behalf of the Corporation of the Municipality of Magnetawan and to affix thereto the Corporate Seal of the Municipality and to deliver the same on behalf of the Corporation of the Municipality of Magnetawan.

**READ A FIRST, SECOND, AND THIRD TIME**, passed, signed and the Seal of the Corporation affixed hereto, this 17th day of March 2021.

**THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
CAO/Clerk

# THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

## SITE PLAN AGREEMENT

**THIS AGREEMENT** made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**BETWEEN:**

LITTLE JOHN WILLIAM, WILSON JUDITH LITTLE, LITTLE DOUGLAS GEORGE,  
LITTLE THOMAS EDWARD, LITTLE MARGARET KAREN, LITTLE TARA CHRISTINE,  
LITTLE JOHN WILLIAM

(hereinafter called the "OWNER")  
OF THE FIRST PART

- and -

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

(hereinafter called the "MUNICIPALITY")  
OF THE SECOND PART

**WHEREAS** the lands that are the subject to this Agreement are the lands described in Schedule "A" attached hereto and as specifically shown on a Site Plan attached hereto as Schedule "B" and which lands are referred to herein as "said land";

**AND WHEREAS the OWNER** has obtained a provisional consent from the Central Almaguin Planning Board under File B002/20 Magnetawan;

**AND WHEREAS** one of the conditions of the approval of this consent is that the Owner enter into a Site Plan Agreement to preserve existing vegetation outside an appropriate building envelope;

**NOW THEREFORE THIS AGREEMENT WITNESSETH** that, in consideration of the premises and for other good and valuable consideration (the receipt of which is hereby acknowledged), the parties hereto covenant and agree with one another as follows:

### 1. SCOPE OF AGREEMENT

#### 1.1 DESCRIPTION OF LANDS

The land affected by this Agreement are the lands described in Schedule "A" attached hereto, and as specifically shown on Schedule "B" attached hereto and referred to herein as "said lands".

#### 1.2 CONFORMITY OF AGREEMENT

The OWNER covenants and agrees that all new work performed on the subject lands shall be in conformity with:

- a) The provisions of this Agreement;
- b) The Site Plan attached as Schedule 'B';
- c) All applicable Municipal By-laws and all applicable Provincial and Federal legislation.

**2. REGISTRATION OF THE AGREEMENT**

- 2.1 The OWNER agrees that all documents required herein shall be submitted in a form suitable to the MUNICIPALITY and suitable for registration.
- 2.2 The Agreement shall be registered on title to the subject lands as provided for by Section 41(10) of the Planning Act, by the Municipality, at the expense of the OWNER.
- 2.3 The OWNER agrees to reimburse the MUNICIPALITY for all administrative and professional costs incurred in preparing, executing and registering this Agreement.
- 2.4 The OWNER agrees not to make any application or request to deregister this Agreement without the authorization in writing from the MUNICIPALITY.
- 2.5 All offers of Purchase and Sale shall contain a clause advising the potential purchaser of this Agreement

**3. ISSUANCE OF BUILDING PERMITS**

- 3.1 The OWNER agrees to not request the Chief Building Official to issue a building permit to carry out the development until the Agreement has been registered on title to the subject lands and a registered copy of same has been provided to the MUNICIPALITY.
- 3.2 It is agreed that if the OWNER fails to apply for a building permit or permits to implement this Agreement within two (2) years after registration, then the MUNICIPALITY, at its option, has the right to terminate the Agreement and require that a new Site Plan Agreement be submitted for approval and execution.

**4. DEVELOPMENT PROVISIONS**

- 4.1 The OWNER agrees to develop the subject lands in accordance with the Site Plan being Schedule "B" attached hereto, and agree that no work will be performed on the subject lands except in conformity with all provisions of this Agreement.
- 4.2 The OWNER agrees that external lighting facilities on the subject lands and buildings will be designed and constructed so as to avoid the illumination of adjacent properties and waterways and agrees to only use a level of illumination that is consistent with the natural beauty of the surrounding properties and waterbody. All lighting shall be dark sky compliant lighting.
- 4.3 The OWNER further agrees to provide and maintain appropriate construction mitigation measures during any construction activity to ensure that there are no adverse environmental impacts on the natural heritage features.

- 4.4 The OWNER further agrees to preserve and maintain the existing natural vegetation on the said lands outside of those areas identified for building, septic and driveways as shown on Schedule "B", the site plan.
- 4.5 The OWNER further agrees to provide for the grading of change in elevation or contour of the land and the disposal of storm, surface and wastewater from the land and from any buildings or structures thereon as shown on Schedule "B" and will ensure that the natural drainage is not altered in any way that will cause damage to any adjacent lands, public highway or waterbody. The installation of storm water management works and the final grading of the subject lands, including any and all necessary ditching, culverts and construction mitigation measures will be provided by the OWNER.
- 4.6 The OWNER further agrees that the Site Plan, Schedule "B", shows the locations in which buildings are to be erected. Except for minor deviations necessitated by conditions, topography, and deviations for structural orientation, no building will be located on the subject lands except in accordance with Schedule "B".
- 4.7 The OWNER agrees to ensure that the natural drainage is not altered in any way that will cause damage to the vegetative buffers, any adjacent lands, or any river, stream, waterbody or to any public road.
- 4.8 The OWNER agrees that all existing vegetation will be retained in a vegetation buffer to a distance of 20 metres from the normal or maintained high water mark.

5. **OTHER REQUIREMENTS**

- 5.1 The OWNER agrees that nothing in this Agreement shall relieve him or her from complying with all other applicable agreements, by-laws, laws or regulations of the MUNICIPALITY or any other laws, regulations or policies established by any other level of government. Nothing in this Agreement shall prohibit the MUNICIPALITY or its Chief Building Official from instituting or pursuing prosecutions in respect of any violations of the said by-laws, laws or regulations.

6. **BINDING PARTIES, ALTERATION, AMENDMENT, EFFECT, PENALTY**

- 6.1 This Agreement may only be amended or varied by a written document executed by the parties hereto and registered against the title to the subject lands.
- 6.2 Following the completion of the works, the OWNER shall maintain to the satisfaction of the MUNICIPALITY, and at his or her sole expense, all the facilities or works described on Schedule "B".
- 6.3 This Agreement shall enure to the benefit of and be binding upon the respective successors and assigns of each of the parties hereto.
- 6.4 The OWNER acknowledges that the Agreement is entered into under the provisions of Section 41(10) of the Planning Act, and that the expenses of the MUNICIPALITY arising out of the enforcement of this Agreement may, in addition

to any other remedy the Municipality may have at law, be recovered as taxes under Section 427 of the Municipal Act, 2001, S.O. 2001, c.25 as amended.

- 6.5 The Agreement shall come into effect on the date of execution by the MUNICIPALITY.
- 6.6 Nothing in this Agreement shall relieve the OWNER from complying with all other applicable by-laws, laws or regulations of the MUNICIPALITY or any other laws, regulations or policies established by any other level of government. Nothing in this Agreement shall prohibit the MUNICIPALITY from instituting or pursuing prosecutions in respect of any violations of the said by-laws, laws or regulations.
- 6.7 The definitions of Municipality of Magnetawan Zoning By-law 2001-26, as amended, shall be used to define any terms used in this Agreement.

**7. CONDITIONS PRIOR TO EXECUTION OF AGREEMENT BY THE MUNICIPALITY**

- 7.1 Prior to the execution of this Agreement by the MUNICIPALITY, the OWNER shall:
- a) Taxes — have paid all municipal tax bills issued and outstanding on the said lands;
  - b) Have paid all other invoices issued and outstanding by the Municipality on the said lands;
  - c) Postponements to this Agreement — have delivered to the MUNICIPALITY all postponements of any prior encumbrances so that this Agreement will be first priority against the said lands;
  - d) Land Ownership — be the registered owner in fee simple of the lands described in Schedule 'A'.

**8. NOTICE**

- 8.1 Any notice, required to be given pursuant to the terms hereto, shall be in writing and mailed or delivered to the other at the following addresses:

OWNER'S NAME AND ADDRESS: LITTLE, JOHN WILLIAM  
P.O. Box 85  
Magnetawan, ON  
P0A 1P0

MUNICIPALITY: Kerstin Vroom, Clerk  
Municipality of Magnetawan  
P.O. Box 70  
Magnetawan, ON  
P0A 1P0

**THIS AGREEMENT** shall inure to the benefit of and be binding upon the OWNER and their respective heirs, executors, administrators, successors and assigns.

**IN WITNESS WHEREOF the OWNER and the MUNICIPALITY** have caused their corporate seals to be affixed over the signatures of their respective signing officers.

SIGNED, SEALED AND DELIVERED

In the presence of:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
John William Little

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Judith Little Wilson

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Douglas George Little

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Thomas Edward Little

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Margaret Karen Little

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Tara Christine Little

\_\_\_\_\_  
Witness

\_\_\_\_\_  
John William Little

THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN

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Mayor  
Sam Dunnett

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CAO/Clerk  
Kerstin Vroom

We have authority to bind the corporation

## **SCHEDULE "A"**

### **LEGAL DESCRIPTION OF THE LANDS**

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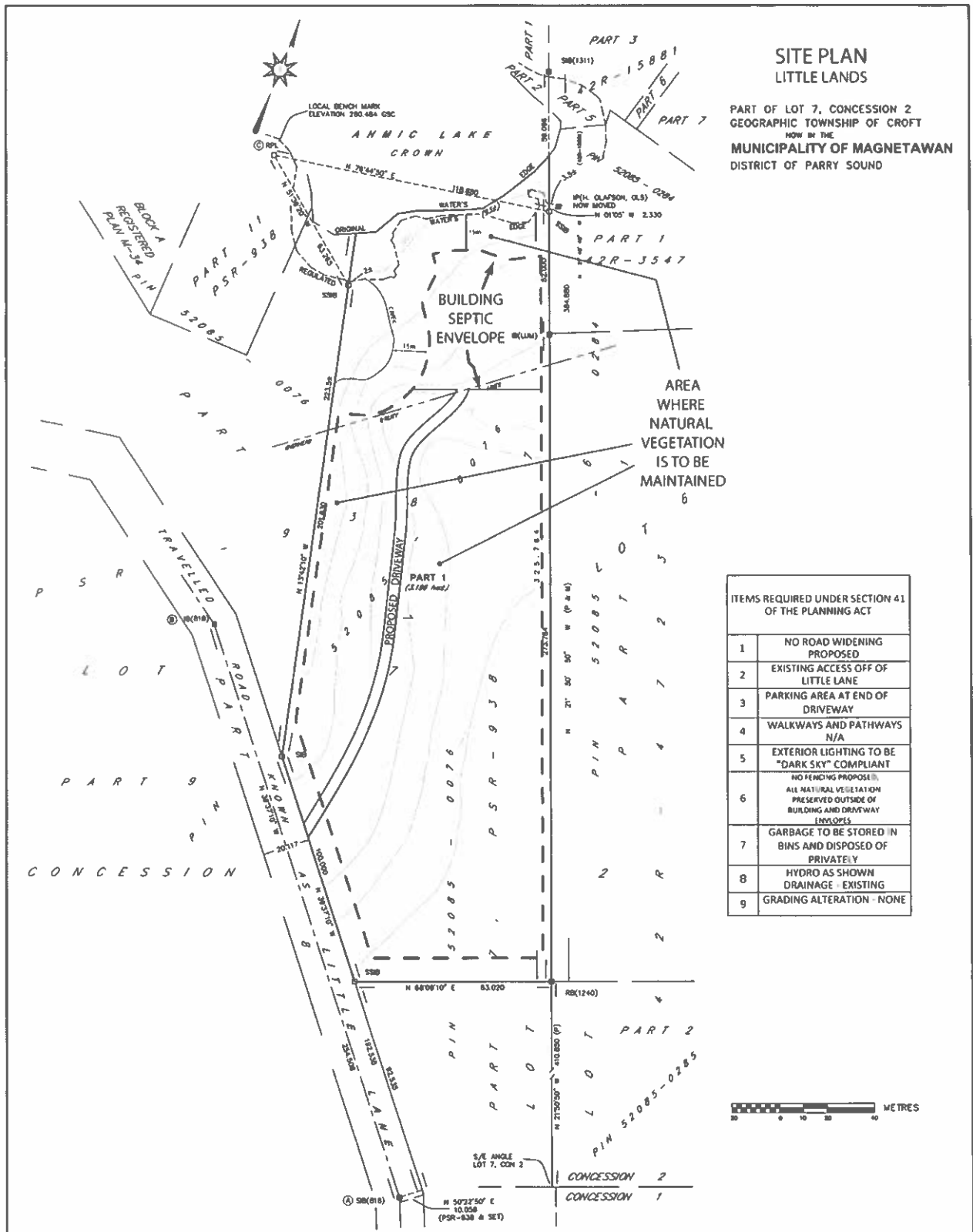
P.I.N. 52085-0076 – Part of Lot 7, Concession 2, geographic Township of Croft, now in the Municipality of Magnetawan, being Part 1 of Reference Plan No. 42R-21162.

**SCHEDULE "B"**

**SITE PLAN**

**The Site Plan Signed by the Chief Administrative Officer/Clerk of the Municipality  
of Magnetawan on the \_\_\_\_\_ day of \_\_\_\_\_, 2021**

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## **THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN BY-LAW 2021-**

Being a By-law to provide for the execution of a Limited Services and Private Road Agreement with the Owners of the land legally described as Con 2, Lot Number 7-8, Registered Plan M-34 Lot/BlockA, Reference Plan PSR-938, Part 7, 9, 11, Parcel 15038SS, Municipality of Magnetawan, District of Parry Sound and municipally known as 191 Little Lane in the Municipality of Magnetawan.

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**WHEREAS** the owner of the lands known as Con 2, Lot Number 7-8, Registered Plan M-34 Lot/BlockA, Reference Plan PSR-938, Part 7, 9, 11, Parcel 15038SS and are legally described as 191 Little Lane in the Municipality of Magnetawan applied for consent approval.

**AND WHEREAS** under 6.2 of the Municipality Official Plan states council may permit the development of lands outlines the Council may permit development only where the owner enters into an agreement that acknowledges that municipal services to the lands may not be available to the lands and that the Municipality assumes no liability to provide services to the development.

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

1. That the Municipality of Magnetawan enter into a limited services agreement substantially in the form attached hereto as "This Agreement."
2. That the Mayor and the Clerk are hereby authorized to execute the Agreement and all documents in connection with the Agreement.
3. The Municipality's solicitor is hereby authorized to register the Agreement against the title of the lands to which it applies.

**READ A FIRST, SECOND, AND THIRD TIME**, passed, signed and the Seal of the Corporation affixed hereto, this 17th day of March 2021.

**THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
CAO/Clerk

## LIMITED SERVICE AND PRIVATE ROAD AGREEMENT

**THIS AGREEMENT** made in duplicate this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**BETWEEN:** LITTLE JOHN WILLIAM, WILSON JUDITH LITTLE, LITTLE DOUGLAS  
GEORGE, LITTLE THOMAS EDWARD, LITTLE MARGARET KAREN,  
LITTLE TARA CHRISTINE, LITTLE JOHN WILLIAM  
hereinafter called the "Owner(s)"

**-and-**

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN  
hereinafter call the "Municipality"

**WHEREAS** Section 51(26) of the Planning Act authorizes municipalities to enter agreements as a condition of approval of a consent;

**AND WHEREAS** the Central Almaguin Planning Board granted a consent for the lands owned by the Owner(s) in Part of Lot 7, Concession 2 in the geographic Township of Croft and now in the Municipality of Magnetawan;

**AND WHEREAS** the consent is approved provisionally including the requirement that the applicants enter into an agreement to provide for limited services and private roads to be registered on title;

**NOWHEREFORE, THIS AGREEMENT WITNESS THAT**, in the consideration of other good and valuable consideration and the sum of One Dollar (\$1.00) of lawful money of Canada now paid by the Municipality to the Owner(s)s, the receipt whereof is hereby acknowledged, the Owner(s) and the Municipality, covenant, declare and agree as follows:

### **PART A – GENERAL**

1. The lands to be bound by the terms and conditions of this Agreement referred to as "the subject lands" are located in the Municipality and more particularly described in Schedule 'A' hereto.
2. The survey plan describing the subject lands is plan 42R-21162.
3. This Agreement shall be registered on title to the subject lands as provided for by Section 51(26) of the Planning Act, R.S.O. 1990, as amended, at the expense of the Owner(s).
4. This Agreement will not be amended or removed from the title of the subject lands except where agreed upon by the Municipality and the Owner(s).

### **PART B – PURPOSE OF THE DEVELOPMENT**

5. The Owner(s) has applied for and received approval for a consent on lands located in Part of Lot 7, Concession 2, geographic Township of Croft that creates a new residential lot fronting upon Ahmic Lake and having access by means of a registered right-of-way from Ahmic Lake Road over Little's Lane in Consent Application No. B002/20 by the Central Almaguin Planning Board.

#### **PART C – PRIVATE ROAD ACCESS**

6. The Owner(s) hereby acknowledges and recognizes that the right-of-way described as "Little's Lane" and being Parts 1 of Plan PSR-873 and Part 8 of Plan PSR-938 is a privately owned road providing access to the subject lands.
7. The Owner(s) hereby covenants and agrees that the road is a private road.
8. The Owner(s) hereby recognizes and agrees that the Municipality is not responsible or liable for the non repair of the private roads identified in paragraph 6 above.
9. The Owner(s) hereby understands that the Municipality may not be able to provide emergency services to the subject lands accessed by the private rights-of-way.
10. The Owner hereby acknowledges that access to the subject property is provided by a road which is not maintained year round by the Municipality and therefore is not provided municipal services such as snowplowing, road maintenance, emergency services, garbage pick-up and school bussing, etc.

#### **PART D – LIMITED SERVICES**

11. The Owner(s) hereby recognizes that the Municipality will not be responsible for providing any services to the subject lands.
12. The Owner(s) recognizes that the subject lands will be serviced by private septic systems and individual water supplies at the sole expense of the Owner(s).
13. The Owner(s) recognizes that the Municipality will not be responsible for any services delivered to the subject lands including emergency services.

#### **PART E – Administration**

14. The Owner(s) covenants and agrees to indemnify the Municipality from all claims, costs and causes of action of any nature or kind whatsoever arising out of the consent application or any construction or works undertaken on the subject lands.
15. The Owner(s) acknowledges that this Agreement is entered into under the provisions of Section 51(26) of the Planning Act, R.S.O. 1990, as amended and that any expense of the Municipality arising out of the administration and enforcement of this Agreement may be recovered as taxes under Section 326 of the Municipal Act, 1990 as amended and further that the terms and conditions of this Agreement may be enforced under conditional building permits under the Building Code Act and regulations thereunder.

16. The Owner(s) and the Municipality acknowledge that the provisions of Section 67 of the Planning Act, R.S.O. 1990, as amended that provides that persons who contravene Section 51 and 52 of the Planning Act are liable on a first conviction to a fine of not more than twenty-five thousand dollars and on a subsequent conviction of not more than ten thousand dollars for each day or part thereof upon which the contravention has continued after the day in which the person was first convicted.
17. This Agreement shall enure to the benefit of and be binding upon the respective successors and assigns of each of the parties hereto.
18. This Agreement shall come into effect on the date of execution by the Municipality and the Owner(s).

#### **Part E – Other By-law Laws, Etc.**

19. Nothing in this Agreement shall relieve the Owner from complying with all other applicable by-laws, laws or regulations of the Municipality or any other laws, regulations or policies established by any other level of government. Nothing in this Agreement shall prohibit the Municipality from instituting or pursuing prosecutions in respect of any violations of the said by-laws, laws or regulations.

#### **PART F – REGISTRATION OF AGREEMENT**

20. The parties hereto consent to the registration of this Agreement by the Municipality upon the title of the subject lands, which registration shall be included as a legal expense to the Owner. The agreement shall remain on the title of the property and shall apply to any successors.

#### **PART G – INDEMNIFICATION FROM LIABILITY AND RELEASE**

21. The Owner covenants and agrees with the Township, on behalf of his/her, his/her successors and assigns, to indemnify and save harmless the Municipality from any and all actions, suits, claims and demands whatsoever which may arise either directly or indirectly by reason of any work performed by the Owner or on his behalf in connection with the carrying out of the provisions of this Agreement.

#### **PART H – DEFAULT**

22. The Owner acknowledges that the expenses of the Municipality arising out of the enforcement of this Agreement may be recovered as taxes under Section 427 of the Municipal Act , S.O., 2001, c.25, as amended.

**IN WITNESSETH WHEREOF** the Owner and the Municipality have caused their Corporate seals to be affixed over the signature of their respecting signing officers duly authorized in that behalf.

**SIGNED, SEALED AND DELIVERED**

In the presence of:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
John William Little

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Judith Little Wilson

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Douglas George Little

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Thomas Edward Little

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Margaret Karen Little

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Tara Christine Little

\_\_\_\_\_  
Witness

\_\_\_\_\_  
John William Little

THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN

\_\_\_\_\_  
Mayor  
Sam Dunnett

\_\_\_\_\_  
CAO/Clerk  
Kerstin Vroom

We have authority to bind the corporation

THIS IS SCHEDULE 'A' TO A LIMITED SERVICE AND PRIVATE ROAD AGREEMENT  
BETWEEN LITTLE et al  
~~AND THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN~~

Part of Lot 7, Concession 2 being Part 1 of Reference Plan No. 42R-21162 in the  
geographic township of Croft, now in the Municipality of Magnetawan

**THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN**

**BY-LAW NO. 2021 -**

**Being a By-law to confirm the proceedings of Council March 17, 2021**

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**WHEREAS** Section 5(3) of the *Municipal Act, 2001, S.O. 2001, c.25*, as amended, requires a municipal Council to exercise a municipal power, including a municipality's capacity, rights, powers and privileges under Section 9, by by-law unless the municipality is specifically authorized to do otherwise;

**AND WHEREAS** the Council of the Municipality of Magnetawan deems it desirable to confirm the proceedings of Council and to ratify decisions made at its meeting hereinafter set out;

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

**1. Ratification and Confirmation**

**THAT** the action of the Council of the Municipality of Magnetawan at its meeting for the aforementioned date with respect to each motion, resolution and other action passed and taken by this Council at its meetings, except where otherwise required, is hereby adopted, ratified and confirmed as if such proceedings and actions were expressly adopted and confirmed by its separate By-law.

**2. Execution of all Documents**

**THAT** the Mayor of the Council of the Municipality of Magnetawan and the proper officers of the Municipality of Magnetawan are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required, except where otherwise provided, and the Mayor and Clerk are hereby authorized and directed to execute all necessary documents and to affix the Corporate Seal of the Municipality to such documents.

**READ A FIRST, SECOND, AND THIRD TIME**, passed, signed and the Seal of the Corporation affixed hereto, this 17th day of March 2021.

**THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN**

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Mayor

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CAO/Clerk

Geoffrey Legg:  
Gay Legg

84B Torii Sunset Road

on desk  
March 17, 2021

Laura Brandt

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**From:** Gay Legg <gaylegg@gmail.com>  
**Sent:** March 15, 2021 11:08 PM  
**To:** Laura Brandt  
**Cc:** Geof Garth; Geoffrey Legg; Phoebe Barrett; Chris Barrett; Perrin Legg; Ann Garth; Chris Legg; caroline.d.legg@gmail.com  
**Subject:** Questions about the proposed internet tower near Cedar Croft

Dear Magnetawan: I am a property owner and our family are taxpayers on the South Shore of Ahmic Lake at 84B Torii Sunset Road. My family have owned this land for over 100 years. Every view is part of our memory. The Magnetawan description as posted on their website is apt: "***Come spend a day and fall in love exploring our scenic view, ...***" Erecting an almost 200 ft tower quite close to the water near Cedar Croft will be directly in the middle of the most scenic Sunset view on the entire lake... You may note that our address "Torii- Sunset Rd." even reflects that Sunset view. Every evening boats from everywhere cruise up the lake at slow speed to enjoy the incredible beauty of the sunset. The proposed tower will be sticking straight up almost 200 ft. in the middle of it! Obviously, I am guessing that whoever decided this was the spot to place this has not been on the lake and just looked at a map. Apparently there is some town rite-of-way there as a site. I would ask you to PLEASE consider moving this site away from the lake to the west where there are no views... I would prefer that this not be put up at all because it really is just a site for a private company to set up and then be able to charge for their services. However, you should know that no one wants to deprive people of internet access but, there are multiple options now to access the internet at quite reasonable prices, and in the near future towers will be completely obsolete as satellite access is available., even now in Magnetawan. The prices that Netspectrum offer to customers are not cheaper than other companies--over \$50 minimum per month.

I also would like to state that because of the pandemic and the closing of the Canadian border many American property holders have not been able to cross the border and would like to be able to attend meetings in person to be able to voice their opinion. Therefore it would be preferable to postpone this meeting and the decision until the borders are opened. Many property owners are only recently finding out about this. Thank you for your consideration of this request.

Gay Legg  
[gaylegg@gmail.com](mailto:gaylegg@gmail.com)

Geoffrey Legg :  
Gay Legg.  
Laura Brandt

848 Torii Sunset Road

on deck  
March 17, 2021

**From:** Geoffrey Legg <gglegg@gmail.com>  
**Sent:** March 15, 2021 9:01 PM  
**To:** Laura Brandt  
**Subject:** Proposed location of the Cedar Croft tower

To whom it may concern:

I am writing to express my objection to the proposed location of the Cedar Croft tower outlined in the spectrum brief dated 2/3/2021 (Subject: New 184-Foot Tower Installation for Fixed Wireless Internet Service).

I believe this project deserves further consideration for the following reasons:

- Impact to the beauty of the landscape: The views from the waterway will be undesirably changed. The location deserves input from the community. What were the alternative locations considered?
- Proximity to the water: Unreasonably close to the water at one the narrowest and well-traveled sections of the lake. This tower will cast a shadow across the lake.
- Is this tower needed? The internet at our cabin, which is approximately a mile from this site, is reliable and affordable.
- Is this the best solution for the community? The technological advancements of low earth orbit satellites, SpaceX Starlink (currently available in beta on the lake) is comparative in cost and service. Other competitors project to have similar functionality on line in the coming years.
- How long will this tower serve its intended purpose in the rapidly changing world? What future usage thresholds serve as indicators for its eventual removal?
- Who will pay for the eventual removal when this becomes obsolete technology? How will the tower come down and when? What is the process of review? The only thing worse than an eyesore that impacts the natural beauty of the lake, is an obsolete and unused eyesore.
- How will the tower impact the ecosystem and wildlife?
- Concern over the proposal's unawareness to air travel on the lake. Amphibious planes land on the lake many times each week during the summer and approach/taxi over this site. It should be assumed that lights would be required, further polluting the night sky. (*Aviation Obstruction Marking: If possible, Spectrum Telecom Group proposes not to equip the tower with white, red, or flashing aviation obstruction lighting as the structure likely does not pose a significant threat to aircraft navigation in the area. However, Spectrum Telecom Group will conform to any aeronautical safety requirements that may be mandated by Transport Canada or NAV Canada. Typically, lighting or paint marking scheme is not required on smaller towers such as the one proposed unless it's located close to an aerodrome*)

Thank you for your time and consideration.

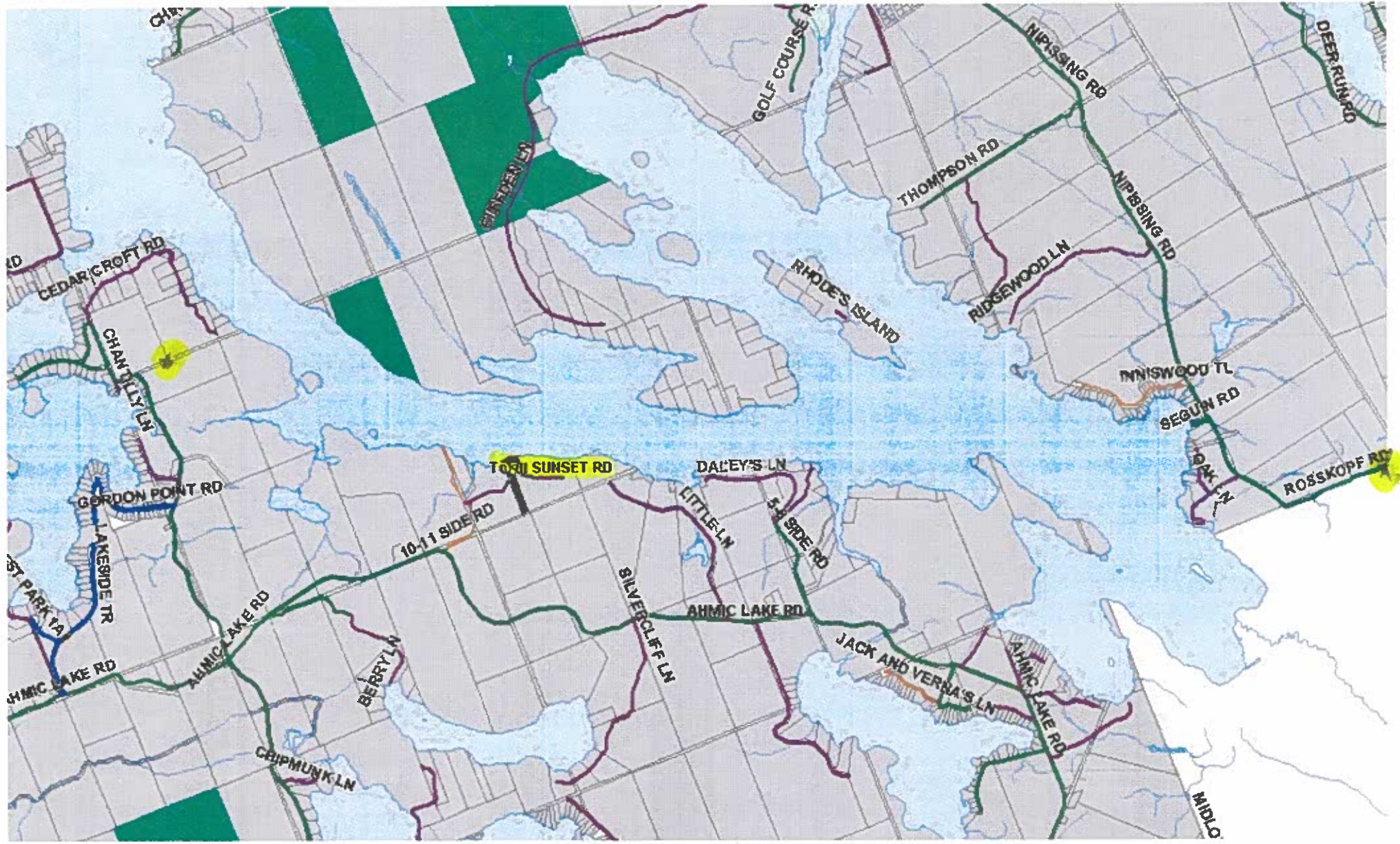
Sincerely, Geoffrey Legg

Latitude: 45.62822205853405

Longitude: -79.68088537105365



Geoffrey Legg : Gay Legg  
on deck March 17, 2021



10 Ahmic Lake North Unit shore

Ted McKenna

Laura Brandt

on desk

March 17, 2021

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**From:** Ted McKenna <tedmckenna@me.com>  
**Sent:** March 16, 2021 3:38 AM  
**To:** Laura Brandt  
**Subject:** Cedar Croft tower

To whom it may concern,

I am a seasonal resident of Ahmic Lake. I have concerns about the proposed Cedar Croft tower site placement. I believe the technology that is proposed to be used on this tower will become antiquated within the next 5 years, and nothing with so short a timeframe is worth disrupting the beautiful views on both Ahmic and Beaver lakes for years to come.

I realise the official timeframe for voicing concerns has passed but I hope mine may be included for the record.

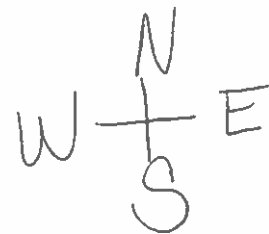
Thank you,

-Ted



Ted McKenna 10 Ahmic Lake North Unit Shore

on desk  
March 17, 2021



338A & 338B Cedar Creek Road

On deck

Don Fleming

Sarah Fleming (included in  
consultation report)

March 17, 2021

Hi Laura,

Thank you for accepting my questions for the Wednesday, March 17<sup>th</sup> public meeting concerning the three Ahmic Lake communication towers.

### 1. Who proposed having these towers located on Ahmic Lake?

**Spectrum Answer:** The proposal was originally initiated by the Municipality of Magnetawan by responding to a request for expressions of interest (EOI) that were issued to interested communities by CENG, a funding organization. The Municipality was given an opportunity to submit its proposal to have the underserved area of Ahmic Lake considered as the host community. At the end of CENG's selection process, Magnetawan's proposal was selected to be funded by CENG.

At about the same time, Spectrum Telecom Group was invited to submit a similar EOI document and also a response to a request-for-solution (RFS) that would provide enhanced Internet service to the area. Spectrum Group's proposal was selected as the preferred technical solution to move forward.

**Municipality Answer:** The Municipality submitted an Expression of Interest (EOI) to CENG's Internet Broadband Project #3. The Expression of Interest was submitted as the whole Municipality and not as a specific area of the Municipality. The Municipality was awarded the project out of 15 community applications. A requirement of the grant is that it must extend broadband access across a large waterbody within the Municipality. Therefore, CENG has chosen the Ahmic Lake/Ahmic Harbour for the installation of the towers. It should be noted that the Municipality does not incur any costs for this project and that the cost of the installation of the towers is fully funded by CENG and Spectrum Group.

### 2. Why is the Magnetawan Council not following their official plan related to communication towers which states that Council will require public consultation and consideration of the visual impacts of communication towers prior to such facilities being located in the Municipality and that the towers should avoid locations that are visually prominent from lakeshore areas and areas that have historic or cultural significance?

**Spectrum Answer:** The Municipality would be in the best position to answer questions about their official plan. It would be our opinion that if the Municipality is considering approving the technical solution, it will be done provided it is in the best interests of the community as a whole.

**Planners Answer:** Section 6.8 of the Official Plan contains policies that apply to communication towers and Section 6.8 states:

While recognizing the authority of the Federal government with respect to communication facilities, Council will require public consultation and consideration of the visual impacts of communication towers prior to such facilities being located in the Municipality. Communication towers should avoid location that are visually prominent from lakeshore areas and areas that have historic or cultural significance.

In accordance with this policy, a public consultation meeting is being held and comments such as the above are appreciated. In accordance with this policy, as part of the review process, Council will consider the potential visual impacts associated with the proposed towers as they may relate to lakeshore areas and areas with historic or cultural significance. It is noted that all

of the towers are well setback from the shores of the lake and two of the Towers are located within the Rural designation of the Official Plan.

**3. How is placing an unsightly tower right beside the waterway helping to preserve the beauty of the landscape? Lights on the towers will further detract from the beauty of the landscape. The official plan of Magnetawan states that Council will encourage the preservation of the Magnetawan Waterway and the Nipissing Road to promote the history of the area and attract additional investment in tourism in the region; and Council will require a heritage impact assessment to be conducted by a qualified professional whenever a development has the potential to impact a cultural heritage landscape. When does this take place in this process?**

**Spectrum Answer:** It is Spectrum Group's opinion that this proposal does not detract from Council's intentions to foster the preservation of the waterway and Nipissing Road. In fact, Spectrum Group has installed several Internet distribution towers in areas very similar to Ahmic Lake. Examples are Nipissing South Shore resort area (4 towers installed), Pickerel Lake, and Three Mile Lake in Armour Township.

With regard to the Nipissing Lake Road, two towers were installed for Internet distribution at along the Nipissing development road at Commanda and Alsace.

Unfortunately, any kind of development of land, and the establishment of the infrastructure to support it, does have some level of impact. Over the past ten years or so, Internet services have become essential for most people.

**Planners Answer:** Section 4.13 of the Official Plan contains policies that pertain to cultural heritage. The shores of Ahmic Lake have not been identified as a cultural heritage landscape, however, Council should consider whether proposed towers will have an in appropriate impact on the Magnetawan Waterway.

It is noted that the proposed Towers do not require Planning Act approval and as a result, are not considered "development" in the context of the Municipality's Official Plan. As a result, there is no Official Plan requirement for a cultural heritage impact assessment to be completed.

**4. Why have the Ahmic Lake Cottagers Association and Neighick-Croft Association not been consulted? These associations are a very important part of the community and history of our lakes and represent a very large number of the cottagers and should be respected. The official notification for the proposal rightfully went to the property owners that are adjacent to the towers but the impact is on all cottagers.**

**Spectrum Answer:** For the public consultation, Spectrum Group has followed the process outlined by the Municipality and that process is based on Industry Canada's guidelines for public consultation as it relates to radiocommunications antenna systems.

**5. Why are the towers not located along the Ahmic Lake Road which would be beneficial to both the permanent and seasonal residences?**

**Spectrum Answer:** The proposal was focused on the Ahmic Lake area being a waterfront community. The towers were placed in key locations on the Lake area so as to provide optimal coverage. The location and height of the tower was designed to provide optimal coverage to

residents and to minimize terrain clearance for distribution and backhaul facilities. So, getting the antennas above the tree line is an important consideration.

**6. Could we please have accurate renderings of the three towers from the perspective of being on the waters of Ahmic Lake near each tower? The images contained in the proposal have no relevance or accuracy to the impact on the different areas of Ahmic Lake. There is a sense of pride in the beauty of Ahmic Lake. The people who have been on the lake for generations do their best to make things blend into the environment so that most cottages and boathouses are not noticeable. People should have the opportunity to see what it will look like with the towers in order to make an informed decision with better renderings.**

**Spectrum Answer:** The Industry Canada process likes proponents to have renderings sent out with the notification letters so that the public can get an idea what the tower would look like on the landscape. In this case, an unaltered picture of an actual tower located along a rural road in Chisholm Township was included. The second image is of the tree line at Ahmic harbour which gives a good idea of what the tower would look like on the landscape. Also attached is a profile drawing of the tower. We believe these images do provide a good idea of what the tower would look like.

**7. Will a survey be sent out to all residents in the area that the project is targeting, both permanent and seasonal, to determine what the needs actually are and where there are drops in service? Our location beside the proposed Cedar Croft tower already has great service, yet near Little Lane it is terrible. Perhaps a better location for the middle tower would be on the Ahmic Lake Road east of the 15/16 Side Road / Cedar Croft Road.**

**Spectrum Answer:** Spectrum Group does not differentiate between seasonal and permanent residents and surveys will not be sent out. However, area residents will likely be advised in some form when the services become available. Anyone in the established service area wishing to subscribe to the service can call our customer care group in to have their location assessed to see if it's likely to receive service.

**8. Will it be safe to not have lighted towers? A number of airplanes land on Ahmic Lake and a nearby air strip that has been in use for over 40 years. This air strip is very close to the proposed Cedar Croft tower. For safety this is another reason why it would be beneficial to have the towers further away from the lake, such as along the Ahmic Lake Road. Will people have an opportunity to communicate their thoughts about the location once more updated information is available such as confirmation as to whether or not lights would be installed?**

**Spectrum Answer:** To address the issue of having the tower marked with aero obstruction lighting, Spectrum Group will have the towers assessed by Transport Canada to see if they should be equipped with obstruction lights or not. We prefer not to light them for obvious reasons but if it is mandated for aircraft safety, we will have them lit. Once the sites are approved by the Municipality, the aero assessment forms will be sent in.

We cannot predict in advance what Transport Canada is likely to mandate. Some of our towers in the 250 to 300-foot range did not have to be lit. On the other hand, we have been instructed to light smaller towers in some situations.



Sarah + Don Fleming 338A ÷ 338B Cedar Croft Road.

on desk  
March 17, 2021

Sarah Fleming included in consultation Report

N  
W + E  
S

648 Clifden lane .

on desk March 17, 2021.

**Laura Brandt**

Edmund Seibels

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**From:** Edmund Seibels <Eseibels@outlook.com>  
**Sent:** March 15, 2021 10:00 AM  
**To:** consultation@spectrumtelecom.ca; Laura Brandt  
**Subject:** AHMIC PROPOSED INTERNET TOWER PROJECT

I am a cottage owner on Ahmic Lake and I am writing to offer conditional support for the tower project. The language relating to Aviation Obstruction Marking (7) is not definitive. If this were made absolute, so that there could be certainty that there would be no lights attached; then I would fully support the project.

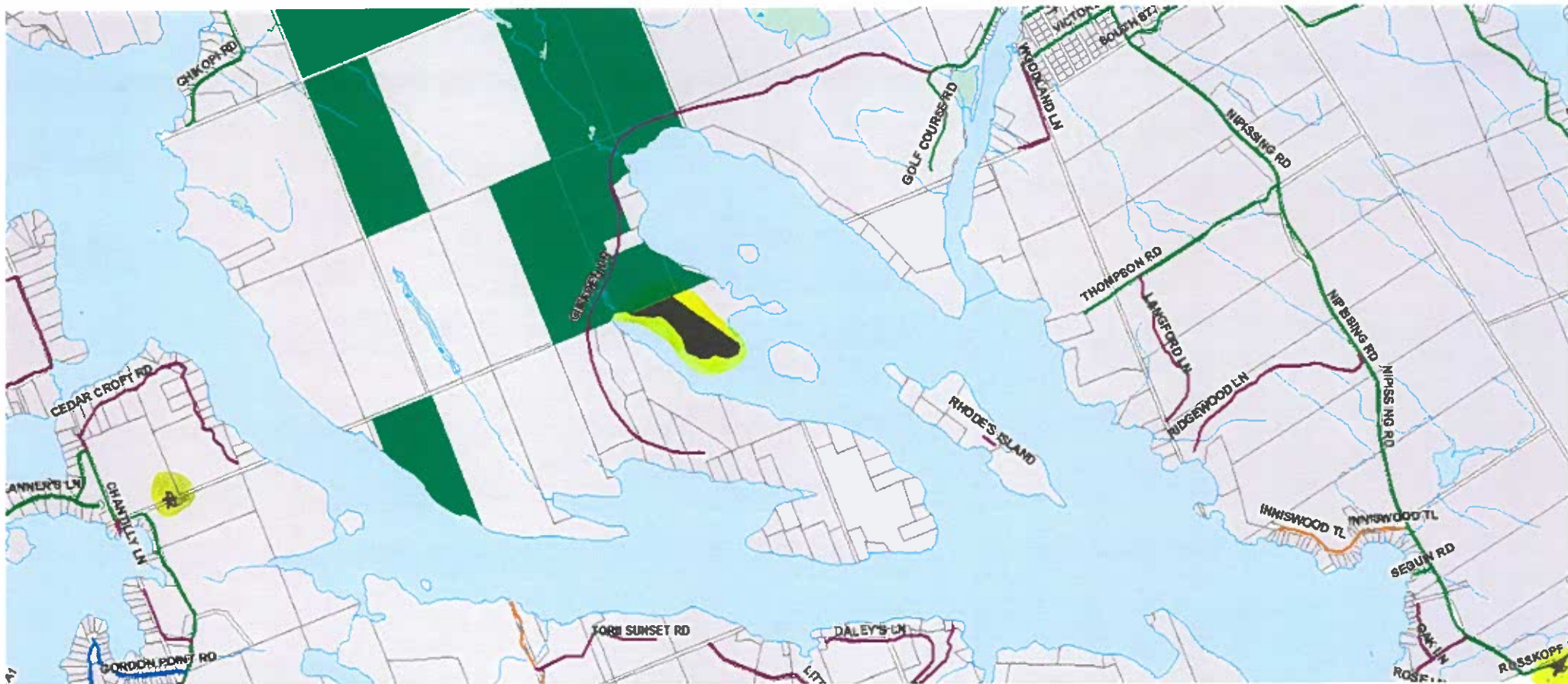
I know that making this commitment may require a lower, less effective tower, but that seems a reasonable compromise. We do not need to increase light pollution, especially blinking lights, on Ahmic Lake.

Sincerely,

Edmund Seibels

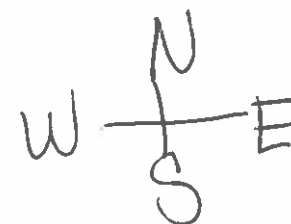
Magnetawan, On POA1P0

Sent from my iPad



on desk  
March 17, 2021

648 Cliffden Lane.  
Edmund Seibels



Viktor Buzora included in consultation report

on deck  
March 17, 2021

**Laura Brandt**

893 Nipissing Road South.

**From:** Wayne Lynch <wlynch@spectrumtelecom.ca>  
**Sent:** March 16, 2021 8:23 AM  
**To:** Laura Brandt  
**Cc:** Kerstin Vroom  
**Subject:** FW: New Client Reply - [!1133]: new towers in Magnetawan Township, ON

Hi Laura,

Below is a copy of a follow-up message I received from Viktor Buzora. I won't have time to respond for a day or two but thought I would forward it in case you weren't copied.

I do have a brief comment about his statement about RF exposure. The Safety Code 6 calculation I sent him previously was based on a site with equipment we use to distribute Internet services. I have no idea what he found online that refers to a 400 meter distance to the beginning of the "safe zone". This has no relevance in this particular situation as there is no unsafe zone. As stated in the notification letter, RF exposure on the ground is calculated to be less than 1 percent of the maximum specified in Safety Code 6 and diminishes rapidly with distance away from the tower.

Wayne

**From:** Viktor Buzora <consultation@spectrumtelecom.ca>  
**Sent:** March 15, 2021 6:20 PM  
**To:** Wayne Lynch <wlynch@spectrumtelecom.ca>  
**Subject:** New Client Reply - [!1133]: new towers in Magnetawan Township, ON

New Client Reply: new towers in Magnetawan Township, ON

Hello Mr. Lynch.

Thank you for your thorough response! Regarding the graph you sent me, the ones I found online showed 400 m distance to be the beginning of the "safe zone" to live from a tower. I wonder what the reason for the different data that I found vs the one you provided?! I am not questioning your information but I would like to learn what I have missed! At last, one more question regarding the design of the tower, is it an option to install one that is an imitation of a white pine, like they have done it many other places in scenic areas? Thank you, Viktor Buzora  
Sent from my iPhone

On Mar 10, 2021, at 4:28 PM, Wayne Lynch (NBY-Admin) wrote:

Hello Mr. Buzora,

This is in response to your email message of March 10, 2021 in which you expressed concerns about our proposal to establish a tower mast that will extend Internet services to area residents. First of all, I do appreciate your desire to keep the landscape looking as natural as possible and I think the municipality shares the same sentiment. However, I do know improving the availability of Internet services in the community is one of the municipality's highest priorities. Unfortunately, any kind of development of land, and the establishment of the infrastructure to support it, does have some level of impact. Over the past ten years or so, Internet services have become essential for most people.

As stated in the notification letter, we do attest to the fact that the tower will not expose the public to any harmful levels of RF (EMF) exposure. As stated, in the letter, the RF energy level experienced by an individual standing at the base of the tower will be about one percent of the maximum level recommended by Health Canada's Safety Code 6 and this diminishes exponentially with distance from the tower base. In fact, the energy transmitted by the proposed Internet station is only about 3 percent of that which is transmitted by a 4G cellular tower. And based on available scientific evidence, there are no

health risks from exposure to the low levels of radiofrequency EMF which people are exposed to from cell phones and cellular towers. To put this into better perspective, because its pressed against the face while in use, the amount of RF energy received by an individual using a cell phone device is very close to the maximum allowable by Safety Code 6, yet we are comfortable using them.

Attached is a Safety Code 6 calculation report for a similar tower we are currently operating near Sundridge. This tower is equipped with more equipment than the Rosskoph tower will be, but it gives you a good idea what the RF power density will be on the ground. The Sundridge tower is equipped with 8 distribution antennas; they are numbered 1 to 8 on the summary page. The Rosskoph tower will be equipped with just 4 distribution antennas. The Sundridge tower is also equipped with 6 backhaul antennas numbered 9 thru 14. The Rosskoph tower will be equipped with only two. At the Sundridge tower, the power density on the ground will be only 0.45 percent of the Safety Code 6 limit and that level would be experienced at a distance of 56.7 meters from the tower's base.

It is good that you are happy with the Starlink service. However, many people do not feel that satellite based services meet their needs. If satellite type services were seen as being so advanced, you would start to see it replacing basic phone and mobile services. We work with satellite phones and we know they certainly have their limitations as do satellite Internet services.

I hope this helps to address your concerns. Although you may not agree with all the points I raise, I will be sure to forward your comments to Council in my report as they have the final say as to whether the sites will be approved.

Wayne Lynch  
Project Admin.  
Spectrum Telecom Group

#### Ticket Details

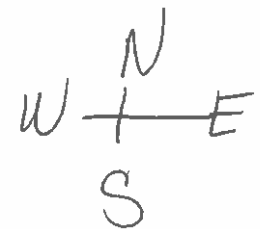
Ticket ID: 1133  
Department: Public Consultation  
Priority: Medium  
Status: Open

Ticket Details Ticket ID: 1133  
Department: Public Consultation  
Priority: Medium  
Status: [Open](#)  
Link: [Click Here](#)



Viktor Buzora included in  
consultation report .

On desk March  
17, 2021



Viktor Buzora  
included in consultation report 893 Nipissing Rd South  
Laura Brandt  
on desk  
March 17, 2021

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**From:** Wayne Lynch (NBY-Admin) <consultation@spectrumtelecom.ca>  
**Sent:** March 17, 2021 9:29 AM  
**To:** north-cape@hotmail.com  
**Cc:** Laura Brandt  
**Subject:** [#1133]: new towers in Magnetawan Township, ON

Hello Mr. Buzora,

This is in response to your last message where you asked additional questions about the Internet towers proposed for your area.

You stated that you found some type of RF exposure calculations online that "showed a 400 m distance to the beginning of the safe zone". First of all, I have no idea what type of system or report you were looking at online or who prepared it, so I can't really comment about its details. Having said that, it does not appear to be applicable in this situation. As I indicated, the power levels of the proposed system are low and do not subject the public to any harmful levels of exposure. So in that sense, anywhere around the tower is a "safe zone". Consequently, there is no "unsafe zone".

You also asked a question about using an imitation pine tree tower. These are often referred to as disguised monopole/antenna masts. We would not use these for the project. While they are sometimes used for smaller antenna masts, they are impractical for use on this project for the following reasons.

- They are very expensive, particularly for masts around 60 feet or more. They would not fit the project budget and funding allocations.
- These monopoles have fake limbs and foliage made of fiberglass and plastic and require much more maintenance and can be unsafe in high winds or storms, especially as they deteriorate over time.
- They are also difficult to climb for maintaining and repairing equipment on the tower. A technician must be tethered while climbing the tower, and maneuvering around the fake tree limbs and foliage can be very difficult and unsafe without the use of a huge bucket truck.
- Lastly, they really don't fool anyone when an antenna mast extends significantly above the tree line. The fake foliage actually attracts attention because has a significantly increased visual profile. Some of these disguised tree/antenna masts actually look ridiculous on the landscape.

Hope that helps answer your questions.

Regards,

Wayne Lynch  
Project Admin.  
Spectrum Telecom Group

Ticket Details  
Ticket ID: 1133  
Department: Public Consultation  
Priority: Medium  
Status: Open

Patty West 130 Daley's Lane

On desk  
March 17, 2021

**Laura Brandt**

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**From:** Patty West <pdwest1@gmail.com>  
**Sent:** March 16, 2021 9:03 PM  
**To:** Laura Brandt  
**Subject:** Cell tower on Ahmic Lake

Dear Magnetawan Clerk and policy makers:

My family has been a property owner since 2001, when we bought Pahana Point on Daley's Lane from my husbands' family who had owned it for 50 years before that. We have the most wonderful view of the sunset and spend much of our time in the evenings enjoying it. It has just come to our attention that NetSpectrum is proposing a 200 ft cell tower directly in our sight line of the sunset, and directly in our sight ALL the time. We understand this tower is for a private company that won't do anything to improve life in the wonderful city of Magnetawan, and be a eye sore for all of us who spend summers on the lake. As Americans, we were unable to enjoy our cabin this last summer and no doubt this is partly why we are just learning of this atrocity. Is there anyway to stop this tower from going up in this location? Perhaps consider placing it off the lake in a less noticeable location? At least give those of us who love Magnetawan and Ahmic Lake a chance to voice our opinions?

Thank you for taking the time to hear my opinion. I feel certain most all of us who have cabins on the lake will feel the same way and I hope you will consider an alternate location for this tower.

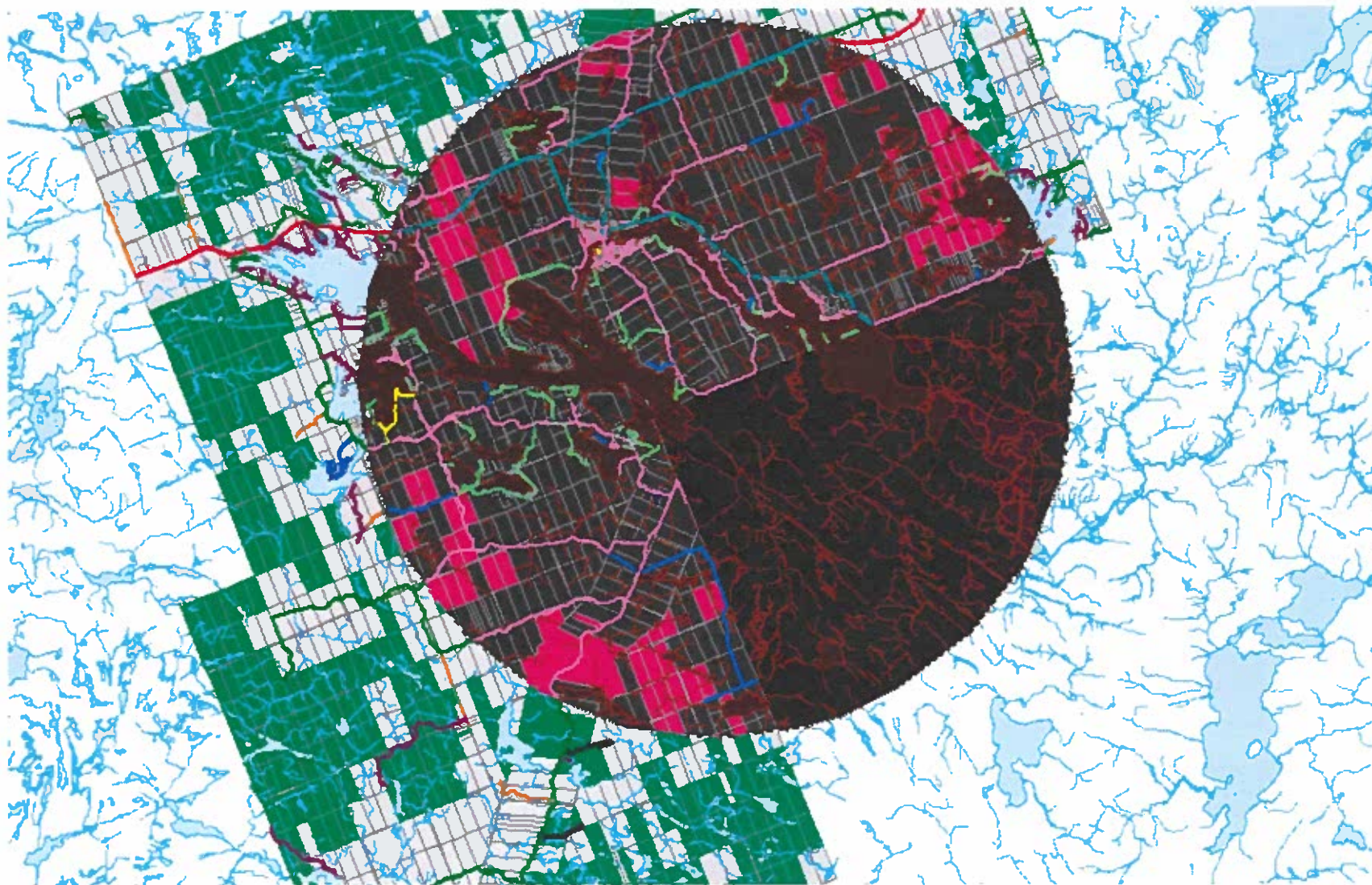
Patty West  
Pahana Point  
Magnetawan, ONT

411 Duff Lane  
Louisville, KY 40207  
USA



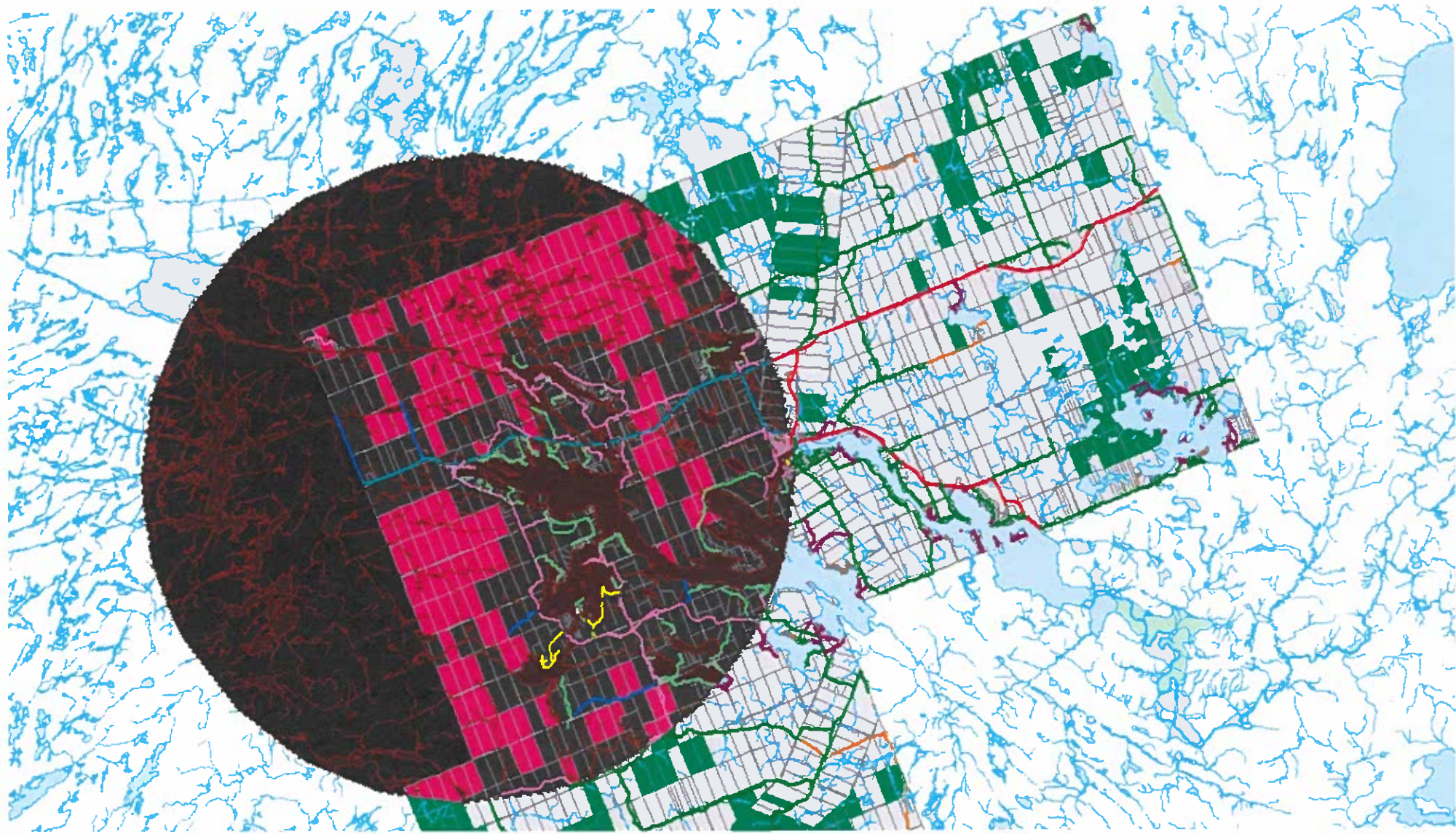
on desk March 17, 2021      Patty West      130 Daley's Lane

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ROSSKOPF Tower 10km Radius  
2332 parcels plus Ryerson

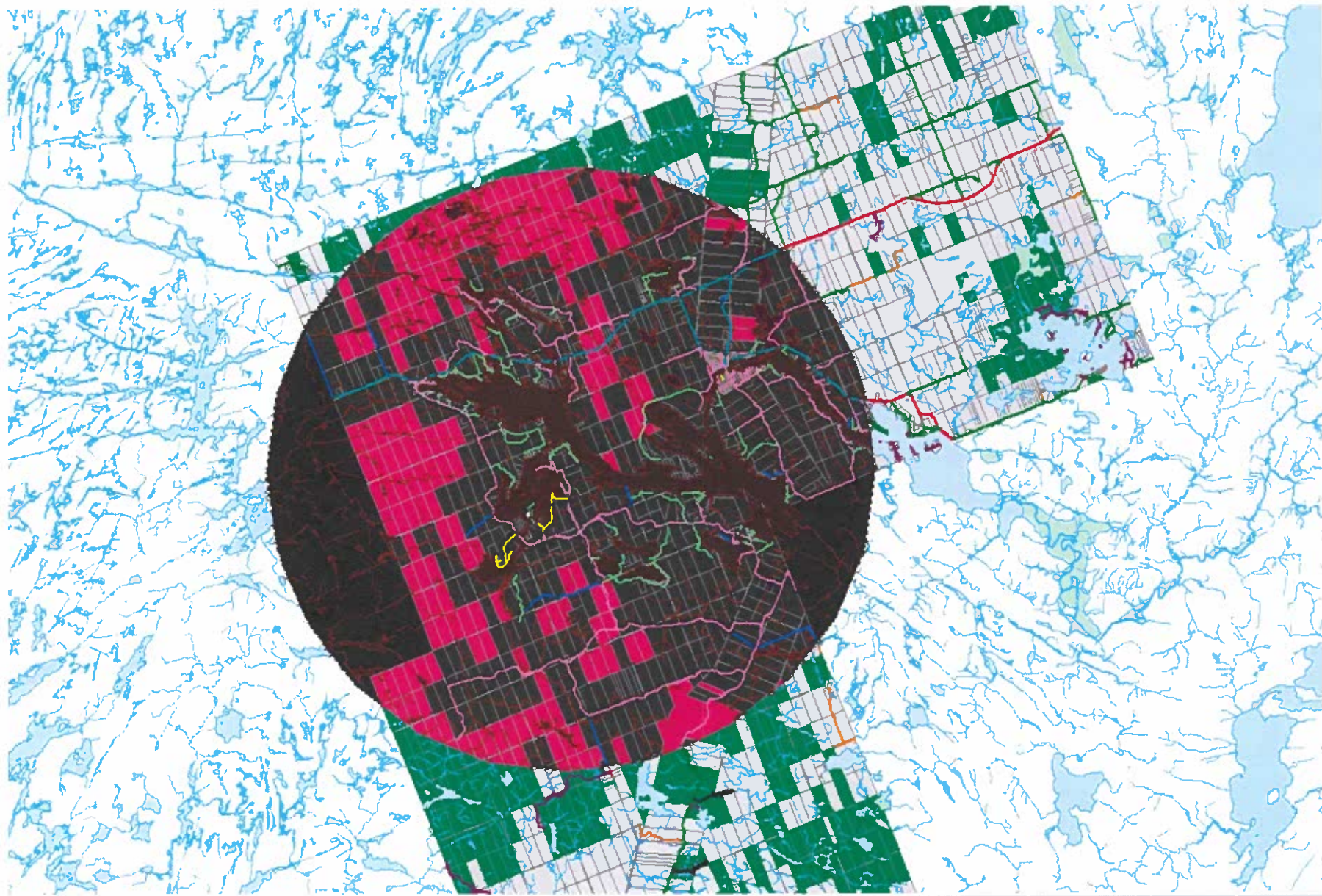
on desk  
March 17, 2021.



Ahmic Harbour 10km Radius  
1737 Parcels plus Whitestone

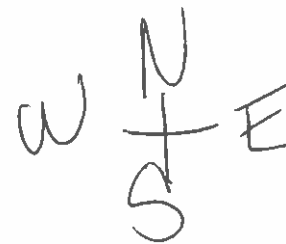
on disk  
March 17, 2021





CEDAR CROFT TOWER 10 Km Radius

2484 parcels.  
plus whitestone and Ryerson



on desk  
March 17, 2021