



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

**Wednesday, April 16, 2025**

**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

### **DEPUTATION**

- 10       Justin Bellon - Increasing Occupancy by 2, 12 Year Old Children

### **DOCKS ON UNOPENED ROAD ALLOWANCES/MUNICIPAL LAND POLICY**

- 12       \*Elizabeth White/Andrew Czernik - Docks on Unopened Road Allowances
- 19       \*Kevin Anyan, Scouts Canada - 24X24 3-Slip Dock on the Unopened Road Allowance on Lake Cecebe
- 22       \*Justin Wasielewski, Cecebe Waterways Association (CWA)- Docks on Unopened Road Allowances  
            Municipally Owned
- 24       \*DRAFT Docks on Unopened Road Allowances/Municipal Lands Policy & Public Comments

### **PLANNING ACT MEETING**

- 46       Zoning By-law Application - Tot - CON 9 LOT 21
- 61       Zoning By-law Application - Woodruff - CON 10 PT LOT 24 & 25
- 80       Zoning By-law Housekeeping Amendment Entire Municipality

### **STAFF QUARTERLY REPORTS**

- 98       Report from Fire Chief Derek Young
- 100      Report from By-law Enforcement Officer Jason Newman
- 102      Report from Chief Building Official Tyler Irwin
- 104      Report from Public Works Superintendent Scott Edwards
- 106      Report from Parks and Maintenance Manager Steve Robinson
- 107      Report from Deputy Clerk Erica Kellogg
- 109      Report from Deputy Clerk Laura Brandt

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

- 112      2.1      Consent Agreement (Limited Services Agreement) - Herrnstein - CON 4 LOT 13
- 117      2.2      Patti Paul, Farmers Market Rent Reduction Request
- 119      2.3      Donation Request Magnetawan Agricultural Society Fall Fair
- 121      2.4      Donation Request Near North Crime Stoppers Golf Tournament
- 123      2.5      Parry Sound Area Community Business & Development Centre Request for Funding & 2024  
            Financial Statements
- 147      2.6      Board Appointment EMS Advisory Committee
- 150      2.7      District of Parry Sound Municipal Association 2025 Spring Meeting May 23, 2025
- 152      2.8      DRAFT Motion Fire Protection Grant (2024-2025)

- 155 2.9 DRAFT Adopt a Code of Conduct for Building Officials
- 157 2.10 DRAFT Open Air Burning
- 171 2.11 DRAFT Set Tax Ratios for Municipal Purposes and Levy the Rates of Taxation for the Year 2025

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

- 175 3.1 Magnetawan Economic Tourism Committee (METC) Minutes March 26, 2025
- 177 3.2 Almaguin Highlands Health Centre (AHHC) Minutes April 3, 2025

#### **CORRESPONDENCE**

- 180 4.1 Bruce County Enabling a Municipal Response to Tariffs
- 182 4.2 District of Parry Sound Social Services Administration Board (DSSAB) Action-Orientated Encampment Response Plan
- 184 4.3 FONOM Ministry of Transportation Approach with Northern Municipalities
- 185 4.4 OPP MPB Financial Services Unit (OPP) 2025 Court Security and Prisoner Transportation Grant Update
- 186 4.5 Thank You Letter Magnetawan Public Library
- 187 4.6 Successful Outcome of ParticipACTION Grant
- 189 4.7 Municipal Office & Landfill Easter Closure Poster
- 190 4.8 Call for Artists Poster
- 191 4.9 Call for Concession Stand Operators Poster
- 192 4.10 Music in the Park Poster
- 193 4.11 1st Annual Magnetawan Leekfest Poster
- 194 4.12 ICYMI Council Highlights March 26, 2025

#### **ACCOUNTS**

- 195 5.1 Accounts in the amount of \$504,569.51

#### **BY-LAWS**

- 209 6.1 Zoning By-law - Tot - CON 9 LOT 21
- 211 6.2 Zoning By-law - Woodruff - CON 10 PT LOT 24 & 25
- 213 6.3 Zoning By-law Housekeeping Amendment
- 218 6.4 Consent Agreement (Limited Services Agreement) - Herrnstein - CON 4 LOT 13
- 223 6.5 Adopt a Code of Conduct for Building Officials
- 225 6.6 Open Air Burning
- 239 6.7 Set Tax Ratios for Municipal Purposes and Levy the Rates of Taxation for the Year 2025

#### **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, including municipal or local board employees
- (c) a proposed or pending acquisition or disposition of land

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

- 243 7.1 Confirm the Proceedings of Council and Adjourn



**COUNCIL MEETING MINUTES**  
**April 04, 2025**  
**10:00 am**

The meeting of the Council of the Corporation of the Municipality of Magnetawan was held at the Magnetawan Community Centre on Wednesday April 4, 2025, with the following present:

Mayor Sam Dunnett  
Deputy Mayor John Hetherington  
Councillor Bill Bishop  
Councillor Jon Hind  
Councillor Brad Kneller

Staff: CAO/Clerk Kerstin Vroom, Treasurer Stephanie Lewin, Public Works Superintendent, Scott Edwards, Parks and Maintenance Manager Steve Robinson and Deputy Clerk Recreation and Communications Laura Brandt were present for the entire meeting.

**OPENING BUSINESS**

**1.1 Call to Order**

The meeting was called to order at 10:00 a.m.

**1.2 Adoption of the Agenda**

*RESOLUTION 2025-82 Hetherington-Bishop*

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan adopts the agenda as presented.*

*Carried.*

**1.3 Disclosure of Pecuniary Interest**

Mayor Sam 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.

## 2.1 Draft Budget #2

### Memo from Treasurer

Reserves and Reserves Funds

### Draft #2 Municipal Budget Narrative

*RESOLUTION 2025-83 Kneller-Hetherington*

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan directs Staff to finalize the 2025 budget as directed and to prepare the By-law to set and levy the rates of taxation for passing at the April 16, 2025 meeting;*

*AND FURTHER Council thanks Staff for their good work on preparing the 2025 budget.*

*Recorded Vote Called by Councillor Bill Bishop*

*Bill Bishop*

*Nay*

*Deputy Mayor John Hetherington*

*Yea*

*Jon Hind*

*Nay*

*Brad Kneller*

*Yea*

*Mayor Sam Dunnett*

*Yea*

*Carried.*

## 3.1 Adjournment

*RESOLUTION 2025-84 Hetherington-Bishop*

*BE IT RESOLVED, by the Council of the Municipality of Magnetawan that this 2025 Draft Budget #2 meeting is now adjourned at 11:20 am to meet again for the regular meeting of Council on Wednesday, April 16, 2025 at 1:00 pm.*

*Carried.*

Approved by:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk





## **COUNCIL MEETING MINUTES**

**March 26, 2025**

**1:00 pm**

The meeting of the Council of the Corporation of the Municipality of Magnetawan was held at the Magnetawan Community Centre on Wednesday March 26, 2025, with the following present:

Mayor Sam Dunnett  
Deputy Mayor John Hetherington  
Councillor Bill Bishop  
Councillor Jon Hind  
Councillor Brad Kneller

Staff: CAO/Clerk Kerstin Vroom, and Deputy Clerk Recreation and Communications Laura Brandt, were present for the entire meeting. Public Works Superintendent Scott Edwards, Chief Building Official Tyler Irwin, and Deputy Clerk Planning and Development Erica Kellogg 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 2025-67 Hetherington-Bishop*

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan adopts the agenda as presented.*

*Carried.*

#### **1.3 Disclosure of Pecuniary Interest**

Mayor Sam 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 2025-68 Kneller-Hetherington*

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan adopts the minutes of the Council meetings on March 5, 2025, and March 19, 2025, as copied and circulated.*

*Carried.*

## **DEPUTATION**

### **Justin Bellon – Increasing our STR Cottage Capacity by 2 Children Under 12**

**RESOLUTION 2025-69 Hetherington-Bishop**

*WHEREAS the Council of the Municipality of Magnetawan passed Bylaw 2023-54 to Licence and Regulate the Use of Short-term Accommodation Properties in the Municipality;*

*AND WHEREAS Bellon – 486 East Poverty Bay Road, a licensed STA, has submitted an exemption request from the maximum occupancy of 6 guest to 8 guests, which consists of two families with 2 children under the age of 12;*

*NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Magnetawan approves the exemption request to allow family bookings of 8 guests in 2025 with the following conditions:*

- A letter from the North Bay Mattawa Conservation Authority that they are satisfied that this use is acceptable as the property is not occupied full time, and;*
- Proof of the septic system fully pumped and inspected by a licensed technician to be submitted to the Municipality by October 31, 2025.*

*Carried.*

## **PRESENTATION**

### **Patrick Townes, MHBC Planning – Overview of Proposed Zoning Housekeeping Amendment**

**RESOLUTION 2025-70 Hind-Kneller**

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan thanks Patrick Townes, MHBC for his presentation and receives the report Overview of Proposed Zoning Housekeeping Amendment for information only;*

*AND FURTHER directs Staff to prepare the new Housekeeping By-law as discussed to bring back to a future Public Planning Act meeting for consideration.*

*Carried.*

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

### **2.1 Zoning By-law Application – Herrnstein (Lachance Agent) – CROFT CON 4 PT LOT 13 PCL 699 S/S REM RT MF**

**RESOLUTION 2025-71 Kneller-Hind**

*WHEREAS the Council of the Municipality of Magnetawan receives the report from Patrick Townes and Jamie Robinson, Planners MHBC Zoning By-law Amendment Application 2024-10, Herrnstein (4944 030 00409301);*

*AND WHEREAS the Applicant seeks relief from Zoning By-law No. 2001-26 as amended, Section 3.1 g) iii) to permit the proposed two-storey boathouse being larger in square footage and height and with cooking facilities;*

*AND WHEREAS the Council of the Municipality of Magnetawan Official Plan Section 6.2 requires any development where access is not provided by a Municipally owned or maintained road to enter into a Limited-Service Agreement; and*

*NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Magnetawan: approves the application with the requirement a Limited-Service Agreement be entered into AND the proposed height, the proposed length with guest cabin (without cooking facilities) on the second of the accessory boathouse.*

*Carried.*

## **2.2 2024 Annual Monitoring Reports, Croft Waste Disposal Site & Chapman Waste Disposal Site**

*RESOLUTION 2025-72 Bishop-Hetherington*

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan receives the correspondence 2024 Annual Monitoring Reports, Croft Waste Disposal Site & Chapman Waste Disposal Site for information purposes only.*

*Carried.*

## **2.3 DRAFT Motion Canadian Suppliers Wording**

*RESOLUTION 2025-73 Hetherington-Bishop*

*WHEREAS a trade war involving the United States, Canada, and Mexico began on February 1, 2025, when U.S. president Donald Trump signed orders imposing near-universal tariffs on goods from the two countries entering the United States;*

*AND WHEREAS Premier Ford and the federal government have outlined several ways to address the current relationship with the U.S. at a federal, provincial and local government level;*

*NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality approves the following wording to be included in all RFP's, RFQ's and RFT's "Reference will be given to products and services sourced from Canadian suppliers, producers and manufacturers. If a suitable Canadian source cannot be found, procurement may be extended to suppliers from other countries. All bidders must clearly indicate the country of origin for their product and services. Proof of Canadian sourcing may be required".*

*Carried.*

## **MUNICIPAL BOARD AND COMMITTEE MINUTES**

**3.1 North Bay Parry Sound District Health Unit Board of Health Minutes, January 22, 2025**

**3.2 Town of Parry Sound EMS Advisory Committee Minutes, February 27, 2025**

**3.3 Almaguin Highlands Health Centre 9AHHC] Minutes March 6, 2025**

**3.4 Magnetawan Economic Tourism Committee (METC) Minutes March 6, 2025**

*RESOLUTION 2025-74 Hind-Hetherington*

*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 Sarnia Carbon Tax**

**4.2 Town of Bradford West Gwillimbury Request Landlord Tenant Reforms**

**4.3 OPP MPB Financial Services Unit (OPP) October to December 2024 Detachment Revenues**

**4.4 Thank You Letter Seniors Active Living Fair**

**4.5 MADD Thank You Certificate & Ad**

**4.6 ICYMI Council Highlights March 5, 2025**

**RESOLUTION 2025-75 Kneller-Hetherington**

**BE IT RESOLVED THAT** the Council of the Municipality of Magnetawan receives the correspondence items as copied and circulated;

**AND FURTHER** endorses the following motions:

**4.1 City of Sarnia Carbon Tax**

**4.2 Town of Bradford West Gwillimbury Request Landlord Tenant Reforms**

**Carried.**

**ACCOUNTS**

**5.1 Accounts in the amount of \$322,921.04**

**RESOLUTION 2025-76 Hind-Bishop**

**BE IT RESOLVED THAT** the Council of the Municipality of Magnetawan approves the accounts in the amount of \$322,921.04 as presented.

**Carried.**

**BY-LAWS**

**6.1 Pound Services with the OSPCA**

**6.2 Zoning By-law – Herrnstein (Lachance Agent) – CROFT CON 4 PT LOT 13 PCL 699 S/S REM PT MF**

**RESOLUTION 2025-77 Kneller-Hetherington**

**BE IT RESOLVED THAT** the Council of the Municipality of Magnetawan that the following by-laws are 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:

**6.1 Pound Services with the OSPCA**

**6.2 Zoning By-law Application – Herrnstein (Lachance Agent) – CROFT CON 4 PT LOT 13 PCL 699 S/S REM PT MF**

**Carried.**

**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, including municipal or local board employees**

**(c) a proposed or pending acquisition or disposition of land**

**RESOLUTION 2025-78 Hetherington-Bishop**

**BE IT RESOLVED THAT** the Council of the Municipality of Magnetawan moves to a closed session at 1:50 pm pursuant to 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, including municipal or local board employees**

**(c) a proposed or pending acquisition or disposition of land**

**Carried.**

*RESOLUTION 2025-79 Bishop-Kneller*

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan returns to open session at 3:15 pm.*

*Carried.*

*RESOLUTION 2025-80 Hetherington-Hind*

*WHEREAS the Council of the Municipality of Magnetawan thanks the residents for their nominations for the Ontario Senior of the Year Award 2025;*

*AND WHEREAS Council has carefully considered each nomination and is grateful to have and extends its thanks to all of our super senior volunteers in our community;*

*NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Magnetawan nomination to be forwarded to the Province for the Ontario Senior of the Year Award 2025 is: Dianne O'Connor*

*Carried.*

**CONFIRMING BY-LAW AND ADJOURNMENT**

**7.1 Confirm the Proceedings of Council and Adjourn**

*RESOLUTION 2025-81 Kneller-Bishop*

*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 3:20 pm to meet again on Wednesday April 16, 2025, at 1:00 pm or at the call of the Chair.*

*Carried.*

Approved by:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



### COUNCIL DEPUTATION REQUEST

Any written submissions and background information for consideration by Council must be submitted to the Clerk's office at least 7 (seven) days prior to the set meeting date.

*PLEASE PRINT*

COUNCIL DATE REQUESTED: April 16th 2025 (subject to availability)

SUBJECT: Increasing occupancy by 2, 12 year old children

NAME: Justin Bellon

ADDRESS: 486 East Poverty Bay Road

Magnetawan, ON

P0A 1P0

PHONE: HOME: 416 805 6339 BUSINESS: \_\_\_\_\_

EMAIL ADDRESS: js bellon@hotmail.com

NAME OF GROUP OR PERSON(S) BEING REPRESENTED: (if applicable)

\_\_\_\_\_  
BRIEF STATEMENT OF ISSUE OR PURPOSE OF DEPUTATION (you may attach additional information)

We're looking to increase our maximum occupancy by 2, 12 year old children for our short term rental.

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

Personal information on this form will be used for the purposes of sending correspondence relating to matters before Council. Your name, address, comments, and any other personal information, is collected and maintained for the purpose of creating a record that is available to the general public in a hard copy format and on the internet in an electronic format pursuant to Section 27 of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Clerk's office at [clerk@magnetawan.com](mailto:clerk@magnetawan.com) or 705 387 3947

Submission of this form does not automatically guarantee you will be granted a deputation. The Clerk will notify you of the date and time for your deputation.

# **Municipality of Magnetawan**

4304 Hwy #520, P.O. Box 70  
Magnetawan, ON, CA

April 8, 2025

Dear Mayor Dunnett and Magnetawan Council Members,

I hope this message finds you well. I am writing once again to request the council's consideration in increasing the maximum occupancy of our legally licensed short-term rental (license #2025 - 09) from 6 to 8 guests. This adjustment would allow us to accommodate two families, aligning with our goal of providing a family-friendly rental experience.

As mentioned during my previous deputation, I reached out to the North Bay Mattawa Conservation Authority regarding the use of our septic system for 8 individuals, rather than the current limit of 6. Unfortunately, they have declined to provide a letter confirming that this increase is acceptable under their guidelines.

Regarding the inspection and maintenance of the septic system, I have arranged for a licensed technician to pump and inspect the system at the end of this month. This proactive measure ensures that the system remains in optimal condition and well-maintained.

I understand and respect the municipality's desire to ensure that all legal short-term rentals operate smoothly and safely, and I remain fully committed to this goal. In light of this, I respectfully ask the council to accept my proposal of having the septic system pumped and inspected by a licensed technician as part of our annual license renewal process, following each summer season. This would provide ongoing assurance that the system is well-maintained, while allowing us to accommodate two families.

Additionally, if the municipality requires further assurance, I am willing to have the septic system inspected and pumped twice annually to guarantee no issues arise.

I am confident that this solution is fair and reasonable for both our family and the municipality. I trust that you will consider our proposal thoughtfully and I appreciate your attention to this matter.

Thank you for your time and consideration.

Sincerely,

Justin Bellon



### **COUNCIL DEPUTATION REQUEST**

Any written submissions and background information for consideration by Council must be submitted to the Clerk's office at least 7 (seven) days prior to the set meeting date.

**PLEASE PRINT**

COUNCIL DATE REQUESTED: April 16, 2025 (subject to availability)

SUBJECT: Docks on unopened road allowances

NAME: Elizabeth White and Andrew Czernik

ADDRESS: 316 Chapman Dr

PHONE: HOME: 416 434 0096 BUSINESS: \_\_\_\_\_

EMAIL ADDRESS: white.elizabeth0@gmail.com

NAME OF GROUP OR PERSON(S) BEING REPRESENTED: (if applicable)

N/A

BRIEF STATEMENT OF ISSUE OR PURPOSE OF DEPUTATION (you may attach additional information)

**Attached please see our submission. Thank you**

Please add this list of signatories to our submission.

Nancy White	Catherine White
Jane and John Wasielewski	Ted White
Clyde and Judy Schipper	Shirley and Larry Hurtubise
Henry White	Mark Allan
Katherine Czernik	Rachel Sullivan

Personal information on this form will be used for the purposes of sending correspondence relating to matters before Council. Your name, address, comments, and any other personal information, is collected and maintained for the purpose of creating a record that is available to the general public in a hard copy format and on the internet in an electronic format pursuant to Section 27 of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Clerk's office at [clerk@magnetawan.com](mailto:clerk@magnetawan.com) or 705 387 3947

Submission of this form does not automatically guarantee you will be granted a deputation. The Clerk will notify you of the date and time for your deputation.



## **Submission to Council concerning Licensing agreements and the Procedure for the Placement of Docks on Unopened Road Allowances**

The municipality proposes a licensing arrangement to allow the placement of public docks; privately built, maintained, insured and subject to seasonal placement by the builder on unopened shore road allowances.

There are more than a dozen such locations on Cecebe alone within the township. There are many more within the rest of Magnetawan. If many of these became the location of 'public' docks, the liability risk to the township would increase significantly as noted in our submission of January 2025. Lacking municipal supervision, the risk of injury to members of the public accessing the dock is real. Regardless of signage, the municipality will remain the insurer of last resort.

Decisions by municipal governments should be made with full consideration given to whether or not benefits to the community exist.

Turning to the proposed agreement, we submit the following.

We are of the view that the existing By-Law No. 2006-11 is sufficient and appropriate to deal with applications to place docks on unopened road allowances. In fact, it provides greater protections for both the Municipality and private landowners than what is proposed now. As written, the new proposed procedure would appear to operate independently and notwithstanding By-Law 2006-11.

For ease of discussion, we shall refer to the existing by-law as 2006 and the proposed procedure as 2025.

2006 provides amongst other clauses and conditions.

- 1) The application for licensing must be in the best interests of the Municipality.
- 2) As noted in your solicitors' letter dated October 4, 2024, there exists a general prohibition to license a portion of a road to a non abutting landowner of that portion.
- 3) There does exist a discretionary exception to that general prohibition subject to council being satisfied that the licensing would not adversely affect a landowner abutting that portion of the subject road allowance. Indeed, the existing by-law places such importance that the adjacent landowner not be adversely affected that its consent may be required.
- 4) The existing by-law does not require a nexus between the non abutting land owner and the subject road allowance .

2025 differs from the above as follows:

- 1) There is no general requirement that applications be in the best interests of the Municipality.
- 2) There is no general prohibition about licensing all portions of the road allowance that is the subject matter of the application. All an applicant needs is to abut some portion of the road allowance within 500 meters of the water.
- 3) There is no requirement that the interests of an abutting landowner of a portion of the road to be licensed would not be adversely affected. No consent will be required only that the abutting landowner be notified and invited to make comments. As adverse implications to such landowner is omitted from the criteria that council may consider, it is presumed that adverse affects have little or no consideration.
- 4) This procedure requires a nexus between the waterfront road allowance and the applicant thus excluding the general municipal landowning population from such process.

#### **Draft Licensing Agreement**

Paragraph 5(c) does not provide that the public has a right to use the dock. It provides that the public has a right to use the unopened road allowance for the purposes of travel with no greater right given. It is noted that a sign must be erected acknowledging the public's right to use the dock but that right to use is not directly acknowledged by the licensee.

Further, 5(d) is unclear as to the improvements that a licensee may make on the subject land. Can a driveway be constructed to the waterfront? Is parking of vehicles permitted? This is of particular interest given that whether or not the usage of the road allowance would adversely affect an adjacent landowner is not explicitly considered by the council.

Further, there exists By-Law 2020-63 governing the usage of public docks. Given that dock in that by-law is defined as "any structure located on land owned or under control of the Municipality and used as a dock", the dock erected on the unopened road allowance would be subject to the bylaw. Accordingly, no overnight parking at the dock is permitted. We suggest that for clarity's sake, the fact that the dock is subject to the bylaw should be set out in the agreement.

In conclusion, the proposed regime is risky in terms of liability to the municipality (and through it to the taxpayers), provides no discernable benefit to the community and removes substantive consideration being given to concerns of abutting landowners. The existing by-law, which explicitly values the public good in usage of public lands, is in our view adequate for the needs and benefit of the community.

Elizabeth White and Andrew Czernik

**Submission to Council**

**December 11, 2024**

**Concerning the use of unopened road allowances for water access**

**Thank you for the opportunity to provide input to the review of use of unopened road allowances.**

**We believe that there approximately 14 unopened road allowances abutting the Cecebe municipal shoreline in Magnetawan. Usage, divestment and licencing of these public lands is governed by the Public Lands Act of Ontario particularly Section 21.1, Ontario Regulation 161/17 and current Municipal By-Law 2006-11 among others.**

**We understand that staff have been directed to draft policy addressing docks on unopened road allowances (Council minutes October 16/24 2.5) It is our view that private docks placement should not be allowed on public land.**

**21.2(4) of the Public Lands Act specifically regulates items such as docks, floating or otherwise. Ontario Regulation 161/17 made under the Public Lands Act sets out the criteria to occupy public lands involving waterfront and more particularly unopened road allowances. It is clear from section 13 of the regulation that the public's use and enjoyment of public lands to which they have right of passage is the regulation's primary concern, which it seeks to protect. It specifically stipulates that any waterfront structure, including a dock, is open to the public for its general use without a fee associated with such use. In other words, no exclusive licence can be granted for private usage on public lands.**

**Further, as noted in your solicitor's letter dated October 4, 2024, only one dock is allowed per parcel of land without express approval from the Crown. Given the 66 foot width of an unopened road allowance, establishing priorities for such licencing would prove complex.**

**Provided Magnetawan retains ownership of a road allowance ending at the shore, the land is public and can be used by anyone. Several members of the public might request permission to place docks on one lot. It would require a set of criteria to determine which persons might be approved.**

In the present circumstance, we understand that a development of non-waterfront property wishes to access the lake through an unopened road allowance on Green Bay. They wish to install a private dock on public lands for the use of the development. By law, this cannot be done.

As noted in By law 2006-11, currently applications to close road allowances or licence to encroach must be made by the abutting land owner. While provision is included for non-abutting landowners to make such applications, these are subject to certain conditions being met. The first condition set out is that the approval not adversely affect the owner of abutting lands. The by-law states that this generally requires the approval of the abutting landowner.

In the situation which has given rise to this review, there is an already established private cottage abutting the allowance. We understand that those abutting landowners are of the view that the present request will adversely affect their usage and enjoyment of their property. The current by-law (s.3.1) values the general public good over any particular usage of public land.

Once a by law is crafted to allow private docks on public lands, which usage we believe to be contrary to current law, the door will be opened for anyone to apply to use public lands for private purposes to the exclusion of the general public. As it currently is, there must be a geographical nexus between the applicant and the unopened road allowance. It is worth noting that even if an abutting property wanted to put a private dock on public land, it would be contrary to provincial public policy.

We believe that special care of our public lands is essential to the continued value of our community's natural resources which are central to its identity.

## Submission to Council concerning public docks on unopened road allowances

This submission is further to our previously submitted comments concerning allowing private docks on unopened road allowances in connection with the current policy review by the municipality.

Placement of a public dock on an unopened road allowance raises the following issues:

Who will have access?

- As noted in previous correspondence, under The Public Lands Act, any member of the public is entitled to access.
- Are the existing controls as set out in the by-law applicable to all such docks? For instance, will overnight docking be permitted? If there will be no controls, then effectively there is not public access as the potential for the dock to be permanently occupied exists.

What are the attendant liabilities?

- There is exposure to liability on the part of the municipality. Regardless of any other required or existing insurance (i.e. by a private entity), the municipality remains the insurer of last resort.
- By nature of the unopened road allowance, the docks will not be monitored. Regardless of any postings to the contrary, it is likely that youth or others will try to use the area for recreation. The potential for injury is real. Public docks as currently configured exist for the broader public benefit and therefore the municipality has assumed an acceptable level of risk to allow them. Most if not all of the unopened road allowance waterfronts are not amenable to oversight or any broad based public benefit.

What is the impact on adjoining landowners?

- The existing bylaw gives priority to abutting landowners for any closure or licensing. It further provides a discretionary exception subject to the consent of the abutting landowners and an absence of adverse impact on them.

Is it in the best interests of the municipality and its residents?

- If there is no obvious public benefit to the permitting of a public dock in all of the relevant circumstances, then it is not in the best interests of the municipality and its residents.
- In the absence of opening the road allowance and providing parking and sanitary facilities, any so-called public dock would provide a solely private benefit.

There are approximately 15 unopened road allowances abutting the Cecebe waterway in Magnetawan and many more throughout the township.

We appreciate that the municipality is giving full consideration to the important public issue of access to and impact upon our waterways. It is our view that the current by-law providing for the purchase of such property by abutting landowners is sufficient.



### COUNCIL DEPUTATION REQUEST

Any written submissions and background information for consideration by Council must be submitted to the Clerk's office at least 7 (seven) days prior to the set meeting date.

*PLEASE PRINT*

COUNCIL DATE REQUESTED: December 11th 2024 (subject to availability)

SUBJECT: 24 X 24 3-slip dock on the unopened road allowance on Lake Cecebe

NAME: Kevin Anyan

ADDRESS: 1345 Baseline Road

Ottawa

K2C 0A7

PHONE: HOME: \_\_\_\_\_ BUSINESS: 905-260-3482

EMAIL ADDRESS: kevin.anyan@scouts.ca

NAME OF GROUP OR PERSON(S) BEING REPRESENTED: (if applicable)

Scouts Canada

BRIEF STATEMENT OF ISSUE OR PURPOSE OF DEPUTATION (you may attach additional information)

The allowance of the 3 slip dock would have a serious detrimental impact on our property

Personal information on this form will be used for the purposes of sending correspondence relating to matters before Council. Your name, address, comments, and any other personal information, is collected and maintained for the purpose of creating a record that is available to the general public in a hard copy format and on the internet in an electronic format pursuant to Section 27 of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Clerk's office at [clerk@magnetawan.com](mailto:clerk@magnetawan.com) or 705 387 3947

Submission of this form does not automatically guarantee you will be granted a deputation. The Clerk will notify you of the date and time for your deputation.

**RECEIVED**

NOV 26 2024

CODE:  
DESC:**COUNCIL DEPUTATION REQUEST**

Any written submissions and background information for consideration by Council must be submitted to the Clerk's office at least 7 (seven) days prior to the set meeting date.

**PLEASE PRINT**COUNCIL DATE REQUESTED: SEP 11 (subject to availability)SUBJECT: DOCKS ON PUBLIC LANDNAME: JIM SHAWADDRESS: 1032 SKYLINE DRPHONE: HOME: 705-382-1211 BUSINESS: \_\_\_\_\_EMAIL ADDRESS: jshaw@xplornet.com

NAME OF GROUP OR PERSON(S) BEING REPRESENTED: (if applicable)

SCOUTS CANADA - ALMADEN COMMUNITY HATCHERY

BRIEF STATEMENT OF ISSUE OR PURPOSE OF DEPUTATION (you may attach additional information)

LOCATION ON LAKE CHARLES IS A SPawning GROUNDS -  
SHOULD NOT BE DISTURBED.  
- INCREASE OF VANDALISM TO SCOUT PROPERTY  
ATVS - SKIDOS - DESTRUCTION OF HABITAT

Personal information on this form will be used for the purposes of sending correspondence relating to matters before Council. Your name, address, comments, and any other personal information, is collected and maintained for the purpose of creating a record that is available to the general public in a hard copy format and on the internet in an electronic format pursuant to Section 27 of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Clerk's office at [clerk@magnetawan.com](mailto:clerk@magnetawan.com) or 705 387 3947

Submission of this form does not automatically guarantee you will be granted a deputation. The Clerk will notify you of the date and time for your deputation.



## Kerstin Vroom

---

**From:** Kevin Anyan <kevin.anyan@scouts.ca>  
**Sent:** November 22, 2024 2:28 PM  
**To:** Kerstin Vroom; Kerstin Vroom  
**Cc:** Chris Wick  
**Subject:** COUNCIL DEPUTATION REQUEST for December 11th  
**Attachments:** deputation-request-form-3.pdf

Greetings

Please accept this attached application to speak to council

**Kevin Anyan**  
Associate Director, Properties  
Scouts Canada – National Service Centre  
Kevin.Anyan@scouts.ca  
C 905. 260.3482



Explore new skills. Discover your thing.  
Découvre tout ce dont tu es capable.

[Scouts.ca/join](https://scouts.ca/join) [Scouts.ca/inscription](https://scouts.ca/inscription)



It starts with Scouts.  
Tout commence avec les Scouts.



### COUNCIL DEPUTATION REQUEST

Any written submissions and background information for consideration by Council must be submitted to the Clerk's office at least 7 (seven) days prior to the set meeting date.

*PLEASE PRINT*

COUNCIL DATE REQUESTED: December 11, 2024 (subject to availability)

SUBJECT: Docks on Unopened Road Allowances Municipality Owned

NAME: Justin Wasielewski

ADDRESS: 11A Cedar In

Magnetawan

PHONE: HOME: 647-280-4852 BUSINESS: \_\_\_\_\_

EMAIL ADDRESS: justinwasielewski@hotmail.com

NAME OF GROUP OR PERSON(S) BEING REPRESENTED: (if applicable)

Cecebe Waterway Association (CWA)

BRIEF STATEMENT OF ISSUE OR PURPOSE OF DEPUTATION (you may attach additional information)

Cecebe Waterway Association, representative would like to speak in opposition to the resolution made by council  
on October 16th to draft a policy for docks on unopened road allowances. The association is of the opinion that the  
development of such policy will not be in the best interests of the lake community. Private interest groups stand  
to benefit, at the peril of the general public. Property rights, environmental issues, are at the heart of the issue.

Personal information on this form will be used for the purposes of sending correspondence relating to matters before Council. Your name, address, comments, and any other personal information, is collected and maintained for the purpose of creating a record that is available to the general public in a hard copy format and on the internet in an electronic format pursuant to Section 27 of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Clerk's office at [clerk@magnetawan.com](mailto:clerk@magnetawan.com) or 705 387 3947

Submission of this form does not automatically guarantee you will be granted a deputation. The Clerk will notify you of the date and time for your deputation.

## Kerstin Vroom

---

**From:** Justin Wasielewski <JustinWasielewski@hotmail.com>  
**Sent:** November 22, 2024 12:18 AM  
**To:** Kerstin Vroom  
**Subject:** Deputation Request Form - Request to Speak  
**Attachments:** Deputation request form.pdf; Resolution from Oct 16 Council Meeting1.jpeg

Good Day Kerstin,

Please see attached deputation request form, on behalf of the Cecebe Waterway Association.

Our representative plans on attending the December 11<sup>th</sup> meeting, opposing the resolution from the October 16<sup>th</sup> council, whereby it was resolved that a policy be drafted regarding docks on unopened/municipal owed road allowances.

Kind Regards,

Justin Wasielewski, (President)  
Cecebe Waterways Association

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**WHEREAS** Council for the Municipality of Magnetawan during the regular meeting on October 16<sup>th</sup>, 2024 received correspondence from Russell, Christie LLP, Edward Veldboom regarding Docks on Unopened Road Allowances/Municipally Owned Land;

**AND WHEREAS** Council passed Resolution #2024-17 directing Staff to prepare a draft dock policy addressing Docks on Unopened Road Allowances/Municipally Owned Land for consideration at a future meeting;

**NOW THEREFORE BE IT RESOLVED THAT** Council receives the draft dock procedure and agreement and directs Staff to bring back a by-law to a future meeting for passing on this matter.

Carried \_\_\_\_\_ Defeated \_\_\_\_\_ Deferred \_\_\_\_\_

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

Recorded Vote Called by: \_\_\_\_\_

## Recorded Vote

Member of Council	Yea	Nay	Absent
Bishop, Bill			
Hetherington, John			
Hind, Jon			
Kneller, Brad			
Mayor: Dunnett, Sam			



**Municipality of  
Magnetawan**

**LICENCE AGREEMENT**

**PROCEDURE FOR THE PLACEMENT OF DOCKS ON UNOPENED ROAD ALLOWANCE**

**Authorized Under By-law #2025-**

**1) Application**

The Applicant completes the application for the Licence Agreement and submits the non-refundable fee as per the current Fees and Charges By-law. An application shall include a site sketch (to scale) showing the proposed location of the dock in relation to the Unopened Road Allowance, setbacks from abutting lot lines and the location of the Applicant's property. Applicants are encouraged to contact property owners who abut the subject Unopened Road Allowance at the shoreline before submitting the Application, informing those owners of the intent to install a dock.

**2) Eligibility Criteria**

Council may approve applications based on the following:

- i. The Applicant for a Licensing Agreement must be an owner of land abutting the Unopened Road Allowance and is no further than 500 meters (drawn as a straight line) to the waterline of the Unopened Road Allowance which is subject to the Application;
- ii. The Applicant shall have legal road access (Municipally maintained roads and/or registered right-of-way) to the Applicants lands;
- iii. There is no presence of Environmental Protected lands on the Unopened Road Allowance or at the shoreline;
- iv. The maximum dimension of an approved docks is set by Council;
- v. The subject Unopened Road Allowance is not subject to an existing Licensing Agreement for the same purpose;
- vi. Any further condition(s) as Council deems appropriate.

**3) Notice**

Staff shall contact property owner(s) abutting the Unopened Road Allowance where the proposed dock is to be located regarding the Application and will invite those owner(s) to provide written or oral comments on the Application.

**4) Public Council Meeting re: By-law**

During an open Council meeting, Council will review the Application and draft Agreement. Depending on the complexity of the Unopened Road Allowance location and any public comments received, a Staff Report may or may not accompany the Application.

If Council is in favor of the Application, a Support in Principle Resolution will be passed during the public meeting. At a future meeting a By-law authorizing the agreement will be passed at a future meeting of Council.

If Council is not in favor, the Application will be denied or deferred. Council is under no obligation to approve an Application and the decision of Council is final.

**5) Communication to Applicant Following Public Council Meeting:**

If Council was not in favour of the application and no Support in Principle Resolution was passed, Staff provide the Applicant with the denied/deferred Resolution with next steps if any.

If Council is in favour of the Application, Staff will forward a copy of the Support in Principle Resolution and draft agreement to the Applicant. At this time the Applicant will be required to provide the deposit as per the current Fees and Charges By-law. Applicants are advised all costs associated with the Application are to be borne by the Applicant including any required surveying and or legal fees.

The Applicant will return the signed Agreement with all required documentation required as per the draft Licence Agreement, including but not limiting to Section 7.

**6) Municipal Execution of Agreement**

With the signed Agreement and required documentation returned to the Municipality, Staff will execute the Agreement on behalf of the Municipality. A fully executed Agreement will be returned to the Applicant permitting the installation of a dock as per the Agreement stipulation.

THIS AGREEMENT MADE BETWEEN:

**THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN**

(hereinafter called the "Municipality" "Licensor")  
OF THE FIRST PART

- and -

(hereinafter jointly called the "Licensee")  
OF THE SECOND PART

**WHEREAS** the Municipality has approved an application to place a dock on Municipally owned Unopened Road Allowance leading to water by an eligible applicant;

**WHEREAS** the ("Licensor") is the registered owner of lands and premises more particularly described in Paragraph 1 of Schedule "A" attached hereto (thereinafter called the "Licensee's Lands");

**AND WHEREAS** the Licensee desires to gain access to (name of waterbody) by way of an Unopened Road Allowance under the Municipality's jurisdiction (the Municipality's Lands) which is described in Paragraph 2 of Schedule "A" by placing a dock at the shoreline;

**AND WHEREAS** the Municipality has agreed to permit the Licensee to construct and maintain a dock on a portion of the Municipality's Lands in the area described in Paragraph 3 of Schedule "A" (the Licensed Area) subject to the requirement that the Licensee enter into this Agreement with the Municipality;

**NOW THEREFORE THIS AGREEMENT WITNESSETH THAT IN CONSIDERATION OF THE PREMISES AND THE COVENANTS HEREINAFTER SET FORTH, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, THE PARTIES HERETO COVENANT AND AGREE WITH EACH OTHER AS FOLLOWS:**

1. LICENCE

The Municipality permits and consents the Licensee to place, install, and/or maintain a dock (hereinafter the "improvement") upon the Licensed Area. The foregoing authorization shall be limited to the placement, installation and/or maintenance of such improvement between June 1<sup>st</sup> and Thanksgiving Day in any calendar year.

2. INDEMNIFICATION FROM LIABILITY AND RELEASE

The Licensee covenants and agrees with the Municipality that the Licensee will indemnify and save harmless the Municipality, its officers, servants, officials and agents from any claim or demand, loss, cost, charge or expense which the Municipality may incur or be liable for in consequence of the permission herein before granted and/or the exercise by the Licensee of such permission and/or the presence of the improvements or in any matter related thereto.

The Licensee hereby releases and forever discharges the Municipality, its officers, servants, officials and agents from any claim, demand, loss, cost, charge or expense which may arise as a result of the Municipality performing any municipal work in or upon the Licensed Area.

3. TERM, FEE AND PROPERTY TAXES

a) Term – This Agreement shall be effective upon the date of execution by the Municipality and shall continue year to year subject to the termination provisions hereinafter set forth.

b) Annual Fee – The Licensee shall pay the applicable fee (as established by the Municipality's current Fees and Charges By-law) prior to the execution of this agreement and each year thereafter on or before February 1<sup>st</sup>. Should such amount remain unpaid on the 2<sup>nd</sup> of February in each calendar year, the Municipality may add

the amount owing to the Tax Roll of the Licensee's Lands. (Note: There shall be no pro-rating of applicable fee.)

- c) Expenses and Costs Incurred all fees associated with this Agreement shall be borne by the Licensee

4. TERMINATION OF AGREEMENT

- a) This Agreement may be terminated by the Municipality:

- i. Discretionary - upon seven (7) days notice in writing to either party, with or without reason; or
- ii. Default - upon default of the Licensee of the terms of this agreement; as a condition precedent to giving such notice of termination the Municipality shall provide written notice of default and the Licensee shall have fifteen (15) days from the date of the notice to remedy the identified default(s) to the satisfaction of the Municipality; where such default has not been remedied the Municipality may, in addition any other remedies, terminate the agreement as of a date specified in writing and require the Licensee to remove the encroachment within a reasonable time and take such measures to restrict use of the Licensed Area as Council determines appropriate.

- b) This Agreement will automatically terminate upon:

- i. the registration of a transfer of the ownership of the Licensed Area from the Municipality to the Licensee;
- ii. upon the removal of the licenced dock and the restoration of the Licensed Area to a condition satisfactory to the Municipality.

5. NO INTEREST IN LAND, NON-EXCLUSIVE LICENSE AND ACCESS TO WATERFRONT

- a) The Licensee acknowledges that this Agreement shall in no way create or establish any interest in land, legal easement rights to the Licensees lands;
- b) The Licensee acknowledges that this Agreement shall in no way create or establish legal access to the Licensees lands by means of water;
- c) The Licensee acknowledges and agrees that the Licensed Area remains a component of an unopened road allowance over which the public is entitled to travel. Accordingly, the license granted herein is non-exclusive and the Licensee may not prohibit or interfere with public travel along the unopened road allowance.
- d) The Licensee acknowledges and agrees that:
  - i. Access to the Licensed Area is from an Unopened Road Allowance which does not receive any maintenance from the Municipality;
  - ii. This Agreement does not authorize or permit the Licensee to undertake any improvements on the Municipality's land beyond the Licensed Area;
  - iii. Including and without limiting the generality of the foregoing for the purpose of gaining access to the Licensed Area or the Licensee's Land.

6. CONSTRUCT, REPAIR AND REMOVAL

- a) In consideration of the permission and consent hereby given, the Licensee:
- i. shall, at its own expense, place, install and/or remove the improvement in accordance with Section 1
  - ii. shall, at its own expense, store the dock on private property until the following years installation;
  - iii. shall not alter the Licensed Area with the exception of installing such mooring or anchoring devices as required;
  - iv. shall, at its own expense, obtain all required governmental approvals for the construction of the dock, including the submission, review and approval of a work plan for the Licensed Area to any approval agency required;
  - v. shall, at its own expense, keep and maintain the dock in a safe condition



- vi. shall be permitted, at its own expense, construct a dock no greater than (insert dimensions approved by Council);
  - vii. shall, upon termination of this Agreement, forthwith remove the dock and repair any damage caused of which thereby shall be at the sole expense of the Licensee without being entitled to any compensation whatsoever.
- b) The Licensee acknowledges that the authorization hereunder applies only to the Licensed Area and it is the Licensee's obligation to ensure that works authorized hereunder does not encroach upon abutting lands. The Licensee shall be responsible for obtaining the assistance of a professional surveyor (if necessary) for such purposes and the cost thereof.
- c) In addition to any other remedy at law or hereunder, if the Licensee fails to maintain the Licensed Area in a safe condition, or to repair or remove the improvements as required by the Agreement, the Municipality may alter, repair or remove the same at the expense of the Licensee and the Certificate of the Clerk of the Municipality as to the expense thereof shall be final and binding upon the Licensee, and the Municipality may recover the same from the Licensee in any court of competent jurisdiction as a debt due and owing to the Municipality.

7. INSURANCE CERTIFICATE AND POLICY

- i. Policy of Insurance - The Licensee shall lodge with the Municipality, prior to the execution of the Agreement by the Municipality (and prior to February 1<sup>st</sup> of each calendar year), an insurance certificate from an Insurance Company satisfactory to the Municipality, and insuring for the joint benefit of the Licensee and the Municipality against any liability that may arise out of authorization granted hereunder, during the occupation of and/or construction of the improvements upon the Licensed Area.
- ii. Comprehensive General Liability - Such policy shall carry limits of liability in the amount to be specified by the Municipality, but in no event shall it be less than \$5,000,000 inclusive comprehensive general liability and such policy shall:
  - 1) include a cross-liability clause;
  - 2) include product/completed operation coverage;
  - 3) shall not have an exclusion pertaining to blasting, provided that any blasting required to be done shall be done by an independent contractor duly qualified to do such work or where no blasting will occur, such clause may be included where the Municipality has received to its satisfaction, a Statutory Declaration from the Licensee that no blasting will occur on the lands subject to this agreement;
  - 4) include the Corporation of the Municipality of Magnetawan as an additional insured;
  - 5) include a provision that the insurance company agrees to notify the Municipality fifteen (15) days in advance of any material change or cancellation of the said insurance policy.
- iii. Certificate of Coverage - Any certificate of coverage filed with the Municipal Solicitor shall specifically contain confirmation that the coverage as specified above is in effect. The issuance of such Policy of Insurance shall not be construed as relieving the Licensee from responsibility for other or larger claims, if any, and for which it may be held responsible.
- iv. Confirmation of Premium Payment - The Licensee shall, from time to time as required by the Municipality, provide confirmation that all premiums on such policy or policies of insurance have been paid, and that the insurance is in full force and effect. The Licensee shall file a copy of the policy with the Municipality.

8. DEPOSITS

The Licensee shall lodge with the Municipality, as applicable, those cash deposits more particularly described in Schedule "B", prior to the date of the execution of this Agreement by the Municipality.

- a) Without limiting the generality of Section 9, in the event any expenses incurred by the Municipality in the preparation and administration or enforcement of this agreement, exceeds the deposit, the Licensee shall pay such additional amounts to the Municipality as invoiced. Failure to pay such invoices within the time periods set out in this agreement or in the invoices shall be considered a default of this agreement.
- b) If any expenses owing to the Municipality remain unpaid, they shall be added to the Tax Roll of the Licensee's Lands. (Note: There shall be no pro-rating of applicable fee.)

9. EXPENSES TO BE PAID BY THE LICENSEE

- i. Every provision of this Agreement by which the Licensee is obligated in any way shall be deemed to include the words "at the expense of the Licensee" unless the context otherwise requires.
- ii. The Licensee shall pay such reasonable fees as may be invoiced to the Municipality by its Solicitor, its Planner, and its Municipal Engineer in connection with all work to be performed as a result of the provisions of this Agreement.
- iii. All expenses for which demand for payment has been made by the Municipality, shall bear interest at the rate of 15% per annum commencing 30 days after demand is made.
- iv. In the event that the Municipality finds it is necessary to engage the services of an engineer or technical personnel not permanently employed by the Municipality to review the plans of the Licensee and/or carry out on-site inspections of the work performed, the Municipality will advise the Licensee accordingly of this need, and the costs of such outside engineers so engaged shall be the responsibility of the Licensee. The Municipality may require a deposit for this purpose.

10. LICENCE NON-TRANSFERABLE

The licence hereby granted may not be transferred by the Licensee without the prior consent in writing of the Municipality.

11. NOTICE

For the purpose of This Agreement, notice may be given to the Licensee by prepaid registered mail to the address as noted under the signature line and such notice shall be deemed to have been given and received on the fifth day after mailing.

12. ESTOPPEL OF LICENSEE

The Licensee agrees to not call into question directly or indirectly in any proceeding whatsoever, in law or in equity, or before any administrative tribunal, the right of the Municipality to enter into This Agreement and to enforce each and every term, covenant and condition herein contained and This Agreement may be pleaded as an estoppel against the Licensee in any such proceedings.

13. ERECTION OF SIGNS

The Licensee shall erect signs at the Licenced Area which read as follows:

"THIS DOCK IS PRIVATELY OWNED AND IS LOCATED ON AN UNOPENED ROAD ALLOWANCE WHICH HAS NOT BEEN ASSUMED BY THE MUNICIPALITY. MEMBERS OF THE PUBLIC MAY USE THIS DOCK AND THE UNOPENED ROAD ALLOWANCE AT THEIR OWN RISK".

This AGREEMENT SHALL ensure to the benefit of and be binding upon the parties hereto and their permitted assigns.

IN WITNESS WHEREOF the parties hereto have executed and set their hands and seals on This Agreement:

By the Municipality on the \_\_\_\_\_ day of \_\_\_\_\_, 2025

THE CORPORATION OF THE MUNICIPALITY OF  
MAGNETAWAN

Per: \_\_\_\_\_  
Sam Dunnett, Mayor

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

By the Licensee on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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

DRAFT

THIS IS SCHEDULE A TO THE LICENSE AGREEMENT BETWEEN THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN

SCHEDULE "A"

1. Licensee's Lands ("Licensee's Land")
2. Municipality's Lands
3. Licensed Area

THIS IS SCHEDULE A TO THE LICENSE AGREEMENT BETWEEN THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN

SCHEDULE "B"

CASH DEPOSITS AND SECURITY

The Licensee shall, on the dates specified herein, lodge with the Municipality, the following described cash deposits and security.

1. TYPE OF SECURITY

Any security required to be filed under this Agreement, shall be by Certified Cheque or Bank Draft in the amount or amounts hereinafter set out.

2. CASH DEPOSITS

The following cash deposits are estimates only and are to be paid to the Municipality, as applicable, prior to the execution of this Agreement by the Municipality. In the event that the actual costs incurred by the Municipality exceed the deposits, such excess shall be invoiced to the Licensee and be due and payable thirty (30) days after demand.

For legal, planning and engineering expenses  
and disbursements in connection with this  
Agreement, a deposit of \$1000.

---

# Russell, Christie, LLP

Barristers & Solicitors

---

W.D. (Rusty) Russell, Q.C., (1925-2019)  
Douglas S. Christie, B.A., LL.B. (retired)  
William S. Koughan, LL.B.

Edward B. Veldboom, MSc. Pl. LL.B.  
Michael F. Sirdevan, B.A. (Hons), LL.B.  
Jennifer E. Biggar, B.A., (Hons), J.D.

Please reply to:  
Edward B. Veldboom (Ext. 237)  
Email: [eveldboom@russellchristie.com](mailto:eveldboom@russellchristie.com)

February 28, 2025

Erica Kellogg, Deputy Clerk  
The Corporation of the Municipality of Magnetawan  
4304 Hwy #520, P.O. Box 70  
Magnetawan, Ontario P0A 1P0  
via email to [ekellogg@magnetawan.ca](mailto:ekellogg@magnetawan.ca)

Dear Ms. Kellogg,

Re: Dock Policy and Unopened Road Allowances

I have received and reviewed your email of today's date which follows upon the discussions we have had over the last few months. My responses to the two questions/topics set out in the email are below. Before providing specific answers to the questions, I will provide some background on the application of the *Public Lands Act* and its Regulations.

The *Public Lands Act* and Municipally Owned Road Allowances

The *Public Lands Act* and, in particular Regulation 161/17 (hereinafter referenced as the "Act" and the "Regulation") do affect the proposed dock licensing policy, however it is important to recognize the exact scope and application of that legislation. The Act and Regulation apply to the provincially owned land (and waters) but it does not apply to municipally owned lands. Thus, to be completely clear, neither the Act nor Regulation grant permission (or can grant permission) to occupy a municipally owned road allowance that abuts Crown Land.

That said, due to the nature and orientation of docks, invariably portions of a docks a shore road allowance will be located partially upon the municipal road allowance (which could include portions of which are covered by water) and partially upon the waterbody, the bed of which is under Crown ownership and subject to the Act and the Regulations.

Thus, in contemplating the creation of a dock policy and/or issuing licenses to construct and maintain docks on an unopened road allowance (whether a shore road allowance or a road

505 Memorial Ave., Box 158, Orillia, ON L3V 6J3

Tel: 705-325-1326, Fax: 705-327-1811

Website: [www.russellchristie.com](http://www.russellchristie.com) General Email: [info@russellchristie.com](mailto:info@russellchristie.com)

Page 34 of 243

allowance leading to the water), the Municipality cannot ignore the impact of the Act and the Regulations.

**Application of the Public Lands Act, Section 21.1**

Section 21.1 of the Act effectively replaces the former "Free Use Policy" adopted by the Ministry of Natural Resources and Forestry (the "MNR"). That section was specifically enacted as a result of an Ontario Superior Court decision (the "Glaspell Decision") that, among other things, declared the policy not to be a regulation or to be enforceable. Following that decision, the Province eventually enacted section 21.1 and Regulation 161/17.

Generally speaking, no person is authorized to occupy Crown Lands without obtaining title to the land or obtaining occupational authority of some form from the Province (through the MNR). One form of occupational authority (or permission) is found in Section 21.1 which establishes a framework for permission to be "deemed to exist" without any other written documentation as long as the occupation fits within the criteria set out in the Regulation. Section 13 of the Regulation deals with waterfront structures, the definition of which includes docks. It reads as follows:

***Waterfront structures***

***13. A person is authorized to occupy public lands under section 21.1 of the Act for the purpose of erecting, placing or using a waterfront structure near or partially on waterfront property only if the following conditions are met:***

- 1. The person owns or occupies the waterfront property.***
- 2. The waterfront structure is secured or affixed to, or is attached to a dock that is secured or affixed to,***
  - i. the waterfront property, or***
  - ii. the road allowance or the strip of public lands that separates the waterfront property from the lake, river, stream or pond, at a location that, if the sidelines of the waterfront property were extended in a straight line to the water's edge, lies between those extended sidelines.***
- 3. In the case of a waterfront structure that is secured or affixed to, or is attached to a dock that is secured or affixed to a road allowance:***
  - i. The waterfront structure or dock may obstruct the entire road allowance where the road allowance is not used for public travel by pedestrians or vehicles.***
  - ii. The waterfront structure or dock must be located at least two metres from the edge of the travelled portion of the road allowance if the road allowance is used for public travel by pedestrians or vehicles.***
- 4. The person does not charge a fee to any other person for use of the waterfront structure.***
- 5. In the case of a waterfront structure that is a shade structure such as a gazebo, canopy or pergola, the structure is not equipped or used for purposes of overnight accommodation***

Thus, a person who owns a waterfront property (which includes a lot separated from the lake by an unopened shore road allowance that has not been closed and purchased) is deemed to have permission to occupy Crown Land (which includes the surface of the water above the lakebed) if the remaining conditions in paragraphs 3, 4 and 5 are satisfied.

It should be noted that although subparagraph 3 speaks to “permitted” arrangements on the abutting road allowance, whether the dock may be permitted to be located on the municipally owned road allowance in the fashion described remains the sole jurisdiction of the municipality. In that regard, the definition of “*public lands*” in the Act does not include municipally owned road allowances.

Thus, even though a person may own what is considered a waterfront lot, if that lot is separated from the water by a Shore Road Allowance that has not been closed and sold/leased/licensed to that owner, express written permission to install a dock on the SRA would be required from the Municipality and it would be subject to any applicable zoning regulations.

Paragraph 4 of section 13 is also an important criterion. A person who is intends to occupy Crown Land under authority of section 21.1 and section 13 of the Regulation, cannot charge a fee for the use of the dock. In other words, if a person installs a dock on Crown Land and then starts renting out slips, deemed permission would not exist. In order to install docks with the intention of charging slip fees, a person must seek some other form of occupational authority from the Province (e.g., obtain a lease or ownership of the Crown Land).

*Question 1 - Is the Municipality permitted to restrict right of passage to the public lands?*

It is important to keep in mind the purpose of section 13 of the Regulation. It simply sets out conditions that must be met for the “*deemed permission to occupy Crown Lands*” authorized under section 21.1 to apply. Paragraph 3 of section 13 of the Regulation is, to be frank, a bit odd. Although it could be construed as granting permission concerning the arrangements of a dock on municipally owned land, the Act does not apply to municipally owned land. Paragraph 3 must be read such that the occupation of the road allowance in the fashion described in paragraph 3 would not invalidate the deemed permission. However, it cannot be understated that in order to occupy a municipal road allowance in any fashion (and more particularly to undertake any modifications or improvements upon that road allowance), the express written permission of the municipality is required. The salient point is that the Act does not specifically permit or authorize the construction of a dock on municipally owned land; such permission is solely within the municipality’s authority to grant.

Thus, I think it is important to state that section 13 of the Regulation does not actually regulate passage over public lands or to and from public lands. Certainly, the deemed permission to occupy Crown Lands with a building or structure like a dock (or boathouse) will impact how the public can utilize the occupied portion of the Crown Land.

The Municipality also has some regulatory control over what portions of the Crown Lands can be occupied by buildings or structures based upon the zoning that applies. In the Glaspell Decision referenced earlier, the Court confirmed that municipal zoning can apply “*over the*



water". It is quite common and standard for municipalities to enact zoning regulations concerning the location of docks and boathouses; furthermore, the *Building Code Act, 1992* also applies to the construction of docks and boathouse upon or in the waterbody (also confirmed in the Glaspell Decision).

In summary, through the operation of the Act and Regulations and municipal zoning, the occupation and positioning of a dock (or boathouse) is controlled jointly by the Province and the Municipality.

When it comes to "affecting" the public's access to public lands from a road allowance, the municipality does have authority to restrict or eliminate the public right of passage over a road allowance. This is effected through a road closing by-law. As you may recall, once a road closing by-law is passed and registered, the public right of passage is eliminated. Thus, if the public did use the portion of the road allowance that was closed by by-law, one could conclude that the municipality effectively eliminated access to the "public lands" (or waterbody) via that specific portion of the road allowance. The municipality does have that statutory authority to pass such a by-law and the *Public Lands Act* would not have any bearing upon Council's decision to pass such by-law.

Although a municipality can affect public access to waterbodies through road closing processes when it comes to unopened road allowances leading to water, many municipalities have policies that either preclude or strongly discourage the passage of road closing by-law (or the sale of the land) that would eliminate public access to a waterbody. The current Magnetawan Official Plan has such a policy:

#### **6.7 ROAD ALLOWANCES**

*The Municipality will not stop up or sell unmaintained road allowances where there is any possibility that there is a potential future public use for the lands. Road allowances leading to water will not be sold to abutting property owners unless there is other public access to the water in the immediate area. The sale of lakeshore road allowances may be permitted by the Municipality where there are no environmental, cultural, or other public interests that may be affected by the sale of these lands.*

**Question 2 - Can the Municipality rent slips from this? In the absence of charging fees could the Municipality authorize exclusive use of a slip(s)?**

If a dock is proposed to be installed (under authority of section 21.1 of the Act) where an unopened concession road allowance leads to a waterbody, neither the Municipality nor any authorized occupier of the municipal land would be entitled to charge fees for the rental of slips on that dock where they are located upon that portion of the dock located on (or floating above) the Crown Land.

Although the Municipality is entitled to impose fees for the use and occupation of its land, in the case of a dock constructed at the terminus of an unopened road allowance leading to the waterbody, the "in-water" portion of the dock will likely be located primarily upon Crown Land and subject to the foregoing restriction.

In response to the second question, although the Municipality could take steps to provide for exclusive use of portions of its road allowance it would have no authority to grant exclusive rights to occupy the portion of the dock located on (or floating above) the Crown Land.

I trust my comments are of assistance.

Sincerely,



Edward B. Veldboom  
(electronically signed)

## Erica Kellogg

---

**From:** Erica Kellogg  
**Sent:** April 7, 2025 2:50 PM  
**To:** Erica Kellogg  
**Subject:** FW: Policy regarding "Docks on Unopened Road Allowances".

---

**From:** Randy Dobson <[rdobson@magetaw.com](mailto:rdobson@magetaw.com)>  
**Sent:** April 7, 2025 1:15 PM  
**To:** Kerstin Vroom <[Clerk@magnetawan.com](mailto:Clerk@magnetawan.com)>; Kerstin Vroom <[Clerk@magnetawan.com](mailto:Clerk@magnetawan.com)>  
**Subject:** Policy regarding "Docks on Unopened Road Allowances".

Dear Magnetawan Council,

RE: Policy regarding "Docks on Unopened Road Allowances".

As a tax payer with two properties in the Municipality of Magnetawan I am OPPOSED to allowing docks on Unopened Road Allowances. Any application for a Licence Agreement on this matter should be DENIED.

Regards,  
Randal Dobson

To: All Magnetawan Council

Cc: CAO

Re: Docks on Unopened Road Allowance

**Revised: March 24, 2025 to add comments re Draft agreements- See below in Bold.**

First, let me express my appreciation for the work the staff and council do on behalf of your constituents for Municipality of Magnetawan. Sometimes what you do is in the background, and you just handle it. Some issues you have to deal with are more difficult and must balance many opinions from invested stakeholders and residents. What comes to mind is your ongoing work on the short-term rental policy that is an issue for many jurisdictions in Canada. This one was a hard balancing act that you have to taken on that will not please everyone.

I am very concerned with a recent resolution from your October 16, 2024, meeting that "directs Staff to prepare a draft policy addressing Docks on Unopened Road Allowances/Municipally Owned Land for consideration at a future meeting".

What has happened that would lead Council to consider that this action would be to the benefit all residents of the Municipality, and therefore should go directly to drafting a policy? From my observations and research, the direction to staff is the result of an application from one developer who has a personal interest in one specific unopened road allowance. It appears that to accommodate the request, you are considering a general policy to cover all unopened road allowances that would have to apply to the entire Municipality and the many lakes included within it. You cannot develop a policy to accommodate a single situation. I am strongly opposed to any additional effort to even attempt to draft a proposal, and will be very active in advising all lake neighbors about this mistake you are about to spend time and further legal expenses on.

I own a property on Lake Cecebe Rd directly across for the proposed location for a dock on the unopened road allowance. For many years my morning paddle starts by crossing the lake to the Scouts Canada property and paddling the shoreline. I saw a building being constructed above the Scouts Canada property and the unopened road allowance. I witnessed that following the completion of the building, the tree line on the shore of the Scouts Canada property was cut down to allow a lake view from the building. There was also an installation of a Hydro cable to service a transformer large enough to service multiple properties that crosses Scouts Canada property and the unopened road allowance, all done without approval and a significant case of trespassing and destruction of property.

This example of unauthorized/trespassing over private property should be your first major warning of what will happen should you even consider proceeding with developing a general policy that would apply to all unopened road allowances. You will be opening a never-ending list of costs, administration and possible liability for other locations. I can only assume that this policy will eventually be followed up with requests to do the same for existing opened road allowances to extent lake access to the public.

Your draft policy would have to be loaded with beneficial considerations to all residents to proceed. I am having a hard time trying to be creative at what they could possibly be. I assume you will review many opportunities to support a draft proposal. You may even receive offers that include donating privately constructed docks to the town to manage for approval of access to the unopened road allowance. You now have an example of the destruction of properties adjacent to an unopened road allowance, and this will reoccur at other locations. Do you really want to take on the massive problems that this will create, trespassing, liability and enforcement just to name a few?

You have already incurred legal costs to consider if this could be done. There will be legal challenges and costs should you proceed with drafting and approving a policy. I was planning to attend your December 11<sup>th</sup> meeting along with many others to hear deputations that were being applied for to present why drafting of a policy is not in the best interest of the entire municipality. I was informed that the deputations will not be accepted until the draft policy is ready for review. I would think you would want to hear those deputations representing a larger population before you even consider drafting a policy.

In addition to being a member of the Cecebe Waterways Association, I will be very active keeping all members and non-members informed of your actions to proceed. My communication to you will be circulated to all. I would hope that you intend on providing plenty of advance notice of any intentions to proceed with this policy development to allow adequate time to present proper opposition.

Regards,

Mark McLaughlin

Magnetawan ON

**Drafts- 1. Access Agreement 2. Licence Agreement Procedure 3. Municipal Solicitors Opinion**

**To follow up my original response to the topic of Docks on Unopened Road Allowance, I am submitting additional comments based on my review of the above drafted documents.**

**Access Agreement-**

- **Nowhere in this agreement does it mention what the access is from the proposed dock to the shore. Are you allowing the licensee to attach to municipal land?**
- **Para 2 and 7- Liability- You are attempting to remove liability to the municipality by requiring the licensee to indemnify the municipality and provide proof of insurance. This is very short sighted as I don't believe you can fully remove responsibility for liability just by setting up an agreement to do so. The municipality and the land they are responsible for will always have to defend against liability claims due to access and use of the land. It also appears that indemnity would only apply to the dock, not the increased use of the unopened road allowance. As a tax payor, I do not want the**

**municipality to assume additional liability as a result of unforeseen events that can occur.**

- **Para 13- Signage- How confusing, private dock open to public use. You have not addressed over night use and enforcement. You also cannot forecast what the usage will be and who will try and assume unofficial docking rights.**

#### **License Agreement-**

- **Para 2- i) This appears to be a special consideration for this particular case, to allow the applicant to draw a straight line to be within 500 metres to the waterline. That straight line crosses private property. I do not see the purpose of this criteria other than to lay out the existing situation to make it qualify.**

#### **Solicitors Opinion-**

- **Waterfront Structures- 1# states that the person owns or occupies the waterfront property. Currently the licensee does not own the unopened, so this condition cannot be met. 3# requires that the structure or dock must be located at least two metres from the edge of the travelled portion, which would seem to be the shoreline as it will be traveled on. Does this then prevent the private dock from being attached to the shoreline?**
- **Pg 4, 6.7 Road Allowances Policy- The municipal policy you have in place will prevent the sale of this unopened road allowance because there are public interests that would be affected by the sale of these lands. More specifically, any sale of this unopened road allowance would impact current land owners that share the shoreline on either side of the unopened road allowance shoreline.**

**I summary, my opinion of the draft documents is that they appear to address this specific case only. As mentioned in my original submission, any consideration should be subject to what the benefits are to all residents to proceed. There are none that I can see.**

**I appreciate the opportunity to comment and request that this revised communication be included as part of the agenda package.**

**Erica Kellogg**

---

**Subject:** FW: Unopened road allowances.

Begin forwarded message:

**From:** Kev [et>](#)  
**Date:** December 5, 2024 at 7:03:00 PM EST  
**To:** [sdunnett2@gmail.com](mailto:sdunnett2@gmail.com)  
**Cc:** [john.s.hetherington@gmail.com](mailto:john.s.hetherington@gmail.com)  
**Subject:** Unopened road allowances.

I would like to to add my opposition to this proposed new bylaw allowing docks on unopened road allowances.

I live next to a road allowance that was abused in the past. A local contractor abused it in major way causing damage ,destruction ,noise and pollution without any penalty to my knowledge.

Who is going to ensure these abuses don't happen in the future- many times over if this bylaw is permitted?

Do the right thing and kill this proposal now.

If not you will be faced with a fierce backlash . Lake residents are really angry that the council has allowed this proposal to be considered in the first place and are further angered and upset with the direction you are going on this.

Kevin Harraher

Sent from my iPhone

## Kerstin Vroom

---

**From:** Tom Little  
**Sent:** October 22, 2024 1:06 PM  
**To:** Kerstin Vroom  
**Subject:** Unopened Road Allowances

Dear Ms. Vroom,

I am writing in connection with the Minutes of the Council meeting held on October 16, 2024 and the draft policy that staff is to prepare regarding docks on unopened road allowances.

In my opinion, any request to construct a dock on an unopened road allowance should be considered in a public process with prior notice to adjacent and neighbouring landowners.

Thank you in advance for considering this request as staff prepares a draft policy on the matter for consideration at a future meeting of Council.

Best regards.

Tom Little

Magnetawan, Ontario  
P0A 1P0



## Kerstin Vroom

---

**From:** Judy Westman  
**Sent:** January 11, 2025 1:00 PM  
**To:** sdunnett2@gmail.com; john.s.hetherington@gmail.com; Jon Hind; Councillor Kneller; livingmagnetawan@gmail.com; Kerstin Vroom  
**Subject:** Concerns re: proposed draft policy for allowing docks on unopened road allowances

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Council members and staff:

We are corresponding to voice our concerns regarding the development of a draft policy for allowing docks (private or public) on unopened road allowances.

Your value statement states "manage its resources and land responsibly while considering social, environmental and economic concerns". We would respectfully ask that you consider all concerns brought forward to you. Is this draft policy for the greater good or to address individual gain?

Administration of this proposed policy would be difficult at best. It could apply to a great deal of waterways in our jurisdiction. How will the limited staff you have respond to calls/concerns/infractions in a timely manner? Will this incur additional insurance or bylaw expenses? The bylaw officer has a huge area to cover now.

We are seriously concerned about liability issues. How will the "no drinking or driving impaired and overnight mooring" be monitored or enforced? If there becomes a need for your staff and O.P.P. response, it seems additional burden to their jobs and resources. Budgets are stretched. That is the reality. We are not projecting this potential problem. We were witness to a bad PWC /boat accident on the water here (involving drinking and injury) and I can never unhear that crash or the noises with it. Some of these closed road accesses easily accommodate a vehicle delivering the alcohol so it is not on the boat.

Lastly, the Scout camp is important to protect and respect. Do not let others take advantage of the area because there are not always campers there. It says "no trespassing". That must be followed at their request.

We frequent Green Bay daily (three seasons) to observe and photograph an otter family, waterfowl, birds and the marsh life. It is one of the very few alcoves on the lake that supports these critters. They are seen there because it is generally quiet and undisturbed. We know things change and evolve but this camp is private property and has been a venue for exposing young folks to semi wilderness experiences. Pls respect the camps community value that benefits and nurtures our young people to become good stewards of our municipality lands and waterways.

We just don't think the concept of public docks at the end of closed road allowances or open road allowances, is a worthy idea. It is so much easier to monitor public docks in public places. Thank you for time spent deliberating on this issue. Please include this email in the agenda package when the upcoming draft policy is presented.

Sincerely, Greg and Judy Westman

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**WHEREAS** the Council of the Municipality of Magnetawan receives the report from Erica Kellogg, Deputy Clerk – Planning and Development regarding Zoning By-law Amendment Application 2025-02, Tot (4944 030 00506901 0000);

**AND WHEREAS** the Applicant seeks relief from Zoning By-law No. 2001-26 as amended, Section 3.12 to permit a Hunt Camp with septic servicing be located in the Rural Residential Zone;

**AND WHEREAS** the Municipality of Magnetawan passed By-law No. 2011-15 to establish policies for the Minimal Use of Unopened Road Allowances for Motor Vehicle Travel;

**AND WHEREAS** the Municipality of Magnetawan Official Plan Section 6.2 requires any development where access is not provided by a Municipally owned or maintained road to enter into a Limited-Service Agreement; and

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Municipality of Magnetawan:

- \_\_\_\_\_ Approves the application as presented to permit the establishment of a hunt camp in a Rural Residential Zone with septic servicing requiring the applicant enter into a Road Use Agreement and a Limited-Service Agreement for the subject lands;
- \_\_\_\_\_ Defers the application;
- \_\_\_\_\_ Denies the application requiring the applicant remove existing structures and enter into a Road Use Agreement to provide access to the subject lands.


Carried \_\_\_\_\_ Defeated \_\_\_\_\_ Deferred \_\_\_\_\_

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

Recorded Vote Called by: \_\_\_\_\_

Recorded Vote

Member of Council	Yea	Nay	Absent
Bishop, Bill			
Hetherington, John			
Hind, Jon			
Kneller, Brad			
Mayor: Dunnett, Sam			

 <b>Municipality of Magnetawan</b>	<b>STAFF PLANNING REPORT</b>
To:	Mayor and Council
From:	Erica Kellogg – Deputy Clerk – Planning and Development
Subject Land:	Con 9 Lot 21 legally known as Con 9 Lot 21 (Tot)
Report Date:	April 16 <sup>th</sup> , 2025

### **Background**

A Zoning By-law Amendment application has been submitted by Jonny Tot (owner) to permit an existing hunt camp and outbuilding that were built without the required building permits, on the subject land located at Con 9 Lot 21 in the former Township of Croft, now in the Municipality of Magnetawan.

Section 3.8 of the Zoning By-law permits the establishment of Hunt Camps when access to the subject lands is via an unopened road allowance. Section 3.12 permits a Hunt Camp to be established on lands designated Rural, the subject lands are zoned Rural Residential. This application has been brought forward as the existing uses does not comply with the current Zoning By-law and the permitted uses in Rural Residential Zones.

The subject lands are located approximately 198 meters north of Stayner's Road which is a municipally owned and year-round maintained road. Direct access to the subject lands is an unopened road allowance off of Stayner's Road, shown in Figure 1. In total the subject lands are approximately 2.4 ha (6acres) in size.

According to MPAC the subject land is currently developed with a single-family detached dwelling and a detached garage, both structures are subject to the Zoning Amendment application. It is worth noting MPAC does not have a classification for a hunt camp, thus the structure is assessed as a single family dwelling. The subject land is serviced by an individual on-site sewage the applicant has indicated water is not available on the subject lands. Figure 2, provided by the applicant showcases the existing structures.

Figure #1: Location of Subject Land

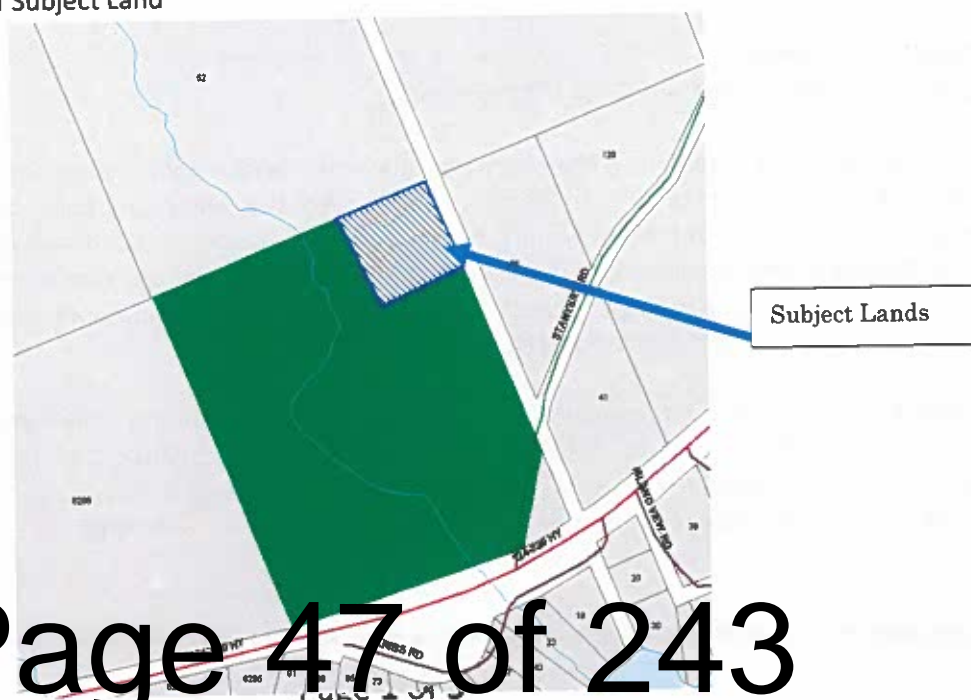
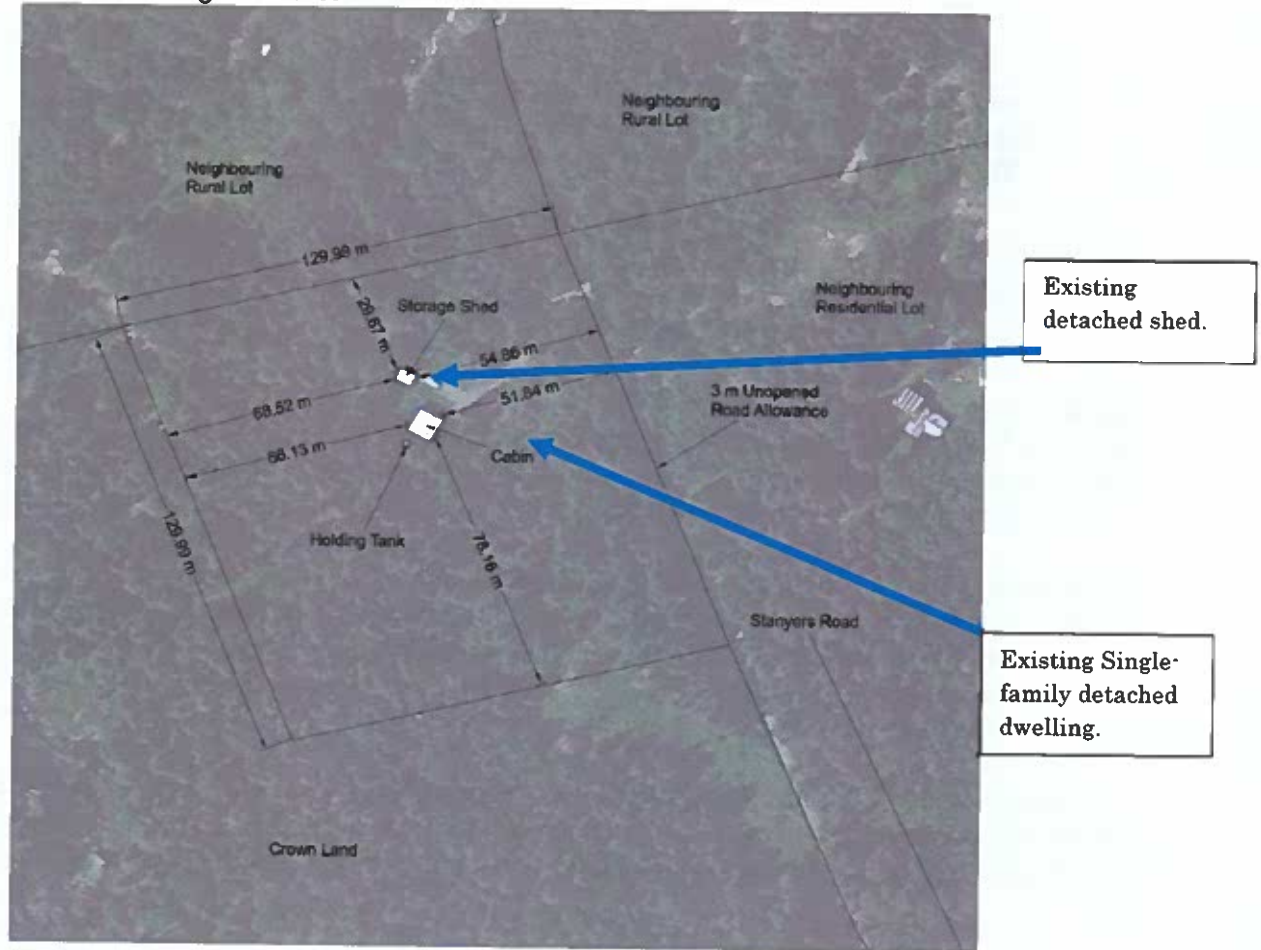


Figure #2: Sketch of Existing Structures



### Land Context

As seen in Figure #2, the subject land has a total area of 2.4ha (6acres) with 130 metres of frontage onto the municipally owned unopened road allowance and 130 metres of depth. The surrounding uses include residential to the south and southeast along with additional hunt camps located to the north and northeast of the subject lands. The large swath of lands in Figure #1 shown in green, represent Provincially owned Crown Land.

### Policy Considerations

#### Provincial Planning Statement (PPS) and Planning Act

When making land use decisions, Planning Authorities must ensure that the decisions are consistent with both the Planning Act and the PPS. In the context of the PPS, the subject lands are located within the Rural designation. Section 2.6 of the PPS permits uses that include "*resource-based recreational uses (including recreational dwellings not intended as permanent residences)*". Section 2.6 also provides the permitted use in Rural lands as "*the management or use of resources*". A hunt camp is a permitted resource based recreational use in lands designated as Rural.

Section 2.6 3) of the PPS states that "development shall be appropriate to the infrastructure, which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure". The subject lands are accessible only by a municipally owned unopened road allowance to which municipal services such as road maintenance is not provided. A hunt camp is a permitted use within the Rural lands.

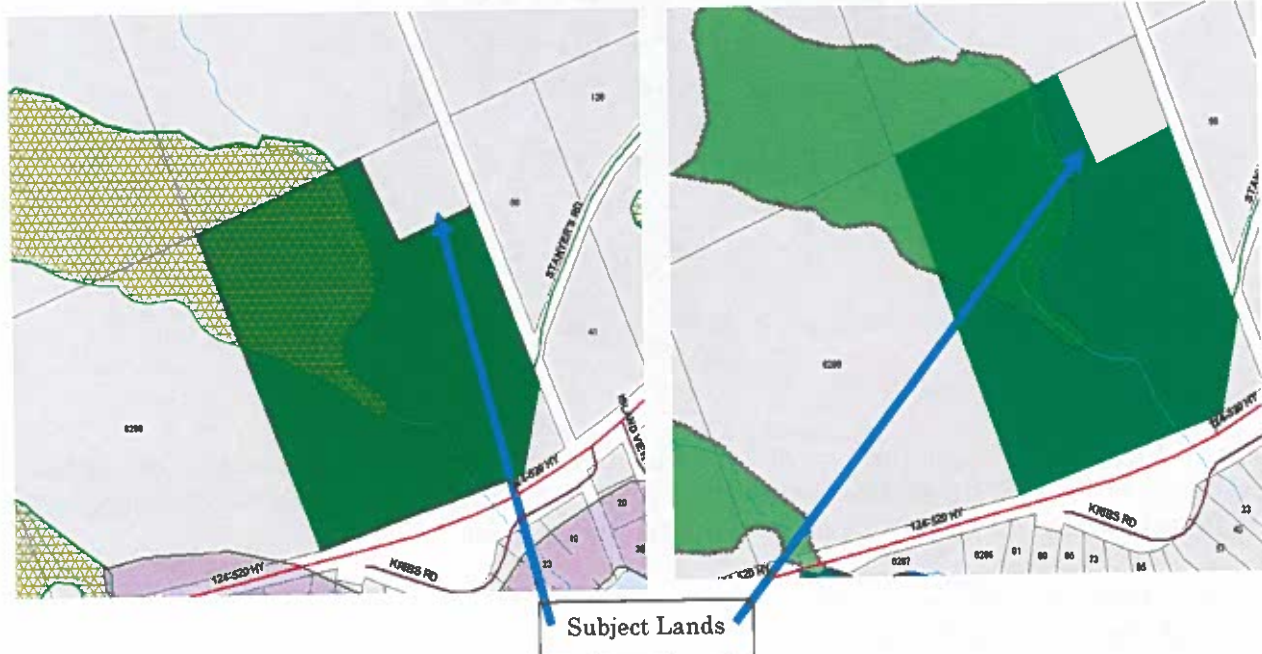
Section 2.6 4) of the PPS provides that *“planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses”*. A hunt camp would be a permitted use within the Rural lands.

#### Municipality of Magnetawan Official Plan

The Municipality’s Official Plan provides direction on growth and development as it pertains to lands within Magnetawan. The Official Plan gives policy direction to address the environment, cultural and built heritage, natural resources and transportation. Schedule A and Schedule B of the Official Plan identifies the subject land as Rural, shown in Figure 3 and 4.

Figure #3: Official Plan Excerpt, Schedule A

Figure# 4: Official Plan Excerpt, Schedule B



Section 5.2 of the Municipality’s Official Plan (the Plan) states that permitted uses within the Rural designation include among other things hunt camps.

Section 6.2 of the Plan states that where seasonal development is proposed on an unmaintained municipal road allowance *“Council may permit the 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”*. Council can require the applicant to enter into a Limited-Service Agreement for the subject lands provided the development is approved.

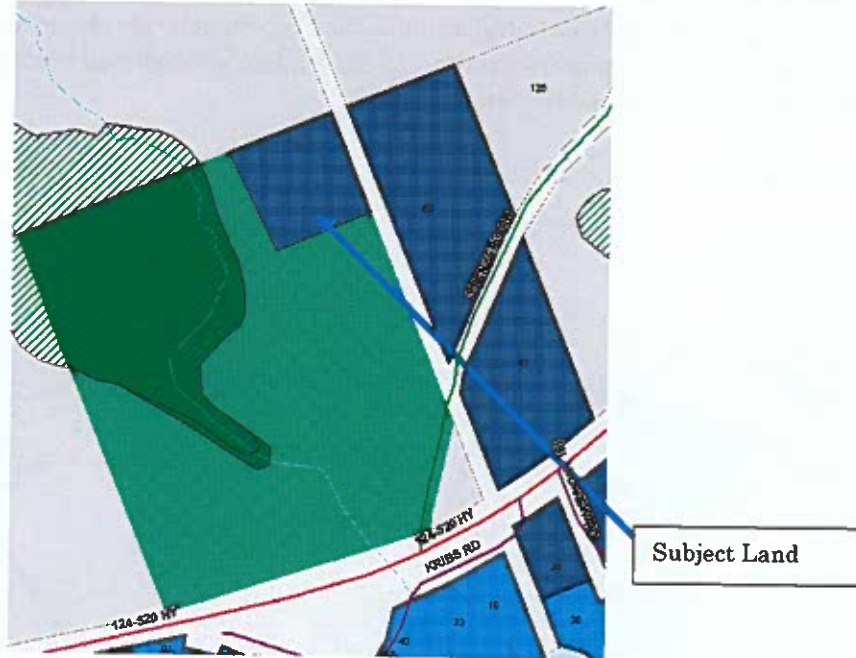
Section 6.7 of the Official Plan provides policy direction when addressing Road Allowances. The policy prescribes that *“the Municipality will not stop up or sell unmaintained road allowances where there is any possibility that there is a potential future public use for the lands”*. The zoning amendment application does not seek to stop up and close the road allowance that the subject lands utilize to gain access.



#### Municipality of Magnetawan Zoning By-law

The subject land is currently zoned Rural Residential, as shown in Figure 5. Within this designation, permissible uses include detached dwellings. In order to permit a detached dwelling, the subject land must be accessible either by a Municipally maintained road, be water access or be accessed by a private road that is in existence as of the date of the Zoning By-law, neither is the case in this application. With access provided by an unopened road allowance, Section 3.8 d) provides that a hunt camp is a permitted use.

Figure #5: Zoning By-law Excerpt



Section 3.12 of the Zoning By-law provides that hunt camps are permitted within the Rural designation; the subject lands are designated Rural Residential. This same Section 3.12 identifies the following criteria in reference to a permitted hunt camp within the Rural designation.

- i. A minimum floor area of 10 m<sup>2</sup>;
- ii. A maximum height of 5m;
- iii. A maximum floor area of 65m<sup>2</sup> (approximately 700sft);
- iv. A hunt camp must be a minimum of 100 m from an existing dwelling or public road;
- v. A hunt camp shall not include servicing (septic system or well);
- vi. A hunt camp is only permitted where a building permit for a dwelling unit is not available; and
- vii. The provision of municipal road services on unopened road allowance or private rights of way will not be available.

The existing structure meets the above criteria as it is over the minimum floor area (10m<sup>2</sup>) and under the maximum floor area 65m<sup>2</sup> (54m<sup>2</sup>). According to the applicant the existing structure is 5m in height and is located 198m from a municipal road and 147 m from an existing residential dwelling. The site sketch provided by the applicant showcases a holding tank of which is not permitted.

In addition to the existing non-compliant structure the Applicant acknowledges that an outbuilding with a total floor area of 193 sqft. This accessory structure was established without the presence of a building permit. The accessory structure as per the Applicants application is used as a storage shed. As per O' Reg 867/21 any storage shed that exceeds a total gross floor area of 161.46sqft requires a building permit.

**Staff Comments**

**Building:** If the Zoning Amendment is approved, both the shed and dwelling will need to be brought into compliance with the building code requirements. The illegal septic system will need to be removed.

**Fire:** No concerns to the application.

**Roads:** The unopened road allowance is not maintained by the Municipality.

**By-law:** No concerns to the application.

**Conclusion:**

The applicant is in possession of land to which structures were constructed absent building permits while also not being compliant with the Zoning By-law. The Applicant seeks an amendment as a means to permit the existing structures and use to remain. Should Council permit the existing structures to remain in place, the applicant will be required to coordinate with the Municipality's CBO to ensure permits are obtained and the property is in compliance with the *Ontario Building Code*.

The following options are available to Council:

- Defers the application;
- Denies the application requiring the applicant remove existing structures and enter into a Road Use Agreement to provide access to the subject lands;
- Approves the application as presented to permit the establishment of a hunt camp in a Rural Residential Zone with septic servicing requiring the applicant enter into a Road Use Agreement and a Limited-Service Agreement for the subject lands.

Respectfully submitted,



Erica Kellogg  
Deputy Clerk – Planning and Development

Brenda Heidebrecht, a Commissioner, etc.,  
Regional Municipality of Niagara, while a  
Deputy Clerk, for the Corporation of the  
City of Port Colborne.

THIS IS EXHIBIT 1 TO THE  
AFFIDAVIT OF Jonny Tot  
SWORN BEFORE ME ON THE  
DAY OF Feb. 05 2025  
Brenda Heidebrecht  
A Commissioner Etc.

(4 pages to  
exhibit) 31



The Corporation of the  
Municipality of Magnetawan  
Box 70 4304 Hwy 520  
Magnetawan ON POA 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: Jonny R Tot  
Mailing Address: 726 West Main Street, Port Colborne, ON. L3K5V4  
Telephone Number (Home): 905-736-9691 Fax Number: \_\_\_\_\_  
Telephone Number (Business): \_\_\_\_\_ 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: Jonny R Tot  
Mailing Address: 726 West Main Street, Port Colborne, ON. L3K5V4  
Telephone Number (Home): 905-736-9691 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**

Geographic Township: Magnetawan Concession: 9 Lot: 21  
Reference Plan: \_\_\_\_\_ Part/Block/Lot: \_\_\_\_\_  
Street Name and Number: 44 Stanys Road  
(If corner lot, please include both Street Names)

Water Access only: \_\_\_\_\_  
(Name of Waterbody)

Area of subject lands (ha): 1.7 Frontage (m): 130 Depth (m): 130



5) **OFFICIAL PLAN / ZONING STATUS**

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

What is the current Zoning?

Rural Residential (RR-1)

6) **REASONS FOR REQUEST**

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

Inherited land with structure built without permits. I am looking to refurbish the existing structure to be code compliant as a rural zoned hunt camp.

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? Cabin structure with storage shed

What are they used for? Seasonal short term visits and tool storage

Please complete the following for each building or structure:

	Building One	Building Two	Building Three
Type of Building	Cabin structure	Storage shed	
Setback from Front Lot Line	52m	55m	
Setback from Rear Lot Line	66m	68m	
Setback from Side Lot Line	43m	30m	
Setback from Side Lot Line	78m	95m	
Height (metres)	5m	3.6m	
Dimensions	7.3x7.3m	3.6x5m	
Floor Area	54m <sup>2</sup>	18m <sup>2</sup>	
Date of Construction	2006	2008	

What is the proposed future use of the subject lands: Seasonal retreat

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? May 2021

How long have the "existing uses" continued on the subject lands? Cabin and shed have been in place since 2005-2006.

9) **SERVICING**

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

What is the status of the application? \_\_\_\_\_

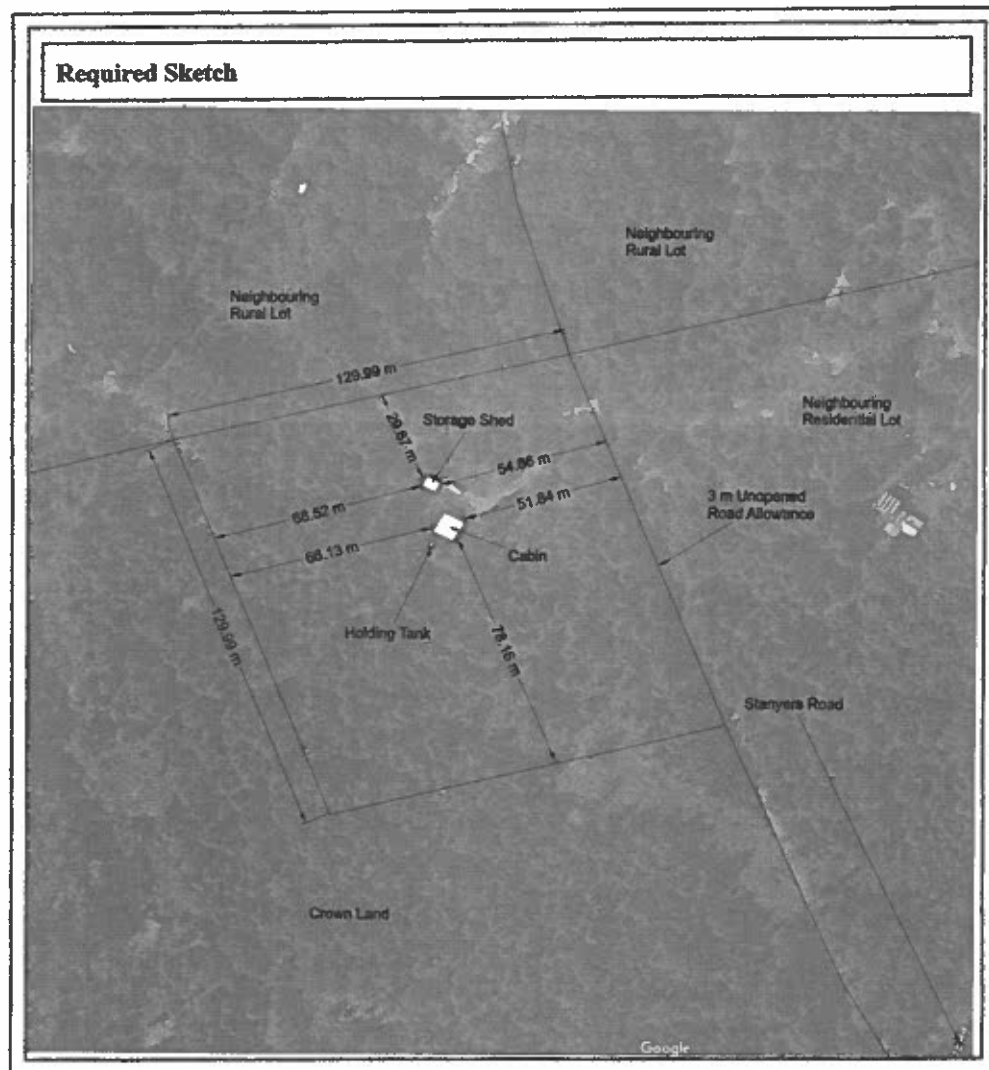
Have the subject lands ever been the subject of an application under Section 34 of *The Planning Act* (rezoning)? ☐ yes ☒ no

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 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.

05/02/25  
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.

05/02/25  
Date

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

14) **PAYMENT OF FEE AND DEPOSIT**

- |                                     |                                   |  |
|-------------------------------------|-----------------------------------|--|
| <input checked="" 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.

05/02/25  
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, Jonny Tot of the City of Port Colborne in the Regional Municipality of Niagara 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 CITY OF PORT COLBORNE in the Regional Municipality of NIAGARA this 5 day of FEBRUARY, 2025.

FEBRUARY 5, 2025  
Date

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

Page 5 of 5  
Brenda Heidebrecht, a Commissioner, etc.,  
Regional Municipality of Niagara, while a  
Deputy Clerk, for the Corporation of the  
City of Port Colborne.

[Signature]  
COMMISSIONER OF CATHS

**MUNICIPALITY OF MAGNETAWAN**  
**NOTICE OF COMPLETE APPLICATION and PUBLIC MEETING FOR A ZONING BY-LAW AMENDMENT**

**TAKE NOTICE** that the Municipality of Magnetawan has received a complete application to amend the Municipality's Zoning By-law under Section 34 of the *Planning Act* of the *Planning Act*, R.S.O., 1990. The Corporation of the Municipality of Magnetawan will hold a Public Meeting on:

**April 16<sup>th</sup> 2025**

At 1:00 pm. at the

Municipality of Magnetawan Community Centre, 4304 Hwy #520, Magnetawan, Ontario

**THE PURPOSE OF THE PUBLIC MEETING** is to consider a Zoning By-law Amendment application to amend 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. A key map showing the location of the property affected by the Zoning By-law Amendment is attached to this notice.

**DESCRIPTION OF THE LANDS** The application for Zoning By-law Amendment applies to the subject property located at Con 9 Lot 21, Municipality of Magnetawan.

**THE PURPOSE AND EFFECT** of the Zoning By-law Amendment application is to seek relief from Section 3.12 – Hunt Camp – Hunt Camps are permitted in the Rural (RU) Zone and if approved would permit a Hunt Camp to be established in the Rural Residential Zone. The application also seeks relief from 3.12 v) to permit septic servicing within a Hunt Camp.

**IF YOU WISH TO APPEAL** the decision of the Municipality of Magnetawan to the Ontario Land Tribunal (OLT) in respect to the By-law, you may do so within twenty (20) days of the issuance of this notice by filing a Notice of Appeal via the OLT e-file at <https://olt.gov.on.ca/e-file-service/> by selecting Magnetawan [Municipality of] as the Approval Authority or by mail to the Deputy Clerk – Planning and Development, Municipality of Magnetawan, no later than 4:30 p.m. on or before the last date of appeal as seen in this notice. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. If the efile portal is down, you can submit your appeal to: [planning@magnetawan.com](mailto:planning@magnetawan.com). Please consult the Ontario Land Tribunal's website (<https://olt.gov.on.ca/>) or call 1-866-448-2248 for further information regarding how to file an appeal and for the current filing fee.

**WHO CAN FILE AN APPEAL**

Pursuant to Section 34(19) of the *Planning Act* R.S.O 1990, c. P.13. a Notice of Appeal may be filed to the OLT by the following parties:

- The Applicant;
- A specified person who, prior to the decision, made oral submissions at a public meeting or written submissions to the Municipality of Magnetawan Council;
- A public body who, prior to the decision, made oral submissions at a public meeting or written submissions to the Municipality of Magnetawan Council;
- The registered owner who, prior to the decision, made oral submissions at a public meeting or written submissions to the Municipality of Magnetawan Council;
- The Minister.

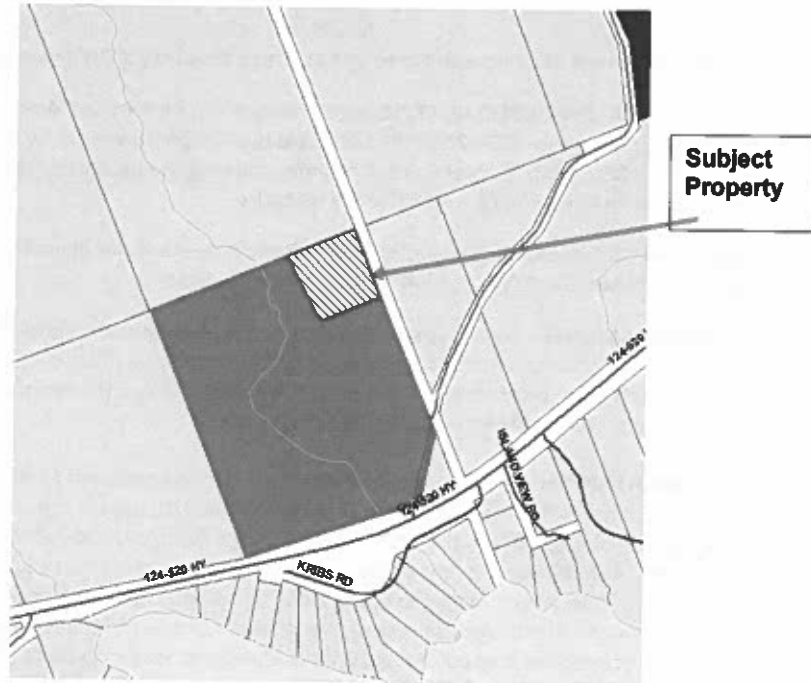
No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at the public meeting or written submissions to the Council of the Municipality of Magnetawan or, in the opinion of the OLT, there are reasonable grounds to add the person or public body as a party.

In accordance with Section 34(19) of the *Planning Act* third party appeals by persons or individuals are not permitted. When no appeal is lodged within the 20 days after the giving of notice, the decision becomes final and binding and notice to that effect will be issued by the Secretary.

The Notice of Appeal must:

- i. set out reasons for the appeal;
- ii. be accompanied by the fee as prescribed by the OLT per application, payable online though OLT e-file or by certified cheque or money order to the Minister of Finance. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca>.

PLEASE SUBMIT ANY WRITTEN COMMENTS TO ERICA KELLOGG  
Quoting File No: TOT ZONING BY-LAW AMENDMENT  
Erica Kellogg, Deputy Clerk – Planning and Development  
Municipality of Magnetawan  
P.O. Box 70, Magnetawan, Ontario, P0A 1P0  
705-387-3947 ext. 1011, [planning@magnetawan.com](mailto:planning@magnetawan.com)  
DATED at the Municipality of Magnetawan this 28<sup>th</sup> day of March, 2025  
**KEY MAP OF SUBJECT PROPERTY:**



**THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN**  
**BY-LAW NO. 2025-**

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 located at Part Lot 21, Concession 9, Municipality of Magnetawan, District of Parry Sound (4944 030 00506901 Tot)

---

**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** Council has conducted a public meeting as required by Section 34(12) of the *Planning Act*, R.S.O. 1990, as amended and if changes have been made to this By-law following the Public Meeting, that no further notice is required;

**AND WHEREAS** the subject lands are located on an unopened road allowance matters herein are in conformity with the policies and designations contained in the Official Plan of the Municipality of Magnetawan as are currently in force and effect; and

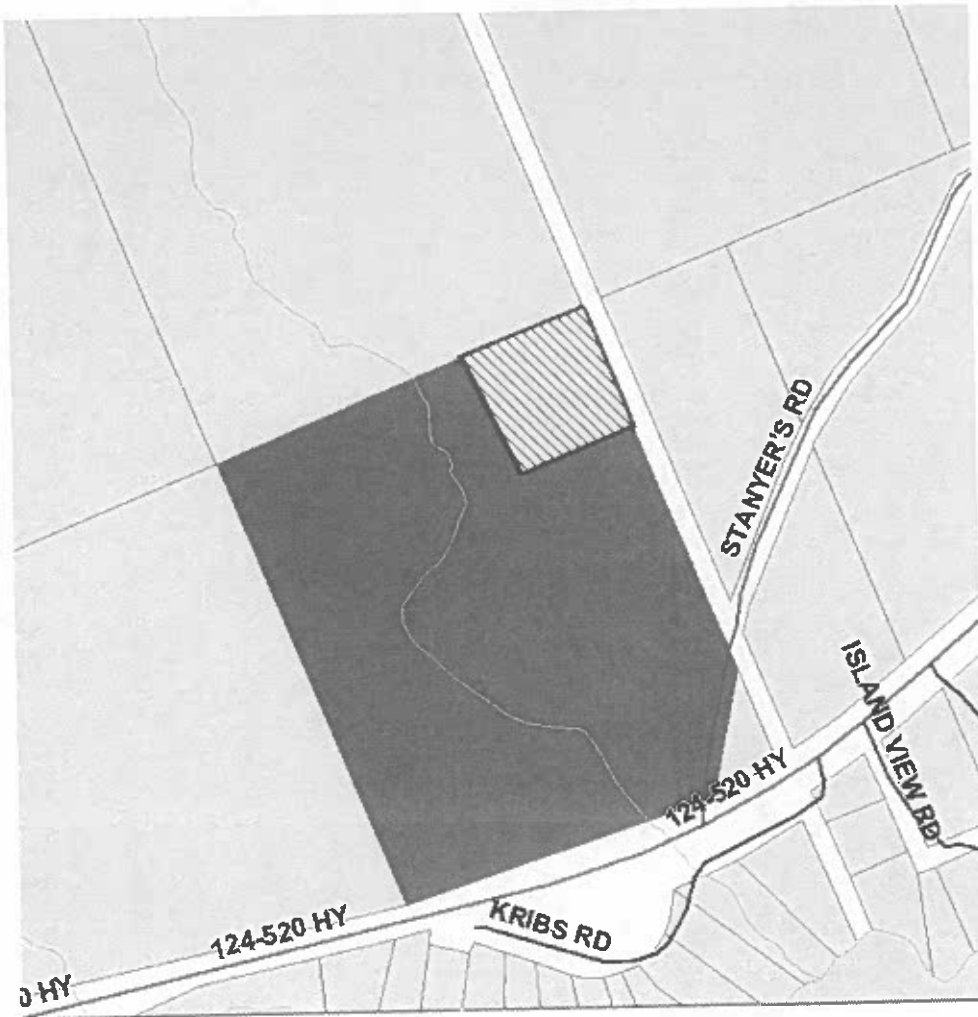
**NOW THEREFORE** the Council of the Corporation of the Municipality of Magnetawan enacts as follows:

1. **THAT** Schedule 'A-1' to Zoning By-law No. 2001-26 is hereby amended by rezoning the subject lands legally described as Part Lot 21, Concession 9, Municipality of Magnetawan, District of Parry Sound, from the Rural Residential (RR) Zone and the Rural Residential Exception Eight (RR-08) Zone, as shown on Schedule 'A' attached forming part of this By-law.
2. **THAT** Section 4.1.3 of Zoning By-law No. 2001-26 is hereby amended by the addition of the following:
  - 4.1.3.7 Notwithstanding the requirements of Section 4.12 of this By-law to the contrary, the following provisions will apply to the lands within the Rural Residential Exception Eight (RR-08) Zone in Part Lot 21, Concession 9, Municipality of Magnetawan, District of Parry Sound:
    - i. A hunt camp shall be permitted within the Rural Residential Exception Eight (RR-08) and;
    - ii. The Owner shall enter into a Limited Service Agreement with the Municipality of Magnetawan with respect to road access.

This By-Law shall become effective on the date it is passed by the Council of the Corporation of the Municipality of Magnetawan, subject to the applicable provisions of the *Planning Act*, R.S.O. 1990, as amended.

**READ A FIRST, SECOND, AND THIRD TIME**, passed, signed and the Seal of the Corporation affixed hereto, this 16<sup>th</sup> day of April, 2025.

Schedule "A"  
Croft Concession 9 Lot 21  
Municipality of Magnetawan  
District of Parry Sound



Lands to be rezoned from Rural Residential to Rural Residential Exception Eight (RR-08 )

This is Schedule 'A' to Zoning By-law 2025 - \_\_\_\_

Passed this \_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



**Moved by:** \_\_\_\_\_

**Seconded by:** \_\_\_\_\_

**BE IT RESOLVED THAT** the Council of the Municipality of Magnetawan receives the report from Patrick Townes – MHBC Planning Limited and supports the application for a Zoning By-law Amendment as a condition of consent for– CON 10 PT LOT 24 and 25 – Woodruff (4944 01000223400) which is accessed by Miller Road and a By-law on this matter will be passed later in the meeting.

Carried\_\_\_\_\_ Defeated\_\_\_\_\_ Deferred\_\_\_\_\_

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

Recorded Vote Called by: \_\_\_\_\_

**Recorded Vote**

<b>Member of Council</b>	<b>Yea</b>	<b>Nay</b>	<b>Absent</b>
Bishop, Bill			
Hetherington, John			
Hind, Jon			
Kneller, Brad			
Mayor: Dunnett, Sam			

## **STAFF REPORT**

**TO:** Erica Kellogg, Deputy Clerk – Planning & Development  
Municipality of Magnetawan

**FROM:** Patrick Townes, BA, BEd and Jamie Robinson, BES, MCIP, RPP  
MHBC Planning Limited

**DATE:** April 16, 2025

**SUBJECT:** Zoning By-law Amendment Application - Woodruff  
c/o E.J. Williams Surveying Limited, Lot 24, Concession 10,  
Reference Plan 42R21817 Part 1

---

### **Recommendation**

Based on the land use planning analysis contained in this Planners Report, MHBC Planning Limited recommends:

**THAT** Council receive the Planners Report dated April 16, 2025 respecting the Zoning By-law Amendment application for Lot 24, Concession 10, Reference Plan 42R21817 (Nancy and William Woodruff c/o E.J. Williams Surveying Limited); and,

**THAT** Council approves the Zoning By-law Amendment and passes a By-law.

### **Proposal /Background**

A Zoning By-law Amendment application has been submitted for the subject lands located on Lot 24, Concession 10, Reference Plan 42R21817 which are locally known as 309 Miller Road. The owners of the subject lands are Nancy and William Woodruff, and the application was submitted by E.J. Williams Surveying Limited.

The owners obtained a provisional Consent approval to create one new lot on the subject lands. One of the conditions of provisional Consent included the requirement to obtain approval of a Zoning By-law Amendment application.

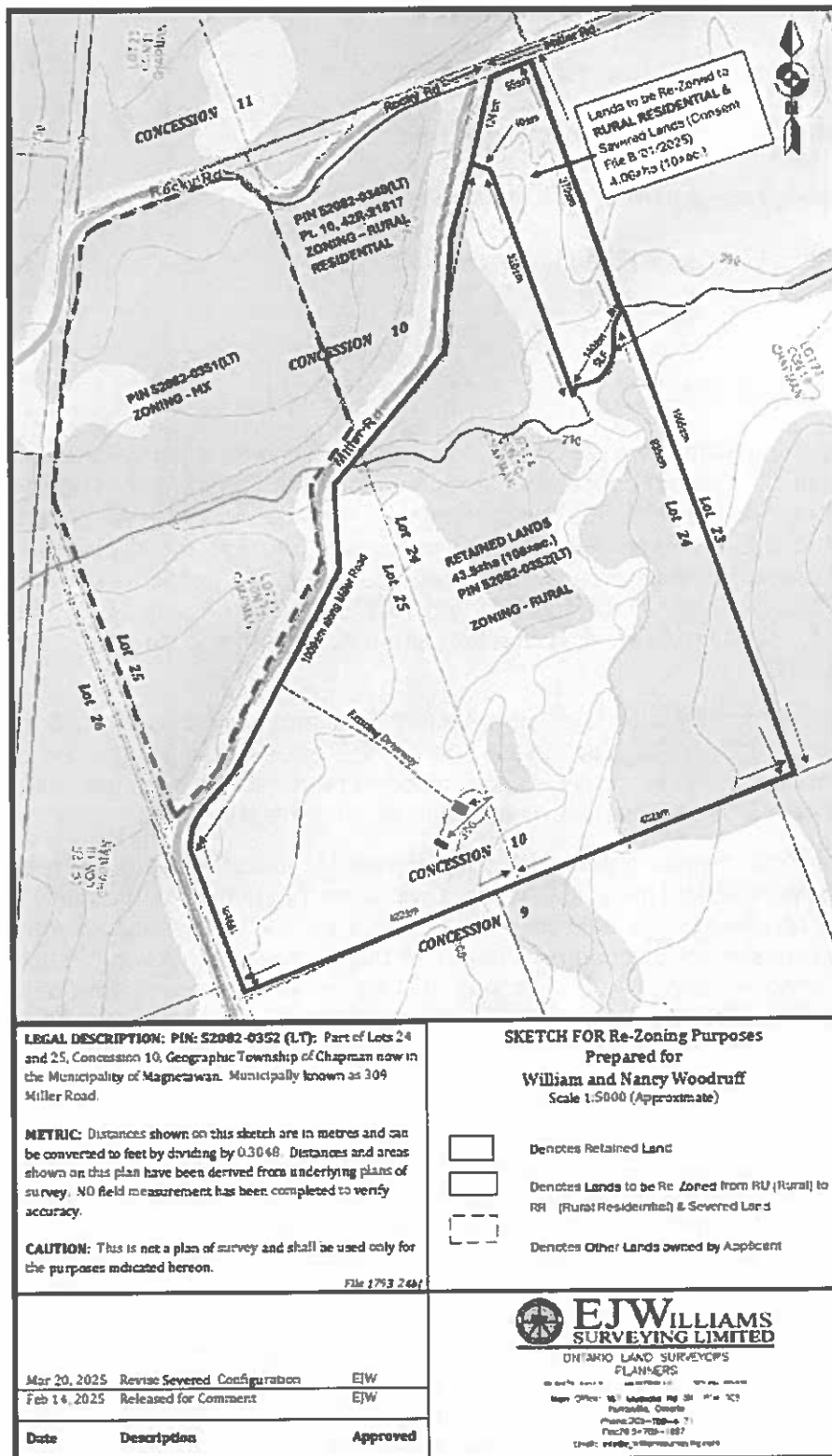
The purpose and effect of the Zoning By-law Amendment application is to satisfy a condition of provisional Consent. The application proposes to rezone the proposed Severed Lot, from the Rural (RU) Zone to the Rural Residential (RR) Zone to permit future rural residential uses and to recognize the proposed lot area and lot frontage.

The proposed lot area of approximately 4 hectares (10 acres) does not meet the minimum lot area required in the RU Zone following the Consent application. The proposed lot frontage of approximately 124 metres also does not meet the minimum lot frontage of 134 metres required in the RU Zone.

The location of the subject lands is shown on Figure 1, and the location of the proposed Severed Lot and the lands to be rezoned are outlined in red on Figure 2.



**Figure 2: Proposed Severed Lot and Lands to be Rezoned (outlined in Red)**



### **Area Context**

The following is a summary of the surrounding land uses:

**North:** Existing rural and rural residential uses.

**East:** Existing rural and rural residential uses.

**South:** Existing rural and rural residential uses.

**West:** Existing License B Pit and rural uses.

### **Policy Analysis**

#### **Provincial Planning Statement**

The Provincial Planning 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 all planning decisions are consistent with the PPS.

The subject lands are located outside of a Settlement Area and are considered Rural Lands in the context of the PPS. Section 2.6 of the PPS outlines policies for Rural Lands. Residential development, where site conditions are suitable for the provision of appropriate sewage and water service is included as a permitted use.

Section 3.6 of the PPS outlines policies for sewage, water, and stormwater. Where municipal sewage services and municipal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. The proposed Severed Lot is vacant, and new development is proposed to be serviced by a private well and septic system. The proposed Severed Lot appears large enough to accommodate these future services.

Chapter 4 of the PPS contains policies related to the wise use and management of resources. There is a watercourse adjacent and to the south of the proposed Severed Lot that is identified as containing Fish Habitat. Section 4.1.6 of the PPS states that development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements. Further, Section 4.1.8 of the PPS specifies that development and site alteration is not permitted on lands adjacent to fish habitat unless the ecological function of the adjacent lands has been evaluated, and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. This area is already restrictively zoned, and no new development is permitted on these lands in the future. The proposed Severed Lot is large in size and provides for future building locations setback from the watercourse. No development is proposed through this application and the existing watercourse

adjacent to the subject property is Environmental Protection, restricting development. As a result, an Environmental Impact Study is not required.

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

#### Municipality of Magnetawan Official Plan

The Municipality's Official Plan provides policy direction on growth and development within Magnetawan. The policies in the Plan address the environment, cultural and built heritage, natural resources and servicing and transportation. In accordance with the schedules of the Official Plan, the proposed Severed Lot is designated as Rural and there is mapped fish habitat to the south of the proposed Severed Lot.

Rural residential uses are permitted within the Rural designation. The proposed lot size and lot frontage is representative of a rural residential lot in the Rural designation.

The fish habitat area is already restrictively zoned, and no new development is permitted on these lands in the future. The proposed Severed Lot is large in size and provides for future building locations setback from the watercourse. No development is proposed through this application and the existing watercourse adjacent to the subject property is Environmental Protection, restricting development. As a result, an Environmental Impact Study is not required.

The proposed Zoning By-law Amendment conforms with the Official Plan.

#### Municipality of Magnetawan Zoning By-law

The proposed Severed Lot is currently located within the RU Zone. A condition of provisional Consent required the applicant to obtain approval of a Zoning By-law Amendment. The Zoning By-law Amendment is required to rezone the subject property from RU Zone to the RR Zone to recognize the proposed lot area and lot frontage of the Severed Lot.

The proposed Severed Lot has a lot area of approximately 4 hectares (10 acres) and the minimum lot area for the RU Zone is 10 hectares. The minimum lot area for the RR Zone is 1 hectare and therefore the amendment is required.

The proposed Severed Lot has a lot frontage of approximately 124 metres and the minimum lot frontage for the RU Zone is 134 metres. The minimum lot frontage for the RR Zone is 60 metres.

The proposed lot area of approximately 4 hectares (10 acres) and the proposed lot frontage of 124 metres is an appropriate size for the RR Zone and would facilitate rural residential development on the proposed Severed Lot in the future.

#### Comments from Departments

The following comments were received on the application:

Road Department: No Comments were received at the time this Staff Report was prepared.

Fire Chief: No Comments were received at the time this Staff Report was prepared.

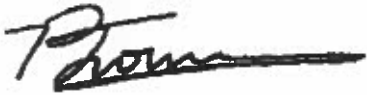
Building Department: No Comments were received at the time this Staff Report was prepared.

By-law Department: No Comments were received at the time this Staff Report was prepared.

**Summary**

The proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement, conforms to the Municipality's Official Plan, is appropriate and represents good planning. The proposed Zoning By-law satisfies the condition of provisional Consent for the owners and rezones the proposed Severed Lot to the RR Zone.

Respectfully submitted,



---

Patrick Townes, BA, BEd  
Planning Consultant  
MHBC Planning



---

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



**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

**APPLICATION FORM  
ZONING BY-LAW AMENDMENT**

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

**1) APPLICATION INFORMATION**

Name of Applicant: E.J. Williams Surveying Limited

Mailing Address: 387 Muskoka Rd. 3 N., Huntsville,  
ON P1H 1C5

Telephone Number (Home): 705-789-4171 Fax Number: \_\_\_\_\_

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

Email: kathy@ejwilliamssurveying.com

**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: Nancy and William Woodruff

Mailing Address: Box 269 Magnetawan, ON P0A 1P0

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

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

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

Name: None

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

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

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

**4) SUBJECT LANDS**

Geographic Township: Chaplin Concession: 10 Lot: 24



Area of subject lands (ha): 4.05±\_\_\_\_ Frontage (m): 91±m Miller Rd. Depth (m): 70±m\_\_\_\_

**5) OFFICIAL PLAN / ZONING STATUS**

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

What is the current Zoning?  
Rural

**6) REASONS FOR REQUEST**

Please describe the reasons for and extent of, the request:  
Consent Application B01/2025 requires a zoning amendment to rezone the subject lands to Rural Residential (RR) to recognize the reduced lot area of rural lands.

**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? Vacant \_\_\_\_\_

What are they used for? \_\_\_\_\_

Please complete the following for each building or structure:

	Building One	Building Two	Building Three
Type of Building			
Setback from Front Lot Line			

What is the proposed future use of the subject lands: Vacant Recreational Use \_\_\_\_\_

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

0 yes X no – Not in the near future

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			

Not Applicable

When were the subject lands acquired by the current owner? January 8th, 1990 \_\_\_\_\_

How long have the "existing uses" continued on the subject lands? 100+ years \_\_\_\_\_

#### 9) SERVICING

	Municipal	Private	Other
Water Supply	0	X – if developed	0
Sewage Disposal	0	X – if developed	0
Frontage on Road	91±m Miller Rd	0	0

Is storm drainage provided by: 0 Sewer X Ditch 0 Swale

0 Other (describe) \_\_\_\_\_

#### 10) OTHER APPLICATIONS

Are the subject lands the subject of an application under the Planning Act for approval of a

# 11) DRAWINGS

Please include a sketch showing the following:

- 0 the boundaries and dimensions of the subject land;
- 0 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;
- 0 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;
- 0 the current uses on land that is adjacent to the subject land;
- 0 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;
- 0 if access to the subject land is by water only, the location of the parking and docking facilities to be used; and
- 0 the location and nature of any easement affecting the subject land.

**Required Sketch should include the following:**

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

Sketch – See Attached.

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.

Feb 10, 2025  
Date

Nancy Woodruff  
Signature of Registered Owner, Nancy Woodruff

Feb 10, 2025  
Date

William Woodruff  
Signature of Registered Owner, William Woodruff

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.

Feb 10, 2025  
Date

Nancy Woodruff  
Signature of Registered Owner, Nancy Woodruff

Feb 10, 2025  
Date

William Woodruff  
Signature of Registered Owner, William Woodruff

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.

Feb 10, 2025  
Date

Nancy Woodruff  
Signature of Registered Owner, Nancy Woodruff

Feb 10, 2025  
Date

William Woodruff  
Signature of Registered Owner, William Woodruff

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

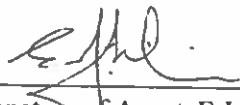
If the Applicant/Owner is a Corporation, the Applicant/Owner shall provide certification that he/she has the authority to Bind the Corporation.


15) AFFIDAVIT

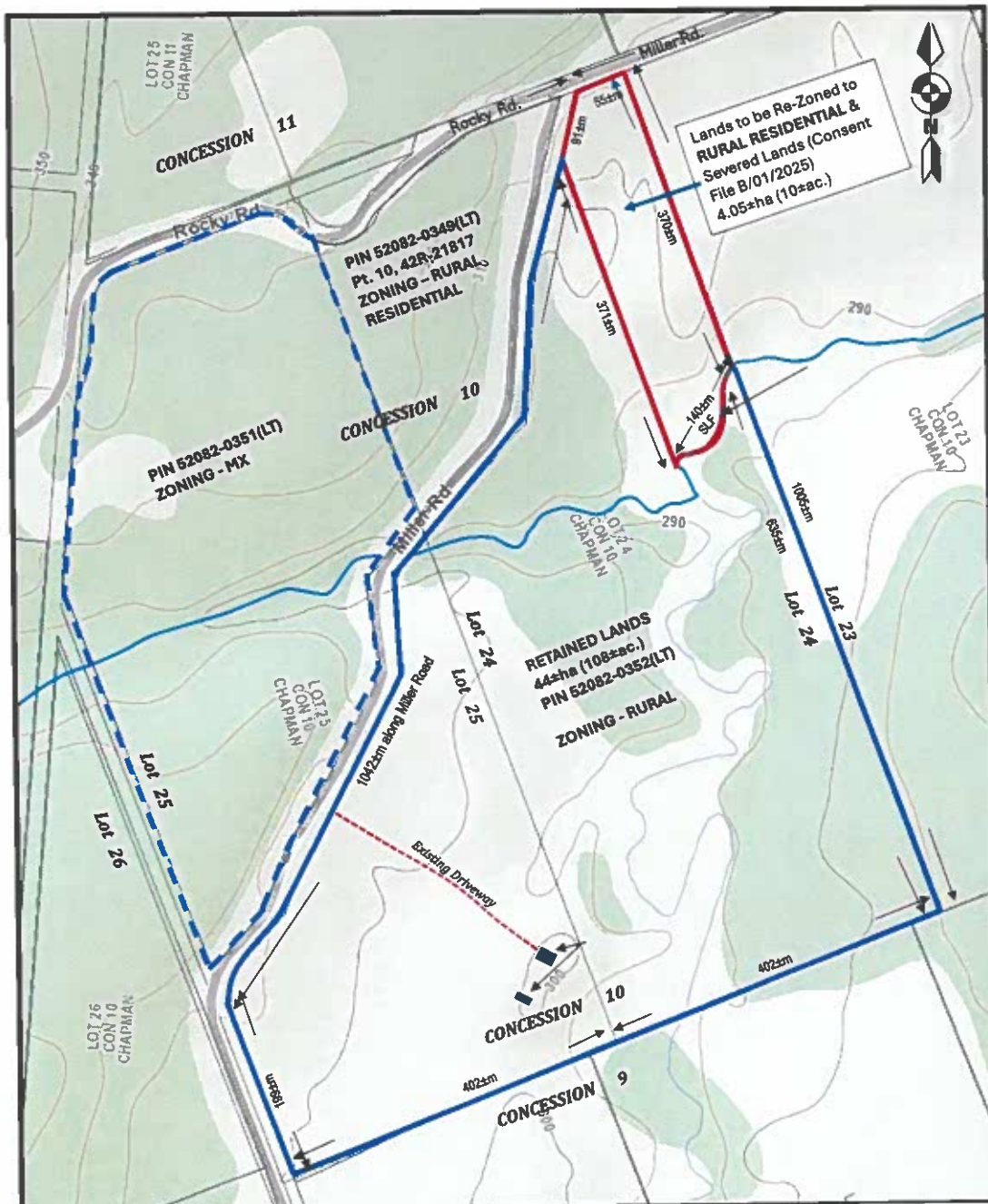
I, Edward J. Williams, B.Sc., O.L.S. of the Town of Huntsville in the District Municipality of Muskoka solemnly declare that all of the above statements contained herein and in all exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing 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 Huntsville in the District Municipality of Muskoka this 14th day of February, 2025.

February 14 / 2025  
Date

  
Signature of Agent, E.J. Williams, B.Sc., O.L.S.

  
Kathryn Irene Kujala, A Commissioner etc.,  
Province of Ontario for E.J. Williams Surveying  
Limited. Expires April 12, 2025.



**LEGAL DESCRIPTION:** PIN: 52082-0352 (LT); Part of Lots 24 and 25, Concession 10, Geographic Township of Chapman now in the Municipality of Magnetawan. Municipally known as 309 Miller Road.

**METRIC:** Distances shown on this sketch are in metres and can be converted to feet by dividing by 0.3048. Distances and areas shown on this plan have been derived from underlying plans of survey. NO field measurement has been completed to verify accuracy.

**CAUTION:** This is not a plan of survey and shall be used only for the purposes indicated hereon.

File 1793-24bf

**SKETCH FOR Re-Zoning Purposes**  
Prepared for  
William and Nancy Woodruff  
Scale 1:5000 (Approximate)



Denotes Retained Land

Denotes Lands to be Re-Zoned from RU (Rural) to RR (Rural Residential) & Severed Land

Denotes Other Lands owned by Applicant

**EJW WILLIAMS**  
**SURVEYING LIMITED**  
ONTARIO LAND SURVEYORS  
PLANNERS

Main Office: 387 Mainville Rd. 3rd Fl. 1C5  
Huntsville, Ontario  
Phone: 705-788-4171  
Fax: 705-788-1017  
Email: info@ejwilliams.com

Feb 14, 2025 Released for Comment

EJW

Date

Description

Approved

Page 74 of 243

LAND  
REGISTRY  
OFFICE #42

52082-0352 (LT)

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

**PROPERTY DESCRIPTION:** PART OF LOTS 24 & 25, CON 10 CHAPMAN; MUNICIPALITY OF MAGNETAWAN

**PROPERTY REMARKS:** LYING EAST OF PARTS 4,5,7 & 8, 42R21817.

**ESTATE/QUALIFIER:**  
FEE SIMPLE  
ABSOLUTE

**RECENTLY:**  
DIVISION FROM 52082-0016

**PIN CREATION DATE:**  
2022/08/03

**OWNERS' NAMES**  
WOODRUFF, WILLIAM HENRY  
WOODRUFF, NANCY ANN

**CAPACITY SHARE**  
JTEN  
JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2022/08/03 **						
LT176824	1990/01/08	TRANSFER	\$1		WOODRUFF, WILLIAM HENRY WOODRUFF, NANCY ANN	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

**MUNICIPALITY OF MAGNETAWAN**  
**NOTICE OF COMPLETE APPLICATION and PUBLIC MEETING FOR A ZONING BY-LAW AMENDMENT**

**TAKE NOTICE** that the Municipality of Magnetawan has received a complete application to amend the Municipality's Zoning By-law under Section 34 of the *Planning Act* of the *Planning Act*, R.S.O., 1990. The Corporation of the Municipality of Magnetawan will hold a Public Meeting on:

**April 16<sup>th</sup> 2025**

At 1:00 pm. at the

Municipality of Magnetawan Community Centre, 4304 Hwy #520, Magnetawan, Ontario

**THE PURPOSE OF THE PUBLIC MEETING** is to consider a Zoning By-law Amendment application to amend 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. A key map showing the location of the property affected by the Zoning By-law Amendment is attached to this notice.

**DESCRIPTION OF THE LANDS** The application for Zoning By-law Amendment applies to the subject property located at Con 10 PT LOTS 24 AND 25 PT ALLOW AND 42R-21817 PARTS 12 AND 11 Municipality of Magnetawan.

**THE PURPOSE AND EFFECT** The purpose and effect of the proposed Zoning By-law Amendment application is to rezone the subject lands to satisfy a condition of provisional Consent, for the application that was approved by the Central Almaguin Planning Board (B01-2025). The subject lands are located within the Rural (RU) Zone in the Zoning By-law.

The Zoning By-law Amendment is to rezone the Severed Lot from the Rural (RU) Zone to the Rural Residential (RR) Zone. The proposed Severed Lot has a lot area of approximately 4 hectares does not meet the minimum lot size of 10 hectares for the RU Zone. The minimum lot area for the RR Zone is 1 hectare.

**IF YOU WISH TO APPEAL** the decision of the Municipality of Magnetawan to the Ontario Land Tribunal (OLT) in respect to the By-law, you may do so within twenty (20) days of the issuance of this notice by filing a Notice of Appeal via the OLT e-file at <https://olt.gov.on.ca/e-file-service/> by selecting Magnetawan [Municipality of] as the Approval Authority or by mail to the Deputy Clerk – Planning and Development, Municipality of Magnetawan, no later than 4:30 p.m. on or before the last date of appeal as seen in this notice. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. If the efile portal is down, you can submit your appeal to: [planning@magnetawan.com](mailto:planning@magnetawan.com). Please consult the Ontario Land Tribunal's website (<https://olt.gov.on.ca/>) or call 1-866-448-2248 for further information regarding how to file an appeal and for the current filing fee.

**WHO CAN FILE AN APPEAL**

Pursuant to Section 34(19) of the *Planning Act* R.S.O 1990, c. P.13. a Notice of Appeal may be filed to the OLT by the following parties:

- The Applicant;
- A specified person who, prior to the decision, made oral submissions at a public meeting or written submissions to the Municipality of Magnetawan Council;
- A public body who, prior to the decision, made oral submissions at a public meeting or written submissions to the Municipality of Magnetawan Council;
- The registered owner who, prior to the decision, made oral submissions at a public meeting or written submissions to the Municipality of Magnetawan Council;
- The Minister.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at the public meeting or written submissions to the Council of the Municipality of Magnetawan or, in the opinion of the OLT, there are reasonable grounds to add the person or public body as a party.

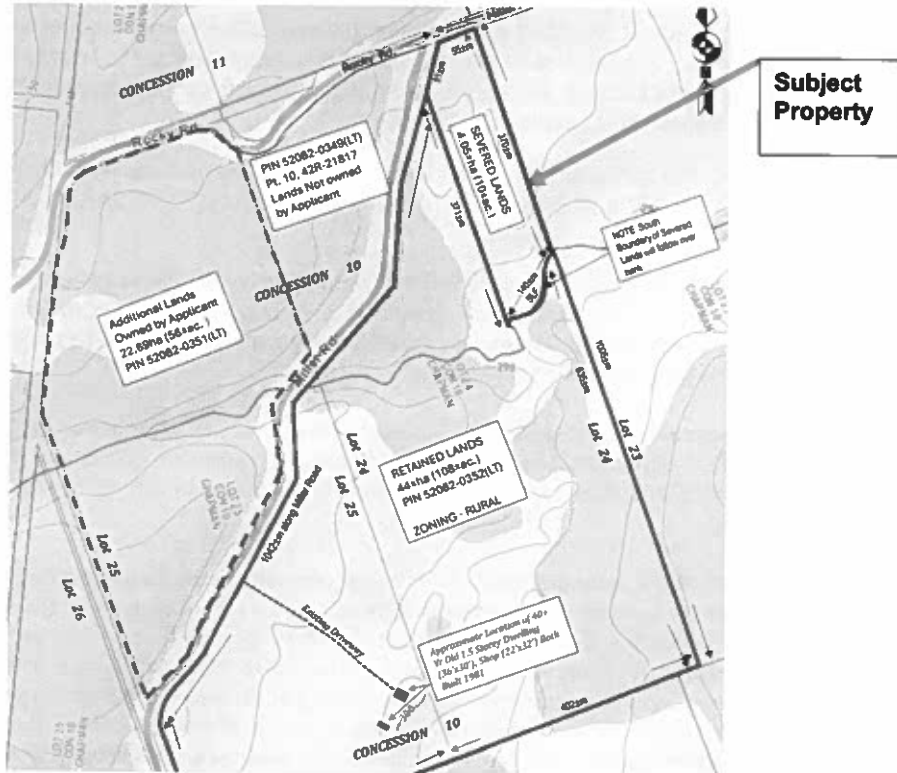
In accordance with Section 34(19) of the *Planning Act* third party appeals by persons or individuals are not permitted. When no appeal is lodged within the 20 days after the giving of notice, the decision becomes final and binding and notice to that effect will be issued by the Secretary.

The Notice of Appeal must:

- i. set out reasons for the appeal;
- ii. be accompanied by the fee as prescribed by the OLT per application, payable online through OLT e-file or by certified cheque or money order to the Minister of Finance. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/>.



PLEASE SUBMIT ANY WRITTEN COMMENTS TO ERICA KELLOGG  
Quoting File No: WOODRUFF ZONING BY-LAW AMENDMENT  
Erica Kellogg, Deputy Clerk – Planning and Development  
Municipality of Magnetawan  
P.O. Box 70, Magnetawan, Ontario, P0A 1P0  
705-387-3947 ext. 1011, [planning@magnetawan.com](mailto:planning@magnetawan.com)  
DATED at the Municipality of Magnetawan this 28<sup>th</sup> day of March, 2025  
KEY MAP OF SUBJECT PROPERTY:



**THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN**

**BY-LAW NO.**

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 located at Lot 24, Concession 10 Chapman, 42R21817, Municipality of Magnetawan, District of Parry Sound. (494401000223400)

---

**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** Council has conducted a public meeting as required by Section 34(12) of the *Planning Act*, R.S.O. 1990, as amended and if changes have been made to this By-law following the Public Meeting, that no further notice is required;

**AND WHEREAS** the matters herein are in conformity with the policies and designations contained in the Official Plan of the Municipality of Magnetawan as are currently in force and effect; and

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

1. **THAT** Schedule 'A-2', to Zoning By-law No. 2001-26 as amended, is further amended by zoning a portion of the lands legally described as Lot 24, Concession 10 Chapman 42R21817, Municipality of Magnetawan, District of Parry Sound, from the Rural (RU) Zone to the Rural Residential (RR) Zone, as shown on Schedule 'A' attached forming part of this By-law.

This By-Law shall become effective on the date it is passed by the Council of the Corporation of the Municipality of Magnetawan, subject to the applicable provisions of the *Planning Act*, R.S.O. 1990, as amended.

**READ A FIRST, SECOND AND THIRD TIME**, passed, signed and the Seal of the Corporation affixed hereto, this 16<sup>th</sup> day of April, 2025.

**THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN**

---

Sam Dunnett, Mayor

---

Kerstin Vroom, CAO/Clerk

# Schedule 'A'



Part of Lot 24, Concession 10  
Township of Magnetawan  
District of Parry Sound



Lands to be rezoned from Rural (RU) Zone  
to Rural Residential (RR) Zone

This is Schedule 'A' to Zoning By-law 2025-\_\_\_\_  
Passed this \_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**RESOLUTION NO. 2025 –**

**APRIL 16, 2025**

**Moved by:** \_\_\_\_\_

**Seconded by:** \_\_\_\_\_

**WHEREAS** Council for the Municipality of Magnetawan receives with thanks the report from Patrick Townes, MHBC, Overview of Proposed Zoning Housekeeping Amendment;

**NOW THEREFORE BE IT RESOLVED THAT** Council receives and approves the DRAFT Housekeeping Bylaw as presented and a Bylaw will be passed later in the meeting.

Carried \_\_\_\_\_ Defeated \_\_\_\_\_ Deferred \_\_\_\_\_

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

Recorded Vote Called by: \_\_\_\_\_

Recorded Vote

Member of Council	Yea	Nay	Absent
Bishop, Bill			
Hetherington, John			
Hind, Jon			
Kneller, Brad			
Mayor: Dunnett, Sam			

## **STAFF REPORT**

TO: Erica Kellogg, Deputy Clerk – Planning & Development  
Municipality of Magnetawan

FROM: Patrick Townes, BA, BEd and Jamie Robinson, BES, MCIP, RPP  
MHBC Planning Limited

DATE: April 16, 2025

SUBJECT: Housekeeping Amendment to Zoning By-law No. 2001-26

---

### **Recommendation**

Based on the land use planning analysis contained in this Staff Report, MHBC Planning Limited recommends:

**THAT** Council receive the Staff Report dated April 16, 2025 respecting the Housekeeping Amendment to Zoning By-law No. 2001-26;

**AND**

**THAT** Council approves the Housekeeping Amendment and passes a By-law.

**OR**

**THAT** if there are comments received prior to or at the Statutory Public Meeting held on April 16, 2025 that require further staff review and investigation, Council direct staff to prepare a subsequent Staff Report to address the comments at a future meeting of Council.

### **Overview**

The Municipality has provided notice in accordance with the *Planning Act* to complete a Housekeeping Amendment to the current Zoning By-law No. 2001-26. The purpose of the proposed amendments to the Zoning By-law are to ensure that the By-law remains consistent with other legislation applicable to land use planning matters and to ensure the document is clear and concise to the reader.

An overview of the proposed Housekeeping Amendment was presented to Council at the March 26, 2025 meeting. The Zoning By-law is a living document and requires updates from time to time, through an appropriate review process.

## **Proposed Amendments/Analysis**

Staff have prepared a summary table for the proposed amendments to the Zoning By-law. A description of each of the amendments is provided below, and the amendment corresponds with the identifying number in the summary table included in the Staff Report.

### **Amendment #1 – Minimum Dwelling Size**

- **Recommended zoning amendment to complete the following:**
  - **Include a general provision to require a minimum ground floor area of any type of dwelling to be at least 17.5 square metres or 188 square feet in size, with the exception of detached dwellings within the Shoreline Residential (RS) Zone where the minimum size is 65 square metres or 700 square feet.**
- The purpose of the amendment is to ensure that all references to minimum dwelling unit sizes in the Zoning By-law are consistent with the *Ontario Building Code*. The Ontario Building Code includes a minimum dwelling size, and the legislation included in the *Planning Act* does not specifically reference a minimum dwelling unit size (relies solely on the requirements of the *Ontario Building Code*).
- The following minimum dwelling unit sizes are included in the Zoning By-law:
  - Single Detached Dwellings located in the Shoreline Residential (RS) Zone – **65 square metres or 700 square feet.**
  - Tiny Homes – **17.5 square metres or 188 square feet.**
  - Additional Dwelling Units (Attached) – **42 square metres or 450 square feet.**
- The Zoning By-law currently includes a minimum dwelling unit size (minimum ground floor area) for a detached dwelling in the Shoreline Residential (RS) Zone. The minimum ground floor area for a single detached dwelling on a property that is located in the RS Zone is 65 square metres or 700 square feet. This is included in Section 4.2.2 ix) of the Zoning By-law. This section is not proposed to change.
- The Zoning By-law also currently includes provisions regarding tiny homes, in Section 3.34 of the Zoning By-law. A tiny home is a type of building that is referenced under the *Ontario Building Code*. In response to the Province's overall direction to help municipalities permit additional housing types and sizes, legislation regarding tiny homes were included in the *Ontario Building Code* and legislation regarding additional dwelling units were included in the *Planning Act*. Some general provisions regarding tiny homes are to be removed (refer to Table 1) because the size requirements provided in Table 3 (A) and 3 (B) of the Zoning By-law are required under the Ontario Building Code which could be subject to change in the future.
- Additional dwelling unit provisions are included in Section 3.6 of the Zoning By-law. For an attached additional dwelling unit, the minimum size is 42 square metres or 450 square feet. There is no minimum size referenced in the Zoning By-law for a detached additional dwelling unit. This section is not proposed to change.

- The intent of requiring a minimum ground floor area for a single detached dwelling in shoreline areas is to ensure that new dwellings are consistent with the existing built form and character. Zoning permissions within the shoreline areas are structured in a manner that permits a principal detached dwelling and accessory structures, such as a guest cabin, which are intended to be accessory or secondary in nature in terms of use to the principal building.
- By permitting smaller detached dwellings within the shoreline areas may lead to a mix of development forms that may not align with the intended character of the area and may result in a number of smaller buildings on a property where there is no “principal” larger detached dwelling to be used by an owner.
- It is understood that the minimum ground floor area for a single detached dwelling is 17.5 square metres or 188 square feet under the Ontario Building Code. This is consistent with the minimum size of a tiny home in the Zoning By-law.
- Through discussions with the Building Department, it is recommended that a general provision be added to the Zoning By-law that requires a detached dwelling to have a minimum ground floor area of 17.5 square metres or 188 square feet. This would also include additional dwelling units to ensure the minimum sizes are consistent with the *Ontario Building Code*.
- This recommended general provision will ensure that the rules are clear for those wanting to construct buildings on a property to be used as a residence and to ensure that are enforceable measures to require a building that meets the definition of a detached dwelling under the *Ontario Building Code* to require appropriate approvals from the Municipality.
- At present time, it is recommended that this general provision does not apply to the SR Zone and that the existing minimum dwelling unit size remain in this zone only.

#### **Amendment #2 – Structures attached to Two-Storey Boathouses**

- Recommended zoning amendment to complete the following:
  - To include provisions in Section 3.1 g) of the Zoning By-law to regulate the size of attached decks on the second storey of a two-storey boathouse.
- Through a recent housekeeping amendment, permissions for two-storey boathouses were included in the Zoning By-law. General provisions for two-storey boathouses were added to Section 3.1 g) iii) of the Zoning By-law.
- Staff have considered additional items including attached accessory structures that would be proposed as a result of permitted a two-storey boathouse, including a deck off the second storey.

- Staff also considered if maximum dock sizes that are associated with boathouses should be added, however since there are no maximum sizes in place now for any type of boathouse, this is not required.
- It is recommended that a second storey deck on a two-storey boathouse be permitted to project no more than 4 metres or 13 feet from any wall of a boathouse. The intent of this provision is to limit the outdoor space associated with a two-storey boathouse and to limit the potential projection into a lake beyond the walls of a boathouse.

### **Amendment #3 – Minor Amendments**

- Recommended zoning amendment to complete the following:
  - To update and clean up zoning provisions related to tiny homes, mobile homes, bed and breakfasts, and the definition of a dwelling.
  - The proposed amendments are summarized in Table 1.

Table 1: Summary of Proposed Minor Amendments

Proposed Zoning By-law Amendment	Staff Explanation
<b>Section 3.1 k) Guest Cabin</b> <b>Amend to include:</b> ii) no servicing (septic or well) is located in the building.	Section 3.1 k) is amended to align with the definition of a Guest Cabin, in that it intended for accommodation of individuals. The amendment is intended to provide clarity on permissible uses.
<b>Section 3.13, Minimum Distance Separation:</b>  Remove reference to Schedule D and E from the text of the Zoning By-law.	Section 3.13 references two schedules (Schedule D and E) however there are no schedules included that apply to Minimum Distance Separation. It is recommended that the reference to Schedule D and E be removed for this reason.
<b>Section 3.34, Tiny Homes</b>  <b>Current Wording:</b> ii) A tiny home shall not exceed 50 square meters (538 ft <sup>2</sup> );  <b>Replace with:</b> ii) A tiny home shall not exceed 37 square meters (398 ft <sup>2</sup> );	Section 1.11 of the <i>Ontario Building Code</i> states that the maximum size of a tiny home is 37 square metres or 398 square feet. This change will bring the By-law into conformity with the <i>Ontario Building Code</i> .
<b>Section 3.34, Tiny Homes</b>  <b>Current Wording:</b>	The <i>Ontario Building Code</i> includes specific requirements for tiny homes. Tiny homes must meet the requirements in Tables 3 (A) and 3 (B) in order to be considered a tiny home under the <i>Ontario Building Code</i> . It is



<p>iv) if the space is to be designed as an open concept, meet the minimum requirements, set out in Table 3 (A);</p> <p>v) if the space is to be divided by walls, each room/space must meet the minimum sizes for rooms and spaces, set out in Tabel 3 (B);</p> <p>vi) A tiny home must also have necessary servicing such as water and sewage;</p> <p>Remove Tables 3(A) and 3(B) and provisions iv), v) and vi) from By-law.</p> <p><b>Section 3.34, Tiny Homes</b></p> <p>Current Wording:</p> <p>vii) a tiny home must comply with the health and safety requirements of the Ontario Building Code; and</p> <p>Replace With:</p> <p>vii) a tiny home must comply with all requirements of the Ontario Building Code; and</p>	<p>recommended that the provisions noted in this section and the tables be removed since the requirements are captured under the <i>Ontario Building Code</i> and may be subject to change in the future.</p>
<p><b>Section 4.5.1, Residential Mobile Home (RMH) Zone, Permitted Uses:</b></p> <ul style="list-style-type: none"> <li>i) Mobile home</li> <li>ii) Community centre</li> <li>iii) Recreation facilities, commercial and service facilities, accessory to the mobile home establishment, intended to serve only the mobile home community</li> </ul> <p><b>Replace with:</b></p> <ul style="list-style-type: none"> <li>i) Mobile Home Park</li> <li>ii) Recreation facilities, commercial and service facilities and/or a community centre that will be accessory to the mobile home establishment and is intended to serve only the mobile home community.</li> </ul>	<p>This amendment is required to align the intended permitted uses with the definition of a mobile home park in the Zoning By-law.</p> <p>A community centre should only be permitted as an accessory use to a mobile home park, and not as a standalone permitted use.</p> <p><b>Definition of Mobile Home Park:</b></p> <p><i>"a parcel of land which is developed and managed as a unit where individual lots are made available on a rental basis for the placing of a mobile home, where the ownership and responsibility for the maintenance of private internal roads, services, communal areas and buildings, including snow plowing and removal, garbage collection, together with general park management rest with management".</i></p>

<p><b>Section 4.5.3, Residential Mobile Home (RMH) Zone:</b></p> <p>No less than 10% of the total area of any mobile home community establishment shall be devoted to common recreational areas and facilities, such as playgrounds, swimming pools, community building and pathways for pedestrian and cyclists. At least one principle common recreational area shall contain not less than 5% of the total area of the community.</p> <p><b>Replace with:</b> No less than 10% of the total area of any mobile home <b>park</b> shall be devoted to common recreational areas and facilities, such as playgrounds, swimming pools, community building and pathways for pedestrian and cyclists. At least one principle common recreational area shall contain not less than 5% of the total area of the community.</p>	<p>This amendment is required to align the intended permitted uses with the definition of a mobile home park in the Zoning By-law.</p>
<p>Amend Section 5 (Definitions):</p>	
<p><b>Term 23, Bed and Breakfast Establishment:</b></p> <p>A detached dwelling wherein no more than 3 guest rooms are made available for temporary accommodation of the travelling or vacationing public. Such an establishment may offer light meals to those persons temporarily residing at the establishment. A Bed and Breakfast Establishment shall not include a restaurant, a tourist Establishment or Short-term Accommodation.</p> <p><b>Replace with:</b> A single detached dwelling in which not more than three (3) guest rooms are used or maintained for the accommodation of the traveling or vacationing guests, in which the proprietor resides, supplying lodgings and meals for the guests.</p>	<p>This amendment is required to update the definition of a bed and breakfast establishment in accordance with the definitions that were implemented through By-law 2024-44, being a By-law to regulate Short-term Accommodations.</p> <p><b>By-law 2024-44 Definition of Bed and Breakfast:</b> <i>"means an owner-occupied residential Dwelling Unit where a bedroom(s) is offered for rent and includes meals."</i></p>

<p><b>Term 65, Dwelling Unit as follows:</b></p> <p>A building or part of a building occupied or capable of being occupied, in whole or in part as the home, residence or sleeping place of one or more persons either continuously, permanently, temporarily or transiently but shall not include a mobile home having less than 65 square metres in area, in which a kitchen, living quarters and sanitary conveniences are provided for the exclusive use of the residents and with a private entrance from outside the building or from a common hallway or stairway inside.</p> <p><b>Replace with:</b></p> <p>A building or part of a building occupied or capable of being occupied, in whole or in part as the home, including a group of rooms used or designed or intended to be used by one or more persons as a single, independent and separate housekeeping establishment in which food preparation and sanitary facilities are provided for the exclusive use of such person or persons; and which has a private entrance from outside the building or from a common hallway inside the building.</p>	<p>The intent of this updated definition is to accurately reflect what a dwelling unit is and how it can be used, i.e. cooking and sanitary facilities.</p> <p>It is recommended that a general provision be added to the Zoning By-law to require a building permit under the Ontario Building Code for a dwelling unit and that a minimum size of 17.5 square metres or 188 square feet be implemented for dwelling units, other than additional dwelling units or dwelling units within the Shoreline Residential (SR) Zone.</p>
<p><b>Term 104 – Guest Cabin as follows:</b></p> <p>A single storey accessory structure which is not attached to the main dwelling on a lot which is maintained for the accommodation of an individual or individuals where facilities for cooking are not provided. For the purposes of this By-law a guest cabin may include the second storey of a boathouse or other accessory building where permitted by this By-law.</p>	<p>This revision is recommended to align with the permitted uses of a Guest Cabin. Zoning By-law 2001-26 does not permit a Guest Cabin to be within a second storey boathouse or other accessory building. Section 3.1 k) Guest Cabin specifically refers to where a second storey boat house or other accessory building is habitable, that building shall be considered a guest cabin for the purpose of determining the number of permitted guest cabins on a lot.</p>

<p><b>Replace with:</b></p> <p><i>A single storey accessory structure which is not attached to the main dwelling on a lot which is maintained for the occasional accommodation of an individual or individuals where facilities for cooking and sanitation are not provided.</i></p>	
<p><b>New General Provision, Section 3.14 titled Minimum Dwelling Unit Size:</b></p> <p><b>Add:</b> Unless otherwise permitted in this Zoning By-law, the minimum size of any dwelling unit shall be 17.5 m<sup>2</sup> (188 ft<sup>2</sup>) and shall be subject to applicable approvals under the Ontario Building Code.</p>	<p>It is recommended that a general provision be added to the Zoning By-law to require a building permit under the Ontario Building Code for a dwelling unit and that a minimum size of 17.5 square metres or 188 square feet be implemented for dwelling units, other than additional dwelling units or dwelling units within the Shoreline Residential (SR) Zone.</p>
<p><b>Term 199, Recreational Dwelling:</b></p> <p>A detached dwelling that is used for temporary occupation on a seasonal basis by persons who maintain a permanent residence in another location.</p> <p><b>Remove definition.</b></p>	<p>This term is not utilized within By-law 2001-26 as amended.</p> <p>It is recommended the term be deleted and that the definition of a dwelling unit apply to all dwelling units referenced in the Zoning By-law.</p>

#### **Amendment #4 – Mapping Change**

- **Recommended zoning amendment to complete the following:**
  - **Update the zoning schedule for the property located Con 8 Lot 1 42R-4455 PT 1 42R-21335 PT 2 (494403000205012).**
- The mapping is proposed to be updated to facilitate the future development of the property with industrial and institutional uses that are in conformity with the Official Plan.
- Portions of the subject property are to be rezoned from the Rural Residential (RR) Zone to the Institutional (I) Zone [approximately 11 acres of land] and the General Industrial (MI) Zone [approximately 9.5 acres of land].
- The proposed mapping changes are included in the draft Zoning By-law Amendment that was prepared with this Staff Report.

### Comments from Departments

The following comments were received on the application:

Road Department: No Comments were received at the time this Staff Report was prepared.

Fire Chief: No Comments were received at the time this Staff Report was prepared.

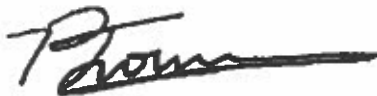
Building Department: No Comments were received at the time this Staff Report was prepared.

By-law Department: No Comments were received at the time this Staff Report was prepared.

### Summary

Staff have prepared a draft Zoning By-law Amendment associated with the proposed housekeeping amendments referenced in this Staff Report. Following a review of the proposed amendments, they are consistent with the Provincial Planning Statement and conform to the Municipality's Official Plan. The proposed housekeeping amendments represent good land use planning and ensure there is consistency and clarity amongst the land use planning documents and associated legislation.

Respectfully submitted,



---

Patrick Townes, BA, BEd  
Planning Consultant  
MHBC Planning



---

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

**RESOLUTION NO. 2025 – 70** **MARCH 26, 2025**

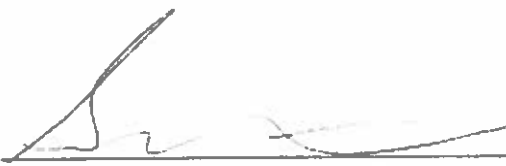
Moved by: 

Seconded by: 

**BE IT RESOLVED THAT** the Council of the Municipality of Magnetawan thanks Patrick Townes, MHBC for his presentation and receives the report Overview of Proposed Zoning Housekeeping Amendment for information only;

**AND FURTHER** directs Staff to prepare the new Housekeeping By-law as discussed to bring back to a future Public Planning Act meeting for consideration.

Carried  Defeated \_\_\_\_\_ Deferred \_\_\_\_\_

  
Sam Dunnett, Mayor

Recorded Vote Called by: \_\_\_\_\_

Recorded Vote

Member of Council	Yea	Nay	Absent
Bishop, Bill			
Hetherington, John			
Hind, Jon			
Kneller, Brad			
Mayor: Dunnett, Sam			



*Knowing our heritage  
we will build our future*

**MUNICIPALITY OF MAGNETAWAN**

**NOTICE OF PUBLIC MEETING CONCERNING AN AMENDMENT TO  
THE MUNICIPALITY OF MAGNETAWAN ZONING BY-LAW NO. 2001-26 as amended**

**TAKE NOTICE** that the Council of The Corporation of the Municipality of Magnetawan will hold a Statutory Public Meeting to consider a proposed Zoning By-law Housekeeping Amendment, pursuant to Section 34(10) of the Planning Act, R.S.O. 1990, c.P.13.on:

**Wednesday, April 16, 2025**

**At 1:00 p.m. in the Council Chambers, Municipality of Magnetawan Community Centre,  
4304 Highway #520, Ontario**

**Location of the Subject Lands**

The proposed Amendment applies to the entire Municipality of Magnetawan. Therefore, no Key Map has been provided.

**Purpose and Effect of the Proposed Zoning By-law Housekeeping Amendment**

The Municipality of Magnetawan is currently undertaking the process of updating the Municipality of Magnetawan Official Plan, which is with the Ministry of Municipal Affairs and Housing (MMAH) for their review.

Following the update to the Official Plan, the Municipality will be required to do a fulsome update to their current Zoning By-law in order to align with the New Official Plan. However, this update cannot occur until the Official Plan is approved by Ministry of Municipal Affairs and Housing.

Parts of the current Zoning By-law require modification to improve their effectiveness and clarity, therefore the Municipality will be bringing forward a general Housekeeping Amendment to the By-law. The proposed Housekeeping Amendment to the Municipality of Magnetawan Zoning By-law No. 2001-26 proposes to make changes to minimum size of residential dwellings, the inclusion of provisions for docks and decks attached to boathouses, site specific rezoning of the Municipality's Employment Lands along with minor textual amendments to things such as: definitions, general provisions, conformity to existing applicable statutes and/or code, etc. in order to create a more readable and effective Zoning By-law, and to ensure the By-law aligns with current planning policies (where possible). As part of the proposed housekeeping changes there are changes proposed to existing Zoning Schedules.

Once comments to the Official Plan are received from the MMAH, the formal Zoning By-law Update project will continue and a new Zoning By-law, which incorporates the proposed Housekeeping changes, as well as other larger changes from the current Zoning By-law, will be considered at a future date.

**Representation**

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Magnetawan to the Ontario Land 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.

If a 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 may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**If you wish to be notified of the decision of the Municipality of Magnetawan on the proposed Housekeeping Amendment to the Zoning By-law, you must make a written request to the person at the address or email address provided below.**

**Information**

For more information about this matter, including information about appeal rights, contact the person below. Additional information relating to the proposed Housekeeping Amendment to the Zoning By-law, including this Public Notice and the draft ZBA text (when prepared), is available for inspection at the Municipal Office in Magnetawan during regular office hours (see address below).

**Dated at the Municipality of Magnetawan this 28<sup>th</sup> day of March 2025.**

Erica Kellogg  
Deputy Clerk – Planning and Development  
4304 Highway 520, Box 70  
Municipality of Magnetawan, ON  
POA1C0  
Telephone 705-387-3947  
[planning@magnetawan.com](mailto:planning@magnetawan.com)



**THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN**  
**BY-LAW NO. 2025-**

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 a housekeeping zoning amendment that applies to all the lands within the Municipality.

---

**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** from time to time, the Municipality completes a housekeeping amendment to the Zoning By-law, as amended;

**AND WHEREAS** Council has conducted a public meeting as required by Section 34(12) of the *Planning Act*, R.S.O. 1990, as amended and if changes have been made to this By-law following the Public Meeting, that no further notice is required;

**AND WHEREAS** the matters herein are in conformity with the policies and designations contained in the Official Plan of the Municipality of Magnetawan as are currently in force and effect; and

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

1. **THAT** a new Section 3.14 be added to Zoning By-law No. 2001-26, as amended, to include the following and the sections numbers be revised as required:

**3.14 Minimum Dwelling Unit Size**

*Unless otherwise permitted in this Zoning By-law, the minimum size of any dwelling unit shall be 17.5 m<sup>2</sup> (188 ft<sup>2</sup>) and shall be subject to applicable approvals under the Ontario Building Code.*

2. **THAT** Section 3.1 g) iii) f) be added to Zoning By-law No. 2001-26, as amended, to include the following:

*f) maximum projection of second storey decks of 4 metres (13ft) from any wall of a two-storey boathouse.*

*Guest Cabin*

3. **THAT** Section 3.1 k) be revised in Zoning By-law No. 2001-26, as amended, to remove the following:

*ii) no servicing (septic system or well) is located in the building*

4. **THAT** Section 3.13 be revised in Zoning By-law No. 2001-26, as amended, to remove the following:

**3.13 Minimum Distance Separation**

*No building shall be constructed in the rural and agricultural zoned which does not conform to the MDSI and MDSII Formulas as the Ministry of Agriculture Food and Rural Affairs unless the building or structure is proposed on an existing lot of record.*

*Setbacks for new dwellings constructed on lots created after the approval of this By-law, other than the lot containing the barn from barns containing livestock shall be required in conformity with the MDSI Formula. ~~, attached to and forming part of this By-law as Schedule D.~~*

*New barns or expansions to existing barns shall require setbacks in conformity with the MDSII Formula. ~~, attached to and forming part of this By-law as Schedule E.~~*

5. **THAT** Section 3.34 ii) be revised in Zoning By-law No. 2001-26, as amended, to include the following:

**3.34 Tiny Homes**

*A tiny home may be located on a Residential property in accordance with the following:*

- ii) *A tiny home shall not exceed ~~5037~~ square meters (~~538398~~ ft<sup>2</sup>);*

6. **THAT** Table 3(A), Table 3(B) and Section 3.34 iv), v) and vi) be removed from Zoning By-law No. 2001-26, as amended and the section numbers be revised as required.

7. **THAT** Section 3.34 vii) be revised in Zoning By-law No. 2001-26, as amended, to include the following:

- vii) *a tiny home must comply with ~~the health and safety~~ all requirements of the Ontario Building Code; and*

8. **THAT** Section 4.5.1 be revised in Zoning By-law No. 2001-26, as amended, to include the following:

**4.5.1 Permitted Uses**

- i) *mobile home park*  
~~ii) *community centre*~~

- ii) *recreation facilities, commercial and service facilities and/or a community centre that will be accessory to the mobile home park and is intended to serve only the mobile home community*

9. **THAT** Section 4.5.3 be revised in Zoning By-law No. 2001-26, as amended, to include the following:

4.5.3 *No less than 10% of the total area of any mobile home **park** shall be devoted to common recreational areas and facilities, such as playgrounds, swimming pools, community building and pathways for pedestrian and cyclists. At least one principle common recreational area shall contain not less than 5% of the total area of the community.*

10. **THAT** Term 23 – Bed and Breakfast Establishment be revised in Zoning By-law No. 2001-26, as amended, to include the following:

*A single detached dwelling in which not more than three (3) guest rooms are used or maintained for the accommodation of the traveling or vacationing guests, in which the **proprietor resides**, suppling lodgings and meals for the guests.*

11. **THAT** Term 65 – Dwelling Unit be revised in Zoning By-law No. 2001-26, as amended, to include the following:

*A building or part of a building occupied or capable of being occupied, in whole or in part as the home, including a group of rooms used or designed or intended to be used by one or more persons as a single, independent and separate housekeeping establishment in which food preparation and sanitary **facilities** are provided for the exclusive use of such person or persons; and which has a private entrance from outside the building or from a common hallway inside the building.*

12. **THAT** Term 104 – Guest Cabin be revised in Zoning By-law No. 2001-26, as amended, to include the following:

*A single storey accessory structure which is not attached to the main dwelling on a lot which is maintained for the **occasional** accommodation of an individual or individuals where facilities for cooking and sanitation are not provided.*

13. **THAT** Term 199 – Recreational Dwelling be removed in Zoning By-law No. 2001-26, as amended, and that the terms be re-numbered as required.

14. **THAT** the Schedules to Zoning By-law No. 2001-26 as amended, be further amended by rezoning a portion of the subject lands located on Con 8 Lot 1 42R-4455 PT 1 42R-21335 PT 2 (Roll No. 4944 030 002 05012) from the Rural Residential (RR) Zone and the General Commercial Exception Two (CG-2) Zone to the Institutional (I) Zone [approximately 11 acres of land] and the General Industrial (MI) Zone [approximately 9.5 acres of land], as shown on Schedule 'A' attached forming part of this By-law.

Sections will be inserted based on revisions and renumbered as required.

This By-Law shall become effective on the date it is passed by the Council of the Corporation of the Municipality of Magnetawan, subject to the applicable provisions of the *Planning Act*, R.S.O. 1990, as amended.

**READ A FIRST, SECOND, AND THIRD TIME**, passed, signed and the Seal of the Corporation affixed hereto, this 16<sup>th</sup> day of April 2025.

**THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN**

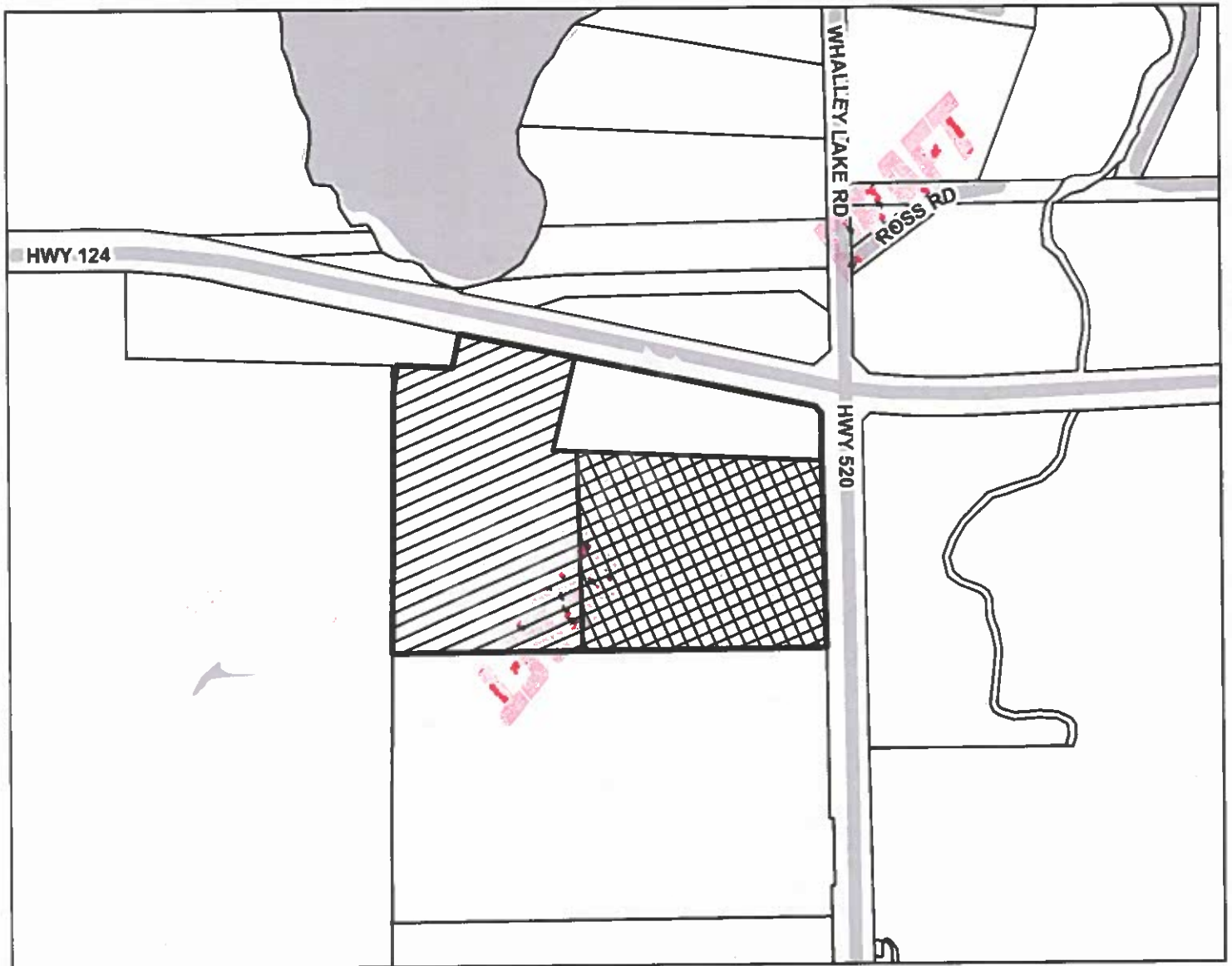
\_\_\_\_\_  
Mayor

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

# Schedule 'A'



Part of Lot 1, Concession 8  
Township of Magnetawan  
District of Parry Sound



Lands to be rezoned to Institutional (I) Zone




Lands to be rezoned to General Industrial (M1) Zone

This is Schedule 'A' to Zoning By-law 2025-  
Passed this \_\_\_\_ day of \_\_\_\_\_, 2025

Mayor \_\_\_\_\_

\_\_\_\_\_

 <p><b>Municipality of Magnetawan</b></p>	<p><b>REPORT TO COUNCIL</b></p>
To:	Mayor and Council
From:	Fire Chief Derek Young
Date of Meeting:	April 16, 2025
Report Title:	Quarterly Fire Department Report

**Recommendation:** THAT Council receives and approves this report as presented.

**Call Volume:**

As of March 31, 2025: 40 Calls for service.

**Compared to years past:**

As of

March 31, 2024: 33

March 31, 2023: 42

March 31, 2022: 38

March 31, 2021: 38

Call volume is around average for this time of year.

**General update:**

- Three firefighters were promoted, two Captains and one Acting Captain, after successfully completing written and practical testing, as well as a panel interview.
- Three members attended the Northeastern Fire Education Conference in Huntsville, gaining valuable knowledge and staying up to date. Topics included mental health programs, successful retention and recruitment methods, updates on OFM certification and training, and several other useful topics affecting the fire service.
- Information and fire prevention materials were given out by members at the Seniors Living Fair. Many people visited the booth and interacted with the firefighters.
- Two new members have joined the department this year, totaling seven new people in the last eight months. These new members significantly increase our roster.
- The fire department provided medical standby for the SOS Drag Races on two occasions over the winter.

-Members attended the Family Day event, providing truck tours, handed out prevention and educational materials, and maintained the fire pit.

**Upcoming:**

- Water rescue equipment will be switched out for the wildland firefighting equipment in the early part of April.
- Written and practical testing will take place in the coming months. Recruits will have their first opportunity to challenge the tests to work towards certification.
- Installation of the standby generator will be completed when the snow is gone.
- A regional pump course will be held next month. This course ensures firefighters have the required skills to operate pumpers and is also necessary for certification.
- The live fire unit is expected to be delivered, set-up, and operational by the end of May.

**Training:**

- The 2025 recruit class will wrap up in the first few weeks of April. The first part of their certification process will start this spring with the written testing through AS&E.
- AS&E (Academic Standards and Evaluation) written testing took place in January, with several firefighters writing. Most members have achieved their full certification. Many hours of training, self study, and testing are required for this process and their efforts are appreciated.
- We currently have three members trained and licenced to operate our new thermal imaging drone. Other members will become licenced in the coming months.

**Fire rating:**

-April 1<sup>st</sup> is typically the set date for daytime burning to end and starts the MNR fire season. This year the snow has stayed longer than expected and allowed for the extension of the low rating and continued daytime burning. The rating will change as soon as much of the snow has melted. Although the ground may be saturated, or still frozen, the dead vegetation can burn easily, and fire can spread rapidly.

**Conclusion:**

2025 has started off slightly above average for calls for service. Certification and training for members continues to be a priority for us. With much of the department already certified, we can now concentrate on new members certification along with expanding on current skills and certifications.

Respectfully Submitted,

*Derek Young*

Derek Young,  
Fire Chief.



## REPORT TO COUNCIL

To:	Mayor and Council
From:	Jason Newman and Bryan Austin, Bylaw Enforcement Officers
Date of Meeting:	April 16, 2025
Report Title:	First Quarter Report - Bylaw

**Recommendation:** THAT Council receives and approves this report for information only.

### Introduction:

After completing the first quarter of 2025 we are seeing typical trends in calls for service. There are no presenting or outstanding patterns of concern.

### Background:

Current reporting will be effective from January 1, 2025 – March 30, 2025.

Animal calls at this time of year are typically our most responded to occurrence. This remains consistent.

Continuing into 2025, it is hoped there is no continued need to escalate enforcement, however we remain prepared to do so as required.

There are no current By-law matters before the Provincial Offences Court and efforts to implement Administrative Monetary Penalties are largely contributing to this. Although it is too early to determine statistics on the amounts of penalties issued for this year, this process will better allow for year to year monitoring and reporting on the collection of fees. Last year, \$1,500 in revenue was collected for fines under the AMPS by-law.

Working with management and staff, we will be recording this on an annual basis and presenting as required.

Relationships with outside services continue to grow. Most recently we have a pending agreement with the OSPCA, which has been outstanding for some time. It is also symbolic in that this agreement is shared and coordinated by multiple staff and a combined group of municipalities working together to achieve success.

### By-Laws:

Working with Deputy Clerk. The "Parking By-Law" was recently, and may I say efficiently, updated to better accommodate needs, and provide more authority to the Fire Chief and the Roads Superintendent to address concerns in urgent situations.



**Training:**

Training for 2025 is not determined at this time and will be largely determined on availability. Bryan will be attending to the Ministry Training and Information Session in April in regards to the Weed Inspector component placed on Municipalities.

**Calls For Service**

Year to Date: December - April, 2025

Animal – 11  
Building – 1  
Noise – 0  
Other – 4  
Parking – 0  
Snow – 2  
Property Standards – 1  
Trailer – 1  
Zoning – 0

Total 20 Calls for Service

**Conclusion:**

We continue to enjoy and learn more about the community of Magnetawan. We look forward to providing By-Law Services tailored to your communities needs.

Working cooperatively with staff, management, community members and service providers remains the priority.

Thank you for the opportunity to be a part of the Municipality of Magnetawan.

Respectfully Submitted,

*Jason and Bryan*

Jason Newman & Bryan Austin  
By-law Enforcement Officers



## REPORT TO COUNCIL

To:	Mayor and Council
From:	Chief Building Official Tyler Irwin
Date of Meeting:	April 16, 2025
Report Title:	First Quarter Report

### Recommendation:

THAT Council receives this report as presented for information only.

### Background:

The purpose of this report is to update Council on Building Department matters such as:

- Building Permit activity within the Municipality (Jan 1<sup>st</sup> - Mar 31<sup>st</sup>),
- The general daily activities of the Building Department.

### Evaluation:

From Jan 1<sup>st</sup> to Mar 31<sup>st</sup> a total of eight (8) permits were issued for new construction.

### Category of permits issued:

New single-family dwellings-----0  
Seasonal-----0  
Sleep cabin -----0  
Park Model-----0  
Addition/ Renovation -----6  
Garage/ Shed/ Boathouse ---- 1  
Farm -----0  
Commercial -----1  
Demolition ----- 1

Q1-Total Building Permit Fees- \$10,194.00

Q1-Total Construction Value- \$552,940.00

### Q1- Five-year comparison

Year	No. of Permits
2021	11
2022	25
2023	12
2024	4
2025	8

**\*Note-** 2022 seen a significant higher number of permits due to one of the seasonal properties being brought into compliance.

Additional daily activities included:

- A Building Code Comparison has been added to the Building Department's website. The comparison will be helpful for the public to understand what has changed from the 2012 to the 2024 Ontario Building Code,
- Updated files,
- Responded to general inquiries,
- Completed property information reports,
- Reviewed and processed applications,
- Investigate complaints of building without a permit,
- Issue orders for non-compliance and or building without a permit,
- Conduct inspections for active building permits.

Training:

- Inspector Goldring attended a virtual course for Part 9 Plans Examination. Both the course and exam were successfully completed.
- CBO Irwin attended a Legal course (Compliance, Orders and Prosecutions). Both the course and exam were successfully completed.

Respectfully Submitted,



Tyler Irwin  
CBCO



## REPORT TO COUNCIL

To:	Mayor and Council
From:	Public Works Superintendent Scott Edwards
Date of Meeting:	April 16th 2025
Report Title:	Public Works Department Quarterly Report (First Quarter)

**Recommendation:** THAT Council receives and approves this report as presented.

### **Background:**

The First quarterly report for 2025 includes tasks completed for the Landfill and Roads operations. The municipality had a more seasonable winter season that had more Residents up using the roads and Landfills, this resulted in more roadside parking and Snowmobile traffic as well as a chance to see how the new Landfill Emterra Bins Operation works given increased residents up to use.

### **Activities Undertaken – Roads Department**

Winter Maintenance This last winter had a more seasonal snowfall with minor freezing rain. To date, the Roads Department was out 34 times Plowing/Sanding and 32 times Sanding only as compared to the entire last winter of 30 times Plowing/Sanding and 30 Sanding. To note each time out plowing, we do use the sander with different spread settings dependent on the road conditions. In total to date we used an estimated 6,000 tonnes of Sand/Salt mix. Comparing this to last year's entire winter season was an estimated 6,500 tonnes of Sand/Salt was used; however, at the time of this report winter is still in the forecast. Two full Snow Removal Operations took place in town this winter which was the same in 2023. The Crews were out Culvert Steaming for an estimated 4 days given the quick warm up.

Half Loads are in effect and to date of report no real complaints or issues. As in the past I have contacted local Contractors to stay in touch if they need to run and the weather is favourable.

Parking on the Road as mentioned was up a bit with no real second offenders after being notified via leaflet under the wiper and or follow up with By-Law.

Staff Equipment Operator Mark had resigned and moved back down south and we are presently filling in the position with a Casual Equipment Operator Don while we give thought to the future. To note there many qualified Truck Drivers out there but few good Snowplow Operators so the goal is make sure to hire the latter and not train a Driver who may never reach our expectations for snow plowing.

### **Activities Undertaken – Landfill Department**

Brush Burning has resumed during the Winter Months and Spring - weather dependent which ensures the Municipality does not an overabundance of dry brush during the summer Fire Season and also extends the timelines for bringing in the Contractor in to Tub Grind.


Croft Heating Issues were a problem this last winter during the cold snap, both the propane and power to the generators had to have emergency repairs.

Blue Box Transition The Municipality has the new green Emterra Bins in place with minimal issues to the Residents and Municipality alike. To note given the size of our Landfills and dedication of our Landfill Staff has made this transition for the most part seamless as compared to what I have heard from other Municipalities in Ontario from our last Conference. This being said we will continue to have the large bins available to the Local Businesses as we continue to monitor the operations over the 2025 fiscal year.

Staff The Landfill Foreman is still away, and Melanie is doing a great job filling in as the Acting Landfill Foreman while Tom is off. Bud has been hired as a Casual Landfill Attendant and has been backfilling Melanie's position of Assistant Landfill Attendant. To note, the Summer Seasonal Klyde may be recalled back earlier to fill the gap.

Respectfully Submitted,

Scott Edwards  
Public Works Superintendent

 <p><b>Municipality of Magnetawan</b></p>	<h2>REPORT TO COUNCIL</h2>
To:	Mayor and Council
From:	Parks and Maintenance Manager Steve Robinson
Date of Meeting:	April 8, 2025
Report Title:	2025 1st Quarter Report

**Recommendation:** THAT Council receives this report for information only.


### Winter /Spring

The Parks Department has been very busy this winter. It was long and cold. The parks department spent nearly every weekend in town for snow removal a lot of maintenance was required. The rink was open a lot more this season due to cold temperatures and was used a lot.

- Snow removal equipment performed generally well. We did have some mechanical issues with our snow plow leaking cylinder, springs breaking, new solenoid etc but it was used more this winter than normal.
- The Community Centre went through the annual fire inspection all is good.
- The kitchen hood was inspected for fire safety by Huronia alarms all good.
- All the municipality fire extinguishers were serviced.
- The docks behind the Village Green were placed earlier than normal as we expect the fish hatchery to be up and running earlier than normal.
- Daily cleaning, vacuuming and removal garbage of Office areas, Community Centre, Library, pavilion washrooms, and Ahmic Hall.
- The municipality's main generator was serviced and load bank tested.
- Streetlights were repaired as needed (7 over the winter).
- All municipal roll up doors serviced and in good working order.
- Spring Banners installed in Magnetawan and Ahmic Harbour.
- The fire and smoke alarms in the Community Centre were tested.
- Parks Department set up, torn down and cleaned up after 10 events and 9 meetings at both Halls.
- Upcoming
- Sidewalk/parking lot sweeping to begin as soon as the snow is gone.
- Cement and foundation work will commence at the Friendship Club this spring and summer.
- There will also be some floor work being done in the Friendship Club.
- The oil furnace at the pavilion is just about shot and will be replaced with a propane unit.

Respectfully Submitted,

Steve Robinson  
Parks and Maintenance Manager

 <b>Municipality of Magnetawan</b>	<b>REPORT TO COUNCIL</b>
To:	Mayor and Council
From:	Erica Kellogg, Deputy Clerk Planning and Development
Date of Meeting:	April 16 <sup>th</sup> , 2025
Report Title:	1 <sup>st</sup> Quarterly Report/Year End

**Recommendation:** THAT Council receives this report as presented for information only.

**Background:** This Planning and Development Department 1<sup>st</sup> quarter report for 2025 highlights various activities within the Department. The report reviews current Planning Applications, Economic Development, Landfill Administration support as well as Cemetery activities.

During this quarter there were a total of 115 phone inquiries to the Planning department, along with a number of in office visit by residents.

**Activities:**

Pre-consultations: Staff continue to support residents by offering in person or over the phone pre-consultations. This effort to inform residents of the Municipality's planning policies and *Planning Act* application procedures.

Consents: There has been a total of eight new consent applications received in the quarter.

Zoning By-law Amendments Housekeeping: Three new applications were received in this quarter, two will be appearing before the Council during the regular meeting on April 16<sup>th</sup>, 2025. The Zoning Application for Camp Klahanie is now complete. The final stage for the Camps application was the completion and registration on title of the Site Plan Agreement. Staff will be working with the Treasurer to close out the account in the coming weeks.

Encroachment: Staff continue to work with residents on historical encroachment agreements. With the exception of one historical agreement (Sadlon) all have been before Council resulting in direction from Council for a permanent resolution.

Economic Development: The Magnetawan Economic Development Committee (METC) has met four times this quarter. Additional meetings were necessary to support the planning of the Committees first Community Engagement Event. The Engagement Event took place March 22<sup>nd</sup>. Invitations were sent directly to many local businesses, organizations, clubs and committees. Additionally, a social media post was made and an e-newsletter was sent out inviting anyone from the community to participate. In total there were approximately 30 members of the community participating. The METC presented to participants a brief history of how the Committee started, work/research completed to date along with lessons learned. After the brief presentation, participants engaged in an interactive session where ideas were shared, explored and discussed with the Committee. Ideas generated were voted on to establish a priority list.

The METC currently consists of four members. The Committees mandate *permits "up to seven members when possible"*. With the support of Council, a call out for letters of interest from the community to join the Committee was released. A total of five letters of interest were received.

Members of the METC along with Staff have participated in a number of economic development focused webinars and workshops. These events have provided opportunities for networking while also being informative and educational.

The Municipality has purchased Canadian made rain barrels from a supplier in Etobicoke. In total 80 rain barrels have been ordered, and delivery is expected before Easter. Staff participated in the Horticultural Society's Seedy Saturday held in February at the Magnetawan Community Center to promote the rain barrels. As of the date of this report, 50% of the ordered rain barrels have been presold.

Staff have completed the necessary entrance permit application with the MTO to permit the creation of an entrance into the Employment Lands. Staff are hopeful the MTO will provide a response in April - May to permit the creation of the entrance within the 2025 calendar year.

#### Landfill:

Annual top ups of the municipally supplied reloadable landfill cards was completed this quarter. Residents without curbside collection received the top up amount for properties with a dwelling. The top up will be in effect until 2026. Staff are working to gather landfill card usage data to better understand how cards are used and how often.

#### Short-Term Accommodations (STA)

At the time of this report, there have been a total of 15 licenses issued with two pending applications. Of the 15, three are new STA applications while the remaining are renewals from 2024.

#### Cemetery

Staff have made minor revisions to the existing Cemetery Administration By-law to reflect the newly installed columbarium. The by-law as required has been sent to the Bereavement Authority of Ontario for approval prior to Council consideration.


Respectfully Submitted,



Erica Kellogg

Deputy Clerk – Planning and Development



	<b>REPORT TO COUNCIL</b>
To:	Mayor and Council
From:	Deputy Clerk Laura Brandt
Date of Meeting:	April 16, 2025
Report Title:	1st Quarter Report Recreation and Communications

**Recommendation:** THAT Council receives this report as presented for information only.

**Background:** This is an update from January to March 2025 on the activities that have taken place in Recreation and Communication during the third quarter of the year.

#### **Activities:**

##### **Human Resources**

Working with team members providing support and coaching and have been facilitating weekly TED TALKS and Council Round Ups to ensure that Front line Staff are apprised of current issues and messaging. Students Posting for the Summer Season have been posted and distributed to local employment agencies.

##### **Clerks Office**

Staff have ensured that annual policies have been updated for 2025 including the Health and Safety Policy Statement and Accessibility Policy Statement. Staff have conducted six meetings of Council in this quarter including the preparation of agenda, agenda packages and minutes. Annual By-laws have been completed including the Committee of Adjustment By-law along with the updating of the Parking By-law. Review of By-laws, Policies and Procedures are on going and updating accordingly to ensure that procedures are streamlined to improve delivery of services. Staff assisted with the preparation of 4 DRAFT RFP's during this quarter as well as collected 6 lottery licensing reports. Staff have organized and attended as Secretary one Magnetawan Community Centre Board meeting this quarter. Staff submitted 2 Reports to Council during this quarter.

##### **Grant Funding Applications and Reporting**

Staff have facilitated one meeting regarding upcoming grants and/or existing applications.

	2025
Total Number of Applications	28
Annual Allocations	3
Awaiting outcome	18
Unsuccessful Applications	4
Successful Applications	3
Submitted Final Grant Reports	1

2025	Cost of Project	Amount Anticipated	Municipality Portion
Total Funding Applied For	9,262,704	7,067,081	2,191,823
Approved Funding	78,346	78,346	0
Annual Allocation	2,663,193	2,663,193	0

### **Health and Safety**

Conducting monthly health and safety inspections as per the legislation and working with department heads and health and safety representatives to mitigate any concerns that arise.

### **IT**

Staff had worked with the new IT company and the transitioning that took place in January is now complete. Training regarding cyber security to Staff is ongoing. Staff are currently working with Sunitron regarding the Ahmic Harbour digital sign and the repair of the control computer should be completed in the upcoming weeks.

### **Communications**

Municipal Events and Recreational Programming were posted to the online event calendar for the North Bay Nipissing News, hard copy posters to Municipal displays, Municipal Digital Signs is ongoing. Posted messaging on our Municipal Website which included updates to our messaging on our Landfill, Planning, Applications, By-law, Recreation pages. Staff completed the Winter Newsletter and it was distributed on all Municipal Social Media platforms as well as mailed out to all residents with their February Tax Bill. Staff also conducted one media interview with 103.3 regarding the Leekfest Mascot Contest as well as reached out to Explorer's Edge who have included our Music in the Park in their events calendar and forwarded our line up to be included in the Summer Live Music Blog in June

	Fourth Quarter	First Quarter
Electronic Mailer	36	36
Number of Mailer Subscribers	555	599
Website Views	20,291	37,455
Website Users	8,100	8,032
Facebook Posts	92	88
Facebook Followers	1,990	2011
Instagram Posts	83	94
Instagram Followers	262	269
Facebook Posting Reach	12,900	13,500
Facebook Page Visits	4,900	5,700

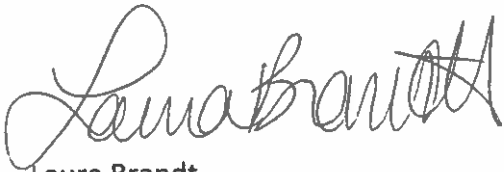
### **Recreation**

We currently have exercise classes running four times a week (Mondays and Thursdays). Weekly Pickleball on Tuesdays and Nordic Walking twice a week (Mondays and Fridays). Staff have also arranged Free Tai Chi classes which is running 3 times a month (Wednesdays). Staff executed the Seniors Living Active Fair Event, the last Dinner and Learn Event February 19<sup>th</sup> and the last Intergenerational Seniors' Trip March 21<sup>st</sup>. Staff also successfully executed our Annual Family Day Event as well as the Magnetawan Leekfest Mascot Contest. Staff also successfully carried out our Super Senior of the Year (Ontario Senior of the Year Award) collecting many submissions for this annual award as well as Staff have booked all the dates for our 2025 Music in the Park series. Staff also worked with the local public school in facilitating public skating and pickleball for our students. Staff have also officially launched the social media campaign for the 1<sup>st</sup> Annual Magnetawan Leekfest as well as a public call for Artists for Art in the Park and Concession Stand/Food Truck Operators to complement Art in the Park, Music in the Park and Rollerskating.

### Upcoming

Waiting for two funding streams to open for applications in the upcoming months and Staff are actively sourcing and researching funding possibilities to help offset costs and fund new projects to benefit the Municipality. Staff will also have one final report for grant funding to be completed in the next quarter. Staff will be conducting a Magnetawan Community Centre Board Meeting at the end of April which includes preparing the agenda and minutes. Staff are currently working towards organizing the 2024 Volunteer Dinner to be held on April 25<sup>th</sup>, 1<sup>st</sup> Annual Leekfest to be held May 3<sup>rd</sup>, the Annual Canada Day Celebrations, which will include the opening of our time capsule to be held Saturday June 28<sup>th</sup>. Staff will also be organizing any interested food vendors that would like to set up for Music in the Park, Art in the Park and Rollerskating. Staff will also be working on the Super Senior presentation to be held in June and will submit the Province of Ontario Senior Award application for the award. Organizing training for all students regarding their duties at the Locks and Heritage as well as Staff is currently organizing Archery training for all students to ensure that the Archery programming runs safely and effectively. Both training opportunities will occur in June. Staff will be launching all the summer programming including Archery, Art in the Park, Music in the Park, Rollerskating, Rocksnake, Bike Lending, Beach Toy Lending, Beach Mat, Beach Wheelchair, Lending and Recreational Game Lending along with opening the Locks and the Heritage Museum Centre. Staff will also be applying for all permits needed for the Canada Day Parade and Fall Fair Parade. Staff will continue to organize the Drive-In Movie event as October approaches. Staff will also be launching the new Accessibility Project at the Croft Recreational Park once the snow/mud clears.

Respectfully Submitted



Laura Brandt

Deputy Clerk Recreation and Communications

**THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN**

**BY-LAW 2025 -**

**BEING A BY-LAW TO PROVIDE FOR THE EXECUTION OF A LIMITED SERVICE AGREEMENT  
AGREEMENT WITH THE OWNER OF THE LANDS ROBESON HERRNSTEIN- LEGALLY DESCRIBED  
AS CROFT CON 4 LOT 13 MUNICIPALITY OF MAGNETAWAN  
ROLL NUMBER 4944 030 00409301**

**WHEREAS** the owner of the lands legally described as Spence Con 4 Lot 13, in the Municipality of Magnetawan applied for consent approval;

**AND WHEREAS** under 6.2 of the Municipality's Official Plan states Council may permit the development of lands 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.
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 16<sup>th</sup> day of April 2025.

**THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN**

\_\_\_\_\_  
Mayor

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

## LIMITED SERVICE AGREEMENT

THIS AGREEMENT made in duplicate this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**BETWEEN:**

HERRNSTEIN, ROBESON MCGARY  
hereinafter called the "Owner(s)"

-and-

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

**WHEREAS** Section 34(5) of the *Planning Act, R.S.O., 1990* authorizes municipalities to enter agreements regarding use;

**AND WHEREAS** council for the granted a Zoning By-law Amendment (RS-41) for the lands owned by the Owner(s) in CROFT CON 4 PT LOT 13 in the Municipality of Magnetawan;

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

**NOWTHEREFORE, 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), 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. This Agreement shall be registered on title to the subject lands as provided for by Section 34(5) of the *Planning Act, R.S.O., 1990*, as amended, at the expense of the Owner(s).
3. 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

4. The Owner(s) has applied for and received approval for a Zoning By-law Amendment on lands located in CROFT CON 4 PT LOT 21 having access by water.

### PART C – LIMITED SERVICES

5. The Owner(s) hereby acknowledges that access to the subject property is provided by water; and therefore, the subject lands are not provided municipal services such as snowplowing, road maintenance, fire services or garbage pick-up and, may not be eligible for service such as school bussing, mail service, policing and/or medical services or any other service.

6. 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).

#### **PART D – Administration**

7. 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.
8. The Owner(s) acknowledges that this Agreement is entered into under the provisions of Section 34(5) 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 441 of the *Municipal Act, S.O., 2001, c.25*, 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.
9. 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 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.
10. This Agreement shall enure to the benefit of and be binding upon the respective successors and assigns of each of the parties hereto.
11. 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.**

12. 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**

13. 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**

14. The Owner covenants and agrees with the Municipality, on behalf of 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**

15. The Owner acknowledges that the expenses of the Municipality arising out of the enforcement of this Agreement may be recovered as taxes under Section 441 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

\_\_\_\_\_  
HERRNSTEIN, ROBESON MCGARY

\_\_\_\_\_  
**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 AGREEMENT  
HERRNSTEIN, ROBESON MCGARY  
AND  
THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

CROFT CON 4 PT LOT 13



Municipality of Magnetawan Council,  
Magnetawan Ontario  
POA 1PO

To the Magnetawan Councillors

Dear Councillors,

I would first of all thank you all for the no fee rental which the Market enjoyed in 2024! It was very helpful and I think we can agree it was a great season! This year could be even better with everyone buying Canadian and supporting local small businesses.

I would like to ask you to consider giving the Magnetawan Farmers Market a break in the fee for the 2025 Market Season. The substantial rental fee along with our own insurance coverage for 5 million dollars, and advertising does hit the Market pretty hard. I also pay musicians every week as an added attraction.

The Market has become a main event for the town and the Agricultural Society takes advantage of the crowd for their sale as well. I also never charge charitable groups for their tables. It brings people into town from near and far and provides a shopping experience they cannot find anywhere else!

A break of any kind would help and be greatly appreciated. Thank you for your consideration.

Yours sincerely,

Patti Paul

Manager Magnetawan Farmers Market

RESOLUTION NO. 2024 -

120

MAY 1, 2024

Moved by:

*B. Bishop*

Seconded by:

*Brad Kneller*

**WHEREAS** the Council of the Municipality of Magnetawan receives the correspondence from Patti Paul Farmers Market Rent Reduction Request;

**AND WHEREAS** the Farmers Market draws visitors to Magnetawan;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Municipality of Magnetawan approves the rental of the Magnetawan Lions' Pavilion for the Farmers Market at a reduced rate of 50% from the regular rate of \$110 per weekend for 2024 ~~and subsequent years if requested~~ with the following conditions:

- The Magnetawan Lions' Pavilion be left clean and tidy after the close of market each Saturday and it is the responsibility of the renter to ensure its cleanliness
- That liability insurance in the amount of \$5 million dollars is purchased by the renter

Carried ☒ Defeated ☐ Deferred ☐

*[Signature]*  
Sam Dunnett, Mayor

Recorded Vote Called by: \_\_\_\_\_

Recorded Vote

Member of Council	Yea	Nay	Absent
Bishop, Bill			
Hetherington, John			
Hind, Jon			
Kneller, Brad			
Mayor: Dunnett, Sam			



Knowing our heritage  
we will build our future

**Laura Brandt**

---

**Subject:**

FW: Magnetawan Fall Fair August 29 - Sept 1 2025

**From:** Magnetawan Agricultural Society <[magnetawanfair@gmail.com](mailto:magnetawanfair@gmail.com)>

**Sent:** March 31, 2025 12:25 PM

**To:** Kerstin Vroom <[Clerk@magnetawan.com](mailto:Clerk@magnetawan.com)>

**Subject:** Magnetawan Fall Fair August 29 - Sept 1 2025

The Magnetawan Agricultural Society is in the process of planning our 148th Fall Fair. We are very thankful for the Sponsors, Donators, Volunteers, Community and Society Members that have provided support in past years. As a previous supporter of the Magnetawan Agricultural Society, we would like to thank you for your support to our group. Your support has assisted us to continue to host our annual Fall Fair, which is not only attended by our local community, but enjoyed by people visiting our area, with some even coming great distances just for our Fall Fair.

In 2024 we opened our Fall Fair, to a beautiful day and in reflection, we feel that the 2024 Fall Fair was a big community success. We are very proud to host such a wonderful event for our community and look forward to continuing this Legacy that has been a part of life in Magnetawan for over 147 years.

Magnetawan Agricultural Society made changes in 2024 and upgraded our website . We are getting more and more views on the website, which indicates that it is getting traction , as our online presence becomes more and more of our daily life. With Fibre , on our door p, we can only feel that this will enhance our presence and make it easier for the general public to connect with us . We are very proud that Magnetawan Fall Fair can now be in every connected home in the Almaguin Area.

Our online presence has become a means of getting information out to a lot of folks in a timely manner. This Website contains all the information about our Agricultural Society, including up and coming Events, Barn Sale dates and Fall Fair Information, including our Prize Book. The best feature will be that we can provide a link to your business in turn, as a Donor to the Agricultural Society.

Our Fair Book Committee has been meeting to revisit a new Prize Book for 2025 and this will be available on our website and a link on our Facebook Page as well. It is a format we used last year and it went over very well so we are continuing on with the one book format with an OAAS insert (for the Provincial Competitions once announced ). We will have a small supply of printed books available but do want to be conscious of our environmental footprint and not print unwanted or unnecessary books. We do understand not everyone has on-line capabilities and we are more than willing to help those folks out with a printed copy of our book.

While reflecting on our Fall Fair, we must also take into consideration the cost of hosting the Fair. This includes the printing costs, entertainment costs and the prize money payouts,

all segments that are vital to ensure our Fair is competitive and that our attendance continues to grow.

Today we are writing to ask for support for our Fall Fair. It can be in the form of cash, gift certificate to your business, or maybe an article from your business (which we would place in our Silent Auction). We do understand that the past few years have been hard on a lot of businesses and families, but no matter the amount of your monetary donation, it will be greatly appreciated. Donations can be mailed to the above address. If e-transfer is a preferred method- please respond to our email and we will direct you with instructions to that option.

Should you have any questions, please email us at [magnetawanfair@gmail.com](mailto:magnetawanfair@gmail.com) If you would like your name to appear on our Donor/Sponsor page in the Prize Book, we will need to hear back from you and we will add the link to the website. Also we are always looking for volunteers, as we need a community to run the event , please consider volunteering your time to make our 2025 Fall Fair a success.

Thanking you in advance for your continued support.

Sincerely,

The Board of Directors

Magnetawan Agricultural Society

website:

<https://magnetawanagriculturalsociety.ca/>

# NEAR NORTH CRIME STOPPERS

P.O. Box 382  
North Bay, ON P1B 8H5  
Tel: 705-497-5555 #7507  
[kim@nearnorthcrimestoppers.com](mailto:kim@nearnorthcrimestoppers.com)



April 01, 2025

Dear Crime Stoppers Supporter,

Near North Crime Stoppers will be hosting its 27<sup>th</sup> annual Golf Tournament at Highview Golf Course on Friday, June 20, 2025.

NNCS serves the Districts of Nipissing and Parry Sound as a registered charitable program, enhancing safety through anonymous tips. Since our inception in 1988, it has received over 23,800 tips, leading to 1,839 arrests, \$4.4 million in cash and recovered property (including 292 weapons), and nearly \$58 million in drugs seized from our communities.

The success of Crime Stoppers relies on community engagement, with businesses like yours playing a key role. By financially aiding Crime Stoppers, you help to ensure safer communities for all.

To support this fundraising tournament, we are seeking tax deductible sponsorships at a cost of \$150. To identify your commitment to Crime Stoppers, your business logo will be displayed at the golf course during the tournament, as well as placed on our website and social media platforms. Alternatively, we welcome donated items for our very popular Silent Auction table.

If you would like to help keep Crime Stoppers active within our region, please make your cheque payable to Near North Crime Stoppers and forward to: Box 382, North Bay, ON P1B 8H5 or e-transfer to [kim@nearnorthcrimestoppers.com](mailto:kim@nearnorthcrimestoppers.com)

For silent auction donations, or if you have any questions, please feel free to call 705-303-4426.

Thank you in advance.

A handwritten signature in black ink, appearing to read "Kim Jones".

Kim Jones  
Executive Director



EVERY 11 MINUTES, SOMEWHERE IN THE WORLD, A CRIME IS SOLVED AS THE RESULT OF A  
CRIME STOPPERS TIP



Near North  
Crime Stoppers  
Presents:

# 27TH ANNUAL GOLF

## *Tournament*

06-20-2025

HIGHVIEW GOLF COURSE

First 20 teams accepted\*

**\$120**

Per Golfer:  
18 holes, cart &  
dinner

Shotgun  
start  
1:00PM

NEAR NORTH  
**CRIME**   
**STOPPERS**

### SAVE THE DATE

Crime Stoppers is a non-profit, charitable organization that relies on fundraising for its operating budget. As such, it relies on events such as this golf tournament to carry on this essential community-based, crime-prevention program

**CRIME**   
**STOPPERS**

**1-800-222-TIPS**

**ÉCHEC**   
**AU CRIME**

REGISTER NOW

505-363-4476

[kim@ne.northcrimestoppers.com](mailto:kim@ne.northcrimestoppers.com)

Page 122 of 243

**Parry Sound Area**  
**COMMUNITY BUSINESS & DEVELOPMENT CENTRE INC.**  
A Community Futures Development Corporation

2023 \$1,000  
2024 \$1,000



March 21, 2025

Municipality of Magnetawan  
4304 Hwy #520, P.O. Box 70  
Magnetawan, ON  
POA 1P0

Attention: Mayor Sam Dunnett  
Municipality of Magnetawan  
RE: Contribution to the Parry Sound Area CB&DC

Dear Mayor Dunnett,

The Board of Directors and staff of the Parry Sound Area Community Business & Development Centre (CB&DC) Community Futures would like to express our gratitude to Council for its past financial support of our annual operating budget. In conjunction with our request for a 2025 contribution of \$1000.00, we have enclosed the following documents for your consideration:

1. September 30, 2024 year-end financial statements
2. CBDC Investment Fund Municipal Concentration list as at December 31, 2024
3. Summary of past Municipal support
4. CBDC Board resolution #2025-4405 authorizing this request.
5. CBDC Client Success Story – Clara's Place Preschool

Parry Sound Area CBDC's 2023-2024 fiscal year ending September 30, 2024 marked our 37th year of operation. This year has been a whirlwind of challenges and inspiration, providing invaluable opportunities to nurture and address our priorities while maintaining focus on the needs of our clients and our community.

This past year has continued to challenge our business community. In addition to the significant hurdles faced by SMEs over the past year, recent developments have introduced new concerns for Canadian businesses. The impact of U.S. tariffs on local industries is yet to be fully realized and the situation underscores the need for Canadian businesses to develop adaptive strategies to maintain profitability in our changing economic environment.

CBDC's Strategic Plan, completed in June 2022 was designed as a 3-year plan with a distinct focus on short- and medium-term strategies and which have driven significant organizational updates and progress. As we approach the end of this plan and continue to achieve our goals, we're also looking ahead, initiating the process for our next strategic planning cycle. We remain committed to supporting

1A Church St. Parry Sound, Ontario P2A 1Y2

705-746-4455 | info@cbdc.parrysound.on.ca | www.cbdc.parrysound.on.ca

Page 123 of 243



entrepreneurs as they navigate emerging challenges and tariff-related uncertainties while simultaneously promoting sustainable growth and long-term viability in the region.

### Community Economic Development

As a key partner in Community Economic Development (CED), our organization actively collaborated with numerous entities, participating in over 40 CED-related initiatives throughout the past year. We remain committed to fostering and strengthening partnerships across our region to drive economic growth.

Building on last year, we hosted the Parry Sound Area Small Business Week celebration on October 24, 2024. This year's theme was "Next Gen Business Takeover - Engaging Youth in Entrepreneurship and Ownership" featuring keynote speaker Paul Koidis, Chair of the Canadore College Entrepreneurship Academy. We also heard from student entrepreneur Aidan Rosewell and hosted a panel of local entrepreneurs who discussed Business Succession Planning. Fifteen business support organizations participated in our trade show, offering direct one-on-one connections for entrepreneurs. The event was a resounding success with over 100 registrants and included students from Parry Sound High School and École publique aux Quatre-vents. We took a lead role in the planning and organization of the day, sharing real and in-kind costs with 6 organizations and will continue to grow this as a signature event for the Parry Sound Area CBDC and our community partners.

We collaborated with The Business Centre, NECO CFDC, and the Northern Ontario Women program to deliver a series of workshops focused on topics of AI technology for business and digital marketing. All four seminars reached full capacity with high engagement, receiving positive feedback from attendees and highlighting the strong demand for practical digital skills training in our region.

Our organization also assisted in the planning of the recent International Women's Day celebration held at the Charles W. Stockey Centre, with over 100 women from across our region attending.

### Access to Capital

With a 37-year track record, the cumulative totals of our Access to Capital program since inception illustrate CBDC's impact to our community: to September 30, 2024 the Parry Sound Area Community Business & Development Centre Board of Directors has reviewed 889 loan applications and have approved 699 loans. CB&DC has disbursed a cumulative total of over \$32,143,613 through our access to capital program, creating or maintaining well over 2797 jobs at an average cost per job of \$11,492. We continued to manage \$3,800,000 in Regional Relief Recovery Fund (RRRF) pandemic relief loans across our coverage area.

Our regular loan portfolio continues to be healthy: at our 2024 fiscal year end we held over \$9.5M in active loans, having received over \$2.7M in loan repayments across the year. This past fiscal year we invested \$1.5 Million with entrepreneurs in need of capital and operating funding, leveraging in excess of \$1.1m, impacting 123 jobs.

A key priority of the past year was the January 2024 repayment deadline of Regional Relief Recovery Fund (RRRF) pandemic relief loans. We saw over 70% of the \$3.8M in RRRF loans we held for local businesses repaid in full by deadline, representing over \$1.9M in funds returning to our investment fund and available for lending in our community, and achieving \$866,000 in forgivable funds retained by our



clients – that's a lot of help for local businesses. We continue to work closely with those clients who were unable to pay out their RRRF loans to assist them in attaining the best possible outcome for their individual needs.

We take pride in the meaningful impact our efforts have had on SMEs within our community and feel the accomplishments of the past year reflect CBDC Community Futures' unwavering dedication to supporting local businesses in their pursuit of success. We are privileged to collaborate with passionate and resilient entrepreneurs who consistently rise to the challenges of business ownership. Our focus remains on the significant contributions these businesses make, including fostering employment opportunities and driving the many positive outcomes that a thriving business sector brings to our local community.

We also deeply value our collaborative partnerships, including those with our municipal allies, to whom we extend our sincere gratitude for your past support. Additionally, we appreciate the wide range of organizations we work alongside to address the diverse needs of SMEs. Together, we continue to strengthen our regional business support ecosystem, and we are proud to play an active role in that growth.

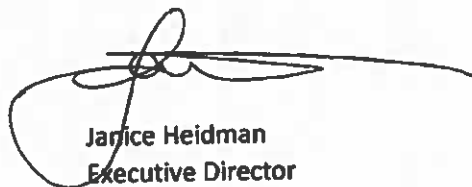
Although our core funding model hasn't changed since 2008, we continue to achieve strong results across our services. Our provincial and national Community Futures organizations continue to discuss funding models with the federal government. Locally, we're committed to making the most of our current budget to provide the best possible support to our community and stakeholders, using our resources efficiently to make a meaningful impact in our community.

Thank you for your consideration of this request and as always, we would welcome the opportunity to have further dialogue with Council and remain available at your convenience.

Sincerely,



Robert (Bob) Griffiths  
Chair



Janice Heidman  
Executive Director

Parry Sound Area CBDC Community Futures Development Corporation

**Municipal Concentration  
As at Dec 31, 2024**



**Parry Sound Community Business & Development Centre**  
1A Church St. Parry Sound, ON P2A 1Y2  
705-746-4455

<b>Municipality</b>	<b>Amount</b>	<b>Number of Loans</b>	<b>Percentage by Dollar</b>
Archipelago	\$ -	0	0.00
Carling	\$ 300,000.00	1	3.14
Georgian Bay	\$ 61,800.00	2	0.65
Magnetawan	\$ 1,234,344.09	14	12.93
McDougall	\$ -	0	0.00
McKellar	\$ 10,000.00	1	0.10
Mowat	\$ -	0	0.00
Seguin	\$ 2,248,446.92	14	23.55
Town of Parry Sound	\$ 4,771,082.55	45	49.98
Wallbridge	\$ 205,000.00	1	2.15
Wasauksing First Nation	\$ 200,000.00	1	2.10
Whitestone	\$ 515,542.13	3	5.40
<b>Total</b>	<b>\$ 9,546,215.69</b>	<b>82</b>	<b>100.00</b>

**MUNICIPAL CONTRIBUTIONS- Parry Sound Area CB&DC**

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<b>Archipelago</b>	\$4,000	\$1,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
<b>Carling</b>	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Magnetawan</b>	\$1,000	\$1,000	\$1,000	\$1,000		\$1,000	\$1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
<b>McDougall</b>	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	\$ -
<b>McKellar</b>	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$ 500	\$ -		\$ 500	\$ 500
<b>Parry Sound</b>	\$2,468	\$3,123	\$4,021	\$2,613	\$1,585	\$2,233	\$2,000	\$ -	\$ 2,002	\$ 2,923	\$ 2,432	\$ 2,982
<b>Seguin</b>	\$7,000	\$7,000	0	\$4,000	\$4,000	\$4,000	\$4,000	\$ 4,000	\$ -	\$ 4,000	\$ 4,000	\$ 4,000
<b>Whitestone</b>	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$550	\$1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 500
<b>Total</b>	<b>\$20,568</b>	<b>\$18,223</b>	<b>\$13,121</b>	<b>\$15,713</b>	<b>\$13,685</b>	<b>\$14,783</b>	<b>\$15,100</b>	<b>\$11,600</b>	<b>\$ 9,102</b>	<b>\$ 14,023</b>	<b>\$ 11,032</b>	<b>\$ 10,982</b>



## Parry Sound Area

### COMMUNITY BUSINESS & DEVELOPMENT CENTRE INC

A Community Futures Development Corporation

#### CLIENT SUCCESS STORY

### CLARA'S PLACE PRESCHOOL

Inspired by my late grandmother Clara who had an undeniable love and passion for teaching young children, Clara's Place Preschool's mission is to provide the highest quality of care and education that nurtures the uniqueness of each student through a holistic approach in a warm, inviting and inclusive environment.

Bringing this mission to reality could not have been done without the team at the CBDC. My dad who, when opening his construction company years ago struggled with traditional banks offering little to no help, mentioned I should look into the CBDC. I decided to make CBDC my first point of contact and I'm incredibly glad that I did. From my initial conversations and big picture ideas I was never made to feel like this dream was not within reach. Kyle walked me through all the steps of the process, did extra research to ensure I was making the choices that worked best for my business long term and was always quick to answer my long list of questions.

The opening of our childcare facility has greatly impacted and continues to impact the broader community through not only providing job opportunities at the center itself but giving families the opportunity to send their child(ren) to a safe, loving and developmentally appropriate space while they work. We also can't go without mentioning the positive impact it has on our students' social, cognitive and emotional development.

Thanks to the CBDC Clara's Place Preschool has and can continue to make a lasting impact on the community.

*Jasmine Badger, BASC, RECE*

*Owner/Operator of Clara's Place Preschool*





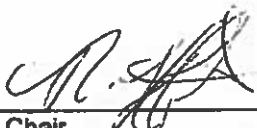
**PARRY SOUND AREA  
COMMUNITY BUSINESS & DEVELOPMENT CENTRE INC.  
General Resolution**

<b>RESOLUTION #</b>	<b>CB&amp;DC-2025-4405</b>
<b>DATE:</b>	February 10, 2025
<b>MOVED BY:</b>	Lisa Ernst
<b>SECONDED BY:</b>	Terry Fraser
<b>THAT:</b>	the Board of the Parry Sound Area Community Business & Development Centre Inc. does hereby direct the Executive Director to apply to the Municipality of Magnetawan Donations / Grants Program for a 2025 contribution of \$1,000.00.

Carried ☒

Defeated ☐

Deferred ☐

  
\_\_\_\_\_  
Chair

**PARRY SOUND AREA COMMUNITY  
BUSINESS & DEVELOPMENT  
CENTRE INC.**

**Financial Statements**

**For the year ended September 30, 2024**

**Parry Sound Area Community Business & Development Centre Inc.**  
**Financial Statements**  
**For the year ended September 30, 2024**

**Contents**

---

<b>Independent Auditors' Report</b>	<b>2 - 3</b>
<b>Financial Statements</b>	
Statement of Financial Position	<b>4 - 5</b>
Statement of Operations and Changes in Fund Balances	<b>6</b>
Schedule of Expenditures	<b>7 - 8</b>
Statement of Cash Flows	<b>9</b>
Notes to Financial Statements	<b>10</b>

---

**Supplementary Information**

Location	1A Church Street, Parry Sound, Ontario
Bank	Kawartha Credit Union

# GINGRICH HARRIS COPELAND Chartered Professional Accountants

1-7 William Street  
Parry Sound ON  
P2A 1V2

STEPHEN L. GINGRICH, CPA, CFP  
BRANDY L. HARRIS-GREEN, CPA  
CHANTELLE A. COPELAND, CPA

TELEPHONE: (705) 746-5828  
FAX: (705) 746-9693  
E-MAIL: ghccpa@vianet.ca  
WEBSITE: www.ghccpa.ca

---

## Independent Auditors' Report

---

**To the Directors of  
Parry Sound Area Community Business & Development Centre Inc.**

### **Qualified Opinion**

We have audited the accompanying financial statements of Parry Sound Area Community Business & Development Centre Inc. (the "entity"), which comprise the statement of financial position as at September 30, 2024 and the statements of operations, changes in fund balances and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, except for the possible effects of the matter described in the Basis for Qualified Opinion section of our report, the accompanying financial statements present fairly, in all material respects, the financial position of the entity as at September 30, 2024, and its financial performance and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

### **Basis for Qualified Opinion**

Loans and mortgage receivables have been recorded at amortized cost at inception as market value was not determined. We were unable to determine the adjustment to fair market value that would be necessary. Therefore, we were not able to determine whether any adjustments might be necessary to excess of revenue over expenses, and cash flows from operation for the years ended September 30, 2024 and September 30, 2023, current assets as at September 30, 2024 and September 30, 2023, and net assets as at October 1 and September 30 for both years. Our audit opinion on the financial statements for the year ended September 30, 2024 was modified accordingly because of the possible effects of this limitation in scope.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion.

### **Responsibilities of Management and Those Charged with Governance for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the entity or to cease operations, or has no realistic alternative but to do so.



Those charged with governance are responsible for overseeing the entity's financial reporting process.

**Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- \* Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- \* Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.
- \* Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- \* Conclude on the appropriateness of management's use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the entity to cease to continue as a going concern.
- \* Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



Parry Sound, Ontario  
January 20, 2025

Chartered Professional Accountants  
Licensed Public Accountants

**Parry Sound Area Community Business & Development Centre Inc.**  
**Statement of Financial Position**

<b>September 30</b>	<b>General Fund</b>	<b>Investment Fund</b>	<b>Project Fund</b>	<b>2024</b>	<b>2023</b>
<b>Assets</b>					
<b>Current</b>					
Cash	\$ 119,873	\$ -	\$ -	\$ 119,873	\$ 225,480
Contributions receivable	15,199	-	-	15,199	-
Other receivables (Note 4)	5,846	-	-	5,846	8,318
	<u>140,918</u>	<u>-</u>	<u>-</u>	<u>140,918</u>	<u>233,798</u>
<b>Capital assets (Note 3)</b>	<u>1,726</u>	<u>-</u>	<u>-</u>	<u>1,726</u>	<u>156</u>
<b>Restricted</b>					
Cash	-	7,288,547	19,030	7,307,577	5,909,596
Other receivables (Note 4)	-	1,407	67	1,474	1,712
Loans and mortgages receivable (Note 6)	-	6,329,639	-	6,329,639	6,535,223
	<u>-</u>	<u>13,619,593</u>	<u>19,097</u>	<u>13,638,690</u>	<u>12,446,531</u>
<b>Total Assets</b>	<u>\$ 142,644</u>	<u>\$ 13,619,593</u>	<u>\$ 19,097</u>	<u>\$ 13,781,334</u>	<u>\$ 12,680,485</u>

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

**Parry Sound Area Community Business & Development Centre Inc.**  
**Statement of Financial Position**

<b>September 30</b>	<b>General Fund</b>	<b>Investment Fund</b>	<b>Project Fund</b>	<b>2024</b>	<b>2023</b>
<b>Liabilities and Fund Balances</b>					
<b>Current</b>					
Accounts payable and accrued liabilities (Note 7)	\$ 5,198	\$ 9,355	\$ 520	\$ 15,073	\$ 11,954
	5,198	9,355	520	15,073	11,954
<b>Deferred revenue</b>					
Deferred operating contributions (Note 8)	-	-	718	718	79,353
<b>Commitments and contingencies (Note 10)</b>					
<b>Fund Balances</b>					
External restrictions	73,982	13,610,238	-	13,684,220	12,519,704
Internal restrictions	-	-	17,859	17,859	17,666
Unrestricted	63,464	-	-	63,464	51,808
	137,446	13,610,238	17,859	13,765,543	12,589,178
<b>Total Liabilities and Fund Balances</b>	<b>\$ 142,644</b>	<b>\$ 13,619,593</b>	<b>\$ 19,097</b>	<b>\$ 13,781,334</b>	<b>\$ 12,680,485</b>

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

**Parry Sound Area Community Business & Development Centre Inc.**  
**Statement of Operations and Changes in Fund Balances**

	<i>General Fund</i>	<i>Investment Fund</i>	<i>Project Fund</i>	2024	2023
<b>For the year ended September 30</b>					
<b>Revenues</b>					
Industry Canada - FedNor					
- Operating funds - current year	\$ 306,453	\$ -	\$ -	\$ 306,453	\$ 300,000
Government and other grants (Note 11)	10,982	-	-	10,982	13,955
Investment income	11,123	369,687	962	381,772	305,103
Loan interest income	-	501,481	-	501,481	437,388
Other income	1,000	-	-	1,000	1,500
	<u>329,558</u>	<u>871,168</u>	<u>962</u>	<u>1,201,688</u>	<u>1,057,946</u>
<b>Expenses</b>					
Amortization	558	-	-	558	2,018
Loss on disposal of capital assets	-	-	-	-	735
Loan loss provision (recovery) (Note 6)	-	(1,006,869)	-	(1,006,869)	(595,735)
Loan forgiveness - COVID 19	-	676,250	-	676,250	130,000
Salaries and benefits (see schedule)	273,683	-	-	273,683	268,900
Occupancy and equip. (see schedule)	32,695	-	-	32,695	33,123
Director's expenses	2,981	-	-	2,981	1,876
Community development (see schedule)	3,321	-	249	3,570	852
Administration (see schedule)	30,035	11,726	520	42,281	45,115
	<u>343,273</u>	<u>(318,893)</u>	<u>769</u>	<u>25,149</u>	<u>(113,116)</u>
<b>Excess of Revenue (Deficiency) over Expenses</b>	(13,715)	1,190,061	193	1,176,539	1,171,062
FedNor - Reconciliation	-	(174)	-	(174)	-
<b>Fund Balances</b>					
Beginning of year	151,161	12,420,351	17,666	12,589,178	11,418,116
End of year	<u>\$ 137,446</u>	<u>\$ 13,610,238</u>	<u>\$ 17,859</u>	<u>\$ 13,765,543</u>	<u>\$ 12,589,178</u>

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

**Parry Sound Area Community Business & Development Centre Inc.  
Schedule of Expenditures**

	<i>General Fund</i>	<i>Investment Fund</i>	<i>Project Fund</i>	<b>2024</b>	<b>2023</b>
<b>For the year ended September 30</b>					
<b>Salaries and Benefits</b>					
Salaries	\$ 210,080	\$ -	\$ -	\$ 210,080	\$ 208,000
Benefits	44,103	-	-	44,103	41,400
RRRF wages	19,500	-	-	19,500	19,500
	<u>\$ 273,683</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 273,683</u>	<u>\$ 268,900</u>
<b>Occupancy &amp; Equipment</b>					
Insurance	\$ 9,332	\$ -	\$ -	\$ 9,332	\$ 8,347
Rent (net of recovery)	18,255	-	-	18,255	17,670
Telephone, fax, internet & IT	5,108	-	-	5,108	7,106
	<u>\$ 32,695</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 32,695</u>	<u>\$ 33,123</u>
<b>Community Development &amp; Other</b>					
Projects					
Projects	3,321	-	-	3,321	604
Women's Network	-	-	249	249	248
	<u>\$ 3,321</u>	<u>\$ -</u>	<u>\$ 249</u>	<u>\$ 3,570</u>	<u>\$ 852</u>

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

**Parry Sound Area Community Business & Development Centre Inc.**  
**Schedule of Expenditures**

<b>For the year ended September 30</b>	<b>General Fund</b>	<b>Investment Fund</b>	<b>Project Fund</b>	<b>2024</b>	<b>2023</b>
<b>Administration</b>					
Advertising and promotion	\$ 1,456	\$ -	\$ -	\$ 1,456	\$ 795
Bank charges and interest	567	31	-	598	212
Conventions, subscriptions, fees & dues	4,248	-	-	4,248	2,264
Employee training	47	-	-	47	2,596
Meetings	369	-	-	369	619
Office supplies and general	9,068	-	-	9,068	8,626
Postage	179	-	-	179	269
Professional fees	6,587	11,695	520	18,802	14,934
Staff travel and expenses	1,643	-	-	1,643	1,309
RRRF administration expenses	5,871	-	-	5,871	13,491
	<b>\$ 30,035</b>	<b>\$ 11,726</b>	<b>\$ 520</b>	<b>\$ 42,281</b>	<b>\$ 45,115</b>

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

**Parry Sound Area Community Business & Development Centre Inc.  
Statement of Cash Flows**

	<i>General Fund</i>	<i>Investment Fund</i>	<i>Project Fund</i>	<b>2024</b>	<b>2023</b>
<b>For the year ended September 30</b>					
<b>Cash provided by (used in)</b>					
<b>Operating activities</b>					
Revenue in excess of expenditures	\$ (13,715)	\$ 1,190,061	\$ 193	\$ 1,176,539	\$ 1,171,062
Items not involving cash					
Amortization of capital assets	558	-	-	558	2,018
Loss on disposal of assets	-	-	-	-	735
Loan loss provision	-	(1,006,869)	-	(1,006,869)	(595,735)
FedNor Reconciliation	-	(174)	-	(174)	-
Changes in non-cash working capital balances					
Contributions receivable	(15,199)	-	-	(15,199)	-
Other receivables	2,472	238	-	2,710	5,600
Accounts payable and accruals	1,040	2,079	-	3,119	(182)
	<u>(24,844)</u>	<u>185,335</u>	<u>193</u>	<u>160,684</u>	<u>583,498</u>
<b>Investing activities</b>					
Purchase of capital assets	(2,128)	-	-	(2,128)	-
Loans and mortgages advances	-	(1,531,080)	-	(1,531,080)	(1,260,582)
Loans and mortgages repaid	-	2,743,533	-	2,743,533	2,191,746
	<u>(2,128)</u>	<u>1,212,453</u>	<u>-</u>	<u>1,210,325</u>	<u>931,164</u>
<b>Financing activities</b>					
Deferred operating contributions	(78,635)	-	-	(78,635)	78,635
	<u>(78,635)</u>	<u>-</u>	<u>-</u>	<u>(78,635)</u>	<u>78,635</u>
<b>Increase (decrease) in cash during the year</b>	<u>(105,607)</u>	<u>1,397,788</u>	<u>193</u>	<u>1,292,374</u>	<u>1,593,297</u>
<b>Cash, beginning of year</b>	<u>225,480</u>	<u>5,890,759</u>	<u>18,837</u>	<u>6,135,076</u>	<u>4,541,779</u>
<b>Cash, end of year</b>	<u>\$ 119,873</u>	<u>\$ 7,288,547</u>	<u>\$ 19,030</u>	<u>\$ 7,427,450</u>	<u>\$ 6,135,076</u>
<b>Represented by</b>					
Unrestricted cash (bank indebtedness)	\$ 119,873	\$ -	\$ -	\$ 119,873	\$ 225,480
Restricted cash	-	7,288,547	19,030	7,307,677	5,909,596
	<u>\$ 119,873</u>	<u>\$ 7,288,547</u>	<u>\$ 19,030</u>	<u>\$ 7,427,450</u>	<u>\$ 6,135,076</u>

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

---

**Parry Sound Area Community Business & Development Centre Inc.  
Notes to Financial Statements**

**September 30, 2024**

---

**1. The Corporation**

The Corporation is incorporated without share capital under the laws of Ontario as a not-for-profit organization with the principal purpose to encourage job creation in the Parry Sound Area. If the corporation were to dissolve and after the payments of all debts, the remaining assets of the corporation would be distributed or disposed of to another organization with similar goals and objectives as approved by Industry Canada. The Corporation is exempt from Income Taxes under the Income Tax Act of Canada.

---

**2. Significant Accounting Policies**

**a) Basis of Accounting**

**Fund accounting**

The Corporation follows the restricted fund method of accounting for contributions.

The General Fund accounts for the Corporation's program delivery and administrative activities. This fund reports unrestricted resources and restricted operating contributions.

The Community Futures Investment Fund was established to provide financing for new and existing enterprises in order to protect or create new jobs. The contributions to the Investment Fund are externally restricted for use in achieving those objectives.

The Project Fund includes externally restricted contributions for miscellaneous projects carried out by the Corporation.

- b) Cash and Cash Equivalents** The Corporation's policy is to present bank balances and term deposits with a maturity period of three months or less from the date of acquisition under cash and cash equivalents.

- c) Contributions Receivable** Contributions receivable are recognized as an asset when the amounts to be received can be reasonably estimated and ultimate collection is reasonably assured.



---

**Parry Sound Area Community Business & Development Centre Inc.**  
**Notes to Financial Statements**

**September 30, 2024**

---

**d) Capital Assets**

Capital assets are recorded at cost. Amortization is based on the estimated useful life of the asset and is provided at the following rates and methods. They are also tested for impairment.

Furniture and equipment	- 10 years straight line method
Computer equipment	- 4 years straight line method
Leasehold improvements	- 10 years straight line

A capital asset is written off as an expense in the year of acquisition if the acquisition is less than \$1,000.

**e) Revenue Recognition**

The Corporation follows the restricted fund method whereby restricted contributions for the corresponding restricted fund are recognized as revenue of that fund in the current period. Operating Contributions and other restricted contributions are recognized in the general fund in accordance with the deferral method. All other unrestricted contributions are recognized as revenue of the general fund in the current period.

Operating Contributions from Industry Canada/FedNor are recognized as revenue of the General Fund in the year of receipt except for the following:

- i) Contributions relating to capital assets are credited to deferred capital contributions and recognized as revenue on the same basis as amortization on the related asset is charged against operations.
- ii) Contributions relating to approved expenditures not yet incurred are credited to deferred operating contributions only if costs are to be incurred within a multi-year operating agreement and the deferral has been approved by IC/FedNor.
- iii) Unexpended funds at the end of the year from contributions by IC/FedNor to the General Fund reduce contribution revenue and are reported as amounts due to IC/FedNor. Over expenditures may not be reimbursed by Industry Canada.
- iv) Unused funds from unrestricted revenues can be retained if approval to retain has been received by FedNor; otherwise unrestricted revenues reduce contribution revenue and are reported as amounts due to IC/FedNor.

---

**Parry Sound Area Community Business & Development Centre Inc.**  
**Notes to Financial Statements**

**September 30, 2024**

---

Interest revenue on short-term investments, loans and mortgages receivable and dividends from preferred shares are recognized on the accrual basis. The Corporation accrues interest on loans and mortgages in arrears until collection becomes doubtful.

Other revenue is recorded in income when earned and measurable.

Private sector contributions are recorded in the period received except for when they relate to upcoming expenditures.

**f) Contributed Services**

Volunteers contribute time to the Board of Directors and various sub-committees. Because of the difficulty of determining their fair value, contributed services are not recognized in the financial statements.

**g) Financial Instruments**

*Measurement of financial instruments*

The entity initially measures its financial assets and financial liabilities at fair value.

The Corporation subsequently measures all its financial assets and financial liabilities at amortized cost.

Financial assets measured at amortized cost include cash, accounts receivable, and loans and mortgages receivable.

Financial liabilities measured at amortized cost include accounts payable and deferred contributions.

*Impairment*

Financial assets measured at cost are tested for impairment when there are indicators of impairment. The amount of the write-down is recognized in net income. The previously recognized impairment loss may be reversed to the extent of the improvement, directly or by adjusting the allowance account, provided it is no greater than the amount that would have been reported at the date of the reversal had the impairment not been recognized previously. The amount of the reversal is recognized in net income.

*Transaction costs*

Transaction costs related to financial assets measured at fair value are expensed as incurred. Transaction costs related to other financial assets and financial liabilities are included or deducted in the initial measurement of the asset or liability.

The entity recognizes its transaction costs in net income in the period incurred. However, financial instruments that will not be subsequently measured at fair value are adjusted by the transaction costs that are directly attributable to their origination, issuance or assumption.

---

**Parry Sound Area Community Business & Development Centre Inc.**  
**Notes to Financial Statements**

**September 30, 2024**

---

**h) Use of Estimates**

The preparation of financial statements in accordance with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the reporting date, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from these estimates. These estimates are reviewed periodically and adjustments made as appropriate, in the statement of operations in the year they become known.

**3. Capital Assets**

			2024		2023	
	Cost	Accumulated Amortization	Net Book Value		Net Book Value	
<b>General Fund</b>						
Furniture and fixtures	\$ 30,576	\$ 30,446	\$ 130	\$	156	
Computer equipment	12,712	11,116	1,596		-	
Leasehold improvements	16,928	16,928	-		-	
	<b>\$ 60,216</b>	<b>\$ 58,490</b>	<b>\$ 1,726</b>	<b>\$</b>	<b>156</b>	

**4. Other Receivables**

	2024		2023	
HST recoverable	\$ 7,320	\$	7,650	
Other	-		2,380	
	<b>\$ 7,320</b>	<b>\$</b>	<b>10,030</b>	

The carrying value of accounts receivable approximates their fair value due to the short maturity of the instruments and the fact that they are subject to normal credit terms.

**5. Economic Dependence**

Approximately 26% of the Corporation's revenue for the year ended September 30, 2024 (2023 - 28%) is received from Industry Canada - FedNor. The Corporation is dependent on annual contributions from Industry Canada/FedNor in order to finance its general fund operations. Should these contributions cease, the Corporation would be unable to continue its operations.

**Parry Sound Area Community Business & Development Centre Inc.**  
**Notes to Financial Statements**

**September 30, 2024**

**6. Loans and Mortgages Receivable**

The loans and mortgages receivable bear various interest rates from 5.0% to 9.95% (the RRRF loans range from 2.45% to 5.0%) and are generally fixed for terms of up to three years with amortization periods from one to fifteen years (shorter terms and longer amortization periods are occasionally approved by board of directors).

	Access to capital loans			2024	2023
	Loans	Host	Non-host		
Principal	\$ 5,635,139	\$ 1,446,460	\$ 1,190,231	\$ 8,271,830	\$ 9,485,586
Interest	13,897	-	33,997	47,894	46,591
	5,649,036	1,446,460	1,224,228	8,319,724	9,532,177
Allowance	1,569,138	136,664	284,283	1,990,085	2,996,954
	\$ 4,079,898	\$ 1,309,796	\$ 939,945	\$ 6,329,639	\$ 6,535,223

The activity for the year of the principal loan balance is as follows:

Beginning	\$ 6,883,884	\$ 1,526,327	\$ 1,121,966	\$ 9,532,177	\$ 10,526,760
Loans					
- advanced	1,315,272	-	215,808	1,531,080	1,260,582
- repaid	(2,550,120)	(79,867)	(113,546)	(2,743,533)	(2,191,746)
- written off	-	-	-	-	(63,419)
Ending	\$ 5,649,036	\$ 1,446,460	\$ 1,224,228	\$ 8,319,724	\$ 9,532,177

The activity for the year in the Allowance for Doubtful Loans account is as follows:

Beginning	\$ 2,635,480	\$ 111,395	\$ 250,079	\$ 2,996,954	\$ 3,656,108
Loans					
- written off	-	-	-	-	(63,419)
- provision	(1,066,342)	25,269	34,204	(1,006,869)	(595,735)
Ending	\$ 1,569,138	\$ 136,664	\$ 284,283	\$ 1,990,085	\$ 2,996,954

The Corporation determines the Allowance for Doubtful Loans by reviewing outstanding loans on a loan-by-loan basis plus the use of an estimated percentage based on past experience for all loans for which no specific provision has been established.

The Corporation's contract with FedNor enables them to provide loans up to \$300,000.

Access to capital loans are provided by the North East Network consisting of fifteen Community Futures Development Corporations (CFDC). The originating CFDC provides the first \$300,000 and the remaining fourteen Centres provide their share of the remaining amount up to a total of \$750,000 per loan. (Increased April 1, 2021 from \$150,000 and 650,000.)

---

**Parry Sound Area Community Business & Development Centre Inc.**  
**Notes to Financial Statements**

**September 30, 2024**

---

**7. Accounts Payable and Accrued Liabilities**

	<u>2024</u>	<u>2023</u>
Accrued liabilities	<u>\$ 15,073</u>	<u>\$ 11,954</u>

The carrying value of other liabilities approximates fair value because of the short maturity of these instruments and because they are subject to normal credit terms.

---

**8. Deferred Operating Contributions**

	<u>2024</u>	<u>2023</u>
General Fund		
Industry Canada - FedNor		
- General Operating Contract	<u>\$ -</u>	<u>\$ 78,635</u>
Project Fund		
Parry Sound Area Community Business		
& Development Centre		
- Youth Camp	<u>718</u>	<u>718</u>
	<u>\$ 718</u>	<u>\$ 79,353</u>

---

**9. Comparative Figures**

Certain accounts in the prior year financial statements have been reclassified for comparative purposes to conform with the presentation in the current year's financial statements.

---

**10. Commitments and Contingencies**

Commitment

The Corporation has entered into an operating lease for the rental of its office premises. Future rental payments on this lease amount to \$17,000 plus H.S.T. per year.

Contributions

The Corporation receives contributions for its operations from Industry Canada. Pursuant to the related agreements, if the corporation does not meet established objectives, Industry Canada is entitled to seek refunds. Should any amounts become refundable, the refunds would be charged to operations in the period in which the refund is determined to be payable.

As a result of the global pandemic COVID 19, the Corporation received additional FedNor funding to provide emergency business loans.

---

**Parry Sound Area Community Business & Development Centre Inc.**  
**Notes to Financial Statements**

**September 30, 2024**

---

**11. Government and Other Grants**

	<u>2024</u>	<u>2023</u>
General Fund		
Municipal contributions		
Town of Parry Sound	\$ 2,982	\$ 5,355
Seguin Township	4,000	4,000
Township of the Archipelago	2,000	2,000
Municipality of Whitestone	500	1,100
McKellar Township	500	500
Municipality of Magnetawan	1,000	1,000
	<u>\$ 10,982</u>	<u>\$ 13,955</u>

---

**12. Financial Assets and Financial Liabilities**

Liquidity risk

Liquidity risk is the risk that the Corporation will not be able to meet its obligations associated with financial liabilities. Cash flow from operations provides a substantial portion of the Corporation's cash requirements.

Credit risk

The Corporation is exposed to credit risk in the event of non-performance by counterparties in connection with its accounts receivable, secured loans and mortgages receivable and investments. Accounts receivable arise primarily from government funding agreements. The maximum exposure to credit risk is the carrying value of accounts receivable, loans and mortgages receivable and investments on the balance sheet.

Interest rate risk

The Corporation's interest-bearing assets and liabilities include loans and mortgages receivable.

---

## Laura Brandt

---

**From:** Erica Cole <info@townshipofperry.ca>  
**Sent:** April 8, 2025 10:21 AM  
**To:** Clerk; Beth Morton; Nancy Field; Laura Brandt; Nicole Gourlay; Charlene Watt; Dave Gray, Ec.D.; Denis Duguay ; Dave Gray  
**Cc:** Kerstin Vroom; Deputy Clerk  
**Subject:** Perry Township EMS Appointment  
**Attachments:** Perry Reso 2025-125 - EMS Appointment (Dan Roberston).pdf

Good morning,

See attached the resolution supported by Perry Township Council at their last meeting on April 2, 2025 re: EMS Appointment. Council supported the appointment of Dan Robertson, Ryerson.

As we currently sit, 4 out of the 7 municipalities have supported the appointment of Dan Robertson, 2 have supported Jon Hind, and 1 has not provided a resolution of support.

Dan Robertson – Pery, Ryerson, McMurrich, Burk's Falls  
Jon Hind – Armour, Magnetawan  
No resolution – Kearney

As the EMS Board requires a unanimous appointment, we kindly request that the Council's of Armour, Magnetawan reconsider their EMS appointment selection at their next Council Meeting. Additionally, we request that Kearney please provide a resolution.

Once all 7 municipalities have unanimously appointed a member, Beth will send the information to the EMS Committee so they may reach out to the successful candidate so they may begin attending meetings, etc.

Should you have any questions, please contact Beth or myself.

Kind regards,

**Erica Cole, *Dipl.M.A.***  
Deputy Clerk  
Township of Perry  
1695 Emsdale Road, PO BOX 70  
Emsdale, ON P0A 1J0  
T: 705-636-5941  
[www.townshipofperry.ca](http://www.townshipofperry.ca)



**RESOLUTION NO. 2025 – 35**

**FEBRUARY 12, 2025**

Moved by: Brad Kneller

Seconded by: B Bishop

**WHEREAS** the Parry Sound District Emergency Medical Service Advisory Committee is jointly made appointment with neighbouring municipalities;

**AND WHEREAS** John Wilson has stepped down from the Council of the Village of Burk's Falls;

**NOW THEREFORE BE IT RESOLVED** that the Council of the Municipality of Magnetawan rescinds motion 2023-19 appointing John Wilson

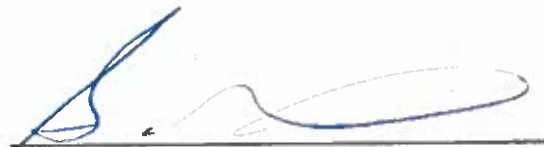
**AND HEREBY** supports the appointment of:

☒ Magnetawan Council Member Jon Hind

☐ Glenn Miller (Ryerson)

☐ Cheryl Phillip (Kearney)

Carried ☒ Defeated ☐ Deferred ☐



Sam Dunnett, Mayor

Recorded Vote Called by: \_\_\_\_\_

Recorded Vote

Member of Council	Yea	Nay	Absent
Bishop, Bill			
Hetherington, John			
Hind, Jon			
Kneller, Brad			
Mayor: Dunnett, Sam			



Knowing our heritage  
we will build our future



Hello,

For those of you who may not know me my name is Dan Robertson and I'm a Councillor from the Township of Ryerson who is looking for your support to be the representative for our area on the Parry Sound District Emergency Medical Service Advisory Committee. Having moved to Almaguin with my family a little over 4 years ago I understand how vital access to efficient and reliable emergency medical services is to the residents of our area. I also recognize the challenges that exist in making sure these services run smoothly given the differences between municipalities in our area. Factors such as population density seasonal population changes and having residents in more isolated areas where access can present its own set of unique challenges must all be considered.

Before leaving the corporate world to work in the construction and renovation industry I worked as a Manager in a larger company where I received training which I have continued to use after changing industries that I feel would make me a positive addition to the EMS board. Some examples of this included training on the Kaizen Business Model and Lean Six Sigma processes which are programs focused on helping to improve service delivery by trying to simplify processes and eliminate inefficiencies. I used this training on working groups with different departments within my company to analyze processes to find problems, risks and bottlenecks and suggested changes that could be made to improve both our service itself and how it was delivered. I feel this same training and mentality could be used in the EMS representative role even if only to confirm that we're already delivering this critical service in the best way we can.

In addition to the above I am the Ryerson Township representative on the South Almaguin Regional Fire Services Committee and I represent Ryerson, Burk's Falls and Armour on the recently formed Almaguin Highlands OPP Detachment Board. As there are connections and similarities between these services and how they're provided I feel that the lessons learned from one could be used to make suggestions for process improvements to others. I hope to receive your support for my nomination to this role and if chosen will do what I can to ensure that emergency medical services are being delivered in the best way possible for the residents of our area and the Parry Sound District as a whole.

Thank You,  
Dan Robertson  
Councillor, Township of Ryerson




## Laura Brandt

---

**From:** Karlee Britton <KBritton@mckellar.ca>  
**Sent:** April 2, 2025 4:29 PM  
**To:** Archipelago; Armour; Burks Falls; Callander; Carling; Chisholm; Joly; Kearney; Machar (alonymachar@vianet.ca); Laura Brandt; McDougall; Karlee Britton; McMurrich-Monteith; Nipissing; Parry Sound; Perry; Powassan; Ryerson; Seguin; South River; Strong; Sundridge; nigel.black@whitestone.ca; Andrea Spinney; Wendy Schroeder; Mackenzie Taylor (mtaylor@carling.ca); cao@armourtownship.ca; Alana Torresan  
**Subject:** DPSMA 2025 Spring Meeting - Callander  
**Attachments:** DPSMA Agenda - Spring 2025.pdf; Registration Form DPSMA Spring 2025.pdf; DPSMA Agenda - Spring 2025\_Agenda Package.pdf

Greetings Member Municipalities,

Please find attached the agenda for the **Spring 2025 District of Parry Sound Municipal Association Meeting**:

 **Date:** Friday, May 23, 2025  
 **Location:** Callander Community Centre, 1984 Swale St, Callander, ON P0H 1H0  
 **Time:** Registration opens at 8:15 a.m.; meeting begins at 9:00 a.m.

To assist with catering arrangements, I kindly ask that registrations be submitted by **May 12, 2025**. If this deadline does not align with your Council meeting schedule, please provide your best estimate.

Also attached is the agenda package, please circulate it to your Council. If there are any resolutions your Council would like included in the business portion of the meeting, kindly send them to me as soon as possible so the Executive can review them in advance. *Please note that only Council members may vote at the meeting.*

Additionally, please note my new email address: [clerk@mckellar.ca](mailto:clerk@mckellar.ca)

If you have any questions, feel free to reach out. Looking forward to seeing everyone!

Karlee



**Karlee Britton** | Secretary-Treasurer  
District of Parry Sound Municipal Association  
[clerk@mckellar.ca](mailto:clerk@mckellar.ca)  
(705) 389-2842 x4



## **District of Parry Sound Municipal Association**

*c/o Township of McKellar, 701 Hwy 124 McKellar, ON P0G 1C0*

**President:** Lynda Carleton

**Secretary-Treasurer:** Karlee Britton

**Spring 2025 Agenda – 170<sup>th</sup> Meeting – Friday, May 23, 2025**

**Hosted by the Municipality of Callander**

**Callander Community Centre, 1984 Swale Street, Callander, ON P0H 1H0**

**8:15-9:00**

Registration / Coffee sponsored by TBA

**9:00-9:30**

Introduction of the Head Table

Opening Remarks from Deputy Mayor Jordy Carr of the Municipality of Callander

ROMA Update *presented by ROMA Zone 9 Director, Mark Wilson*

FONOM Updated *presented by FONOM President, Danny Whalen*

**9:30-9:45**

**Update on Highway 69 Expansion** *presented by Kristin Franks Manager Regional Services and Relationships, Ministry of Transportation*

**9:45-10:00**

**Parry Sound Area Founders Circle** *presented by Co-Chair, Peter Istvan*

**10:00-10:55**

**Asset Management for Low Volume Roads** *presented by David Anderson, CET, President 4 Roads Management Services Inc.*

**10:55-11:10**

Coffee break sponsored by TBA

**11:10-11:30**

**Pollinator Health: Protecting Honey Bees and Their Habitat in Our Communities** *presented by Jaimie Board, Board's Honey Farm*

**11:30-12:00**

**OPP Detachment Boards** *presented by Lisa Darling, M.O.M. Executive Director, Ontario Association of Police Service Boards*

**12:00-1:00**

Lunch – Roast Beef Meal and Dessert by Independence North Bay

**1:00-2:00**

**Trade Tariffs and their Impact on Municipalities**, a discussion with:

**Minister of Economic Development, Job Creation and Trade,**

**Vic Fedeli**

**2:00**

**Resolutions / Business Meeting**

- Adoption of the Minutes of the Fall 2024 Meeting
- Minutes of the March 5, 2025 Executive Meeting
- Treasurer's Report August 1, 2024 to December 31, 2024
- Resolution to Provide Free Access to Integrity Commissioners for Council Members

Draw for Mystery Door Prize: Must be present to claim

**Host and Date of Next Meeting:** Friday, September 26, 2025, *hosted by the Township of Seguin at the Orrville Community Centre (1207 Highway 518)*

Adjournment

**Moved by:** \_\_\_\_\_

**Seconded by:** \_\_\_\_\_

**WHEREAS** the Council of the Municipality of Magnetawan was successful in their grant application to the Fire Protection Grant (2024-2025;

**NOW THEREFORE BE IT RESOLVED THAT** the Municipality of Magnetawan will be provided an additional amount of \$361.73 to support the following approved project :

The funding will support the purchase of a bunker gear extractor and dryer and, a second set of balaclavas and gloves for firefighters. Additionally, all apparatus will be equipped with personal decon wipes for use on scene;

**AND FURTHER THAT** Staff are authorized to execute the Transfer Payment Agreement.

Carried \_\_\_\_\_ Defeated \_\_\_\_\_ Deferred \_\_\_\_\_

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

Recorded Vote Called by: \_\_\_\_\_

**Recorded Vote**

Member of Council	Yea	Nay	Absent
Bishop, Bill			
Hetherington, John			
Hind, Jon			
Kneller, Brad			
Mayor: Dunnett, Sam			

Ministry of the Solicitor General    Ministère du Solliciteur général

Office of the Fire Marshal

Bureau du commissaire des incendies

25 Morton Shulman Avenue  
Toronto ON M3M 0B1  
Tel: 647-329-1100  
Fax: 647-329-1143

25, avenue Morton Shulman  
Toronto ON M3M 0B1  
Tél. : 647-329-1100  
Télec. : 647-329-1143



March 31, 2025

Derek Young  
Fire Chief  
Municipality of Magnetawan  
P.O. Box 70, 4304 Hwy 520  
Magnetawan, ON P0A1P0

Sent via email to:  
fire@magnetawan.com

Dear Derek Young,

Further to ongoing discussions regarding the Fire Protection Grant (2024-2025), I am writing to confirm that the fire service has agreed (in principle) to utilizing its additional grant allocation to support its intended purpose as outlined below.

The Municipality of Magnetawan will be provided an additional amount of **\$361.73** to support the following approved project:

**The funding will support the purchase of a bunker gear extractor and dryer and, a second set of balaclavas and gloves for firefighters. Additionally, all apparatus will be equipped with personal decon wipes for use on scene.**

This aligns with the intended purpose of the Fire Protection Grant.

As part of this process, formalization of the additional grant allocation and a Transfer Payment Agreement is required and will be tabled by you for your municipal council at its next meeting.

The Office of the Fire Marshal will reach out to finalize and execute the Transfer Payment Agreement once municipal council has had the opportunity to approve your proposal for spending the additional funds provided.

Sincerely,

A handwritten signature in black ink that reads "Carrie Clark". The signature is written in a cursive, flowing style.

Carrie Clark, Deputy Fire Marshal

**Ministry of the Solicitor General    Ministère du Solliciteur général**

Office of the Fire Marshal

25 Morton Shulman Avenue

Toronto ON M3M 0B1

Tel: 647-329-1100

Fax: 647-329-1143

Bureau du commissaire des  
incendies

25, avenue Morton Shulman

Toronto ON M3M 0B1

Tél. : 647-329-1100

Télec. : 647-329-1143



March 31, 2025

Derek Young

Fire Chief

Municipality of Magnetawan

P.O. Box 70, 4304 Hwy 520

Magnetawan, ON P0A1P0

Instructions to the Municipal Representative:

Please complete and submit a copy of this document to our office at [ofmgrants@ontario.ca](mailto:ofmgrants@ontario.ca) by no later than April 14, 2025.

I hereby accept the grant allocation and proposed strategy for utilization, pending approval by Municipality of Magnetawan as outlined above.

Print Name:	Title:	Signature:	Date:
-------------	--------	------------	-------

**THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN**

**BY-LAW NO. 2025 -**

**BEING A BY-LAW TO ADOPT A CODE OF CONDUCT FOR BUILDING OFFICIALS**

---

**WHEREAS** Section 7.1 (2) of the Building Code Act, 1992, S.O. C 23, as amended, promotes appropriate standards of behaviour and enforcement actions by building officials in the exercise of power or performance of a duty;

**AND WHEREAS** Sections 8, 9 & 10 of the *Municipal Act 2001*, S.O. C 25 gives broad authority to Municipalities to enable them to govern their affairs as they consider appropriate and to enhance their ability to respond to Municipal issues.

**AND WHEREAS** the Council of the Corporation of the Municipality of Magnetawan deems it desirable to adopt a Code of Conduct policy to promote appropriate standards of honesty and integrity in the exercise of a power or the performance of a duty under the Building Code Act, 1992, S.O. C 23 by building officials;

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

**1.0 PURPOSE**

The Code of Conduct applies to building officials appointed under the *Building Code Act* in the exercise of a power or the performance of a duty under the Building Code Act or Building Code. The purpose of this Code of Conduct is to promote appropriate standards of behaviour and enforcement actions to ensure building officials apply standards of honesty and integrity, and to prevent practices constituting an abuse of power including unethical or illegal practices.

**2.0 STANDARDS OF CONDUCT AND PROFESSIONALISM**

Building Officials undertake to:

- a) Always act in the public interest, particularly with regard to the safety of building works and structures.
- b) Not to act where there may be or where there may reasonably appear to be a conflict between their duties to their employer, their profession, their peers and the public at large and their personal interests.
- c) Apply all relevant building by-laws, codes and standards appropriately and without favour.
- d) Perform their inspections and plan examination duties impartially and in accordance with the highest professional standards.
- e) At all times, abide by the highest moral and ethical standards and avoid any conduct which could bring or tend to bring Building Officials into disrepute.

- f) Comply with the provisions of the *Building Code Act*, the *Building Code*, and other Acts or Laws, which regulate or govern Building Officials or their functions.
- g) Not to act beyond their personal level of competence or outside their area or expertise.
- h) Maintain their knowledge and understanding of the best current building practices, the building laws and Codes relevant to their inspection and plan examination function.
- i) Extend professional courtesy to all.
- j) Adhere to the Municipality's Code of Conduct for its employees with relevant employment standards and corporate policies.

### **3.0 BREACHES OF THE CODE OF CONDUCT**

The Ontario Building Code Act provides that the performance of Building Officials will be measured against this Code of Conduct. The Municipal administration will review any allegations brought forward that the Code of Conduct has been breached. Disciplinary action arising from violations of this Code of Conduct is the responsibility of the Municipal employer and will be based on the severity and frequency of the violation in accordance with relevant employment standards and municipal policies.

### **4.0 PUBLIC NOTICE**

This Code of Conduct shall be brought to the attention of the public in the following manner:

- a) Posting on the Municipal Website
- b) Public viewing by attending the Municipal Office and requesting a copy.

### **5.0 EFFECTIVE DATE**

This By-law shall come into force and effect on the date of its passing

**READ A FIRST, SECOND, AND THIRD TIME**, passed, signed and the Seal of the Corporation affixed hereto, this 16th day of April 2025.

**THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN**

---

Mayor

---

CAO/Clerk



# THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

## BY-LAW NO. 2024-

### BEING A BY-LAW TO REGULATE AND PRESCRIBE FOR OPEN AIR FIRES WITHIN THE MUNICIPALITY OF MAGNETAWAN

---

**WHEREAS** pursuant to section 7.1 of the *Fire Protection and Prevention Act*, 1997, S.O. 1997, c. 4, as amended, a Council of a municipality may pass by-laws to regulate the setting of open-air fires, including establishing the times during which open air fires may be set;

**AND WHEREAS** pursuant to section 128 of the *Municipal Act*, 2001, c.25, s. 128 (1), as amended, permits a local municipality to prohibit and regulate with respect to public nuisances, including matters that, in the opinion of council, are or could become or cause public nuisances;

**AND WHEREAS:** pursuant to Part XII, section 391 of the *Municipal Act*, 2001, S.O. 2001, c. 25 without limiting sections 9, 10 and 11, those sections authorize a municipality to impose fees or charges on persons:

- (a) for services or activities provided or done by or on behalf of it;
- (b) for costs payable by it for services or activities provided or done by or on behalf of any other municipality or any local board; and
- (c) for the use of its property including property under its control. 2006, c. 32, Sched. A, s. 163 (1).

**AND WHEREAS:** pursuant to Part XIV, section 429, subject to subsection (4), of the *Municipal Act*, 2001, S.O. 2001, c. 25, a municipality may establish a system of fines for offences under a by-law of the municipality passed under this Act. 2006, c. 32, Sched. A, s. 184;

**AND WHEREAS** Section 434.1 (1) of the *Municipal Act*, S.O. 2001, c.25, as amended, a municipality may require a person to pay an administrative penalty for failing to comply with a By-Law of the municipality passed under this Act;

**AND WHEREAS:** pursuant to Part XIV, section 446, (1) if a municipality has the authority under this or any other Act or under a by-law under this or any other Act to direct or require a person to do a matter or thing, the municipality may also provide that, in default of it being done by the person directed or required to do it, the matter or thing shall be done at the person's expense. 2006, c. 32, Sched. A, s. 184;

(1) For the purposes of subsection (1), the municipality may enter upon land at any reasonable time. 2006, c. 32, Sched. A, s. 184.

(2) The municipality may recover the costs of doing a matter or thing under subsection (1) from the person directed or required to do it by action or by adding the costs to the tax roll and collecting them in the same manner as property taxes. 2006, c. 32, Sched. A, s. 184.

**AND WHEREAS** the Council of The Corporation of the Municipality of Magnetawan deems it expedient to regulate the setting of open fires, including establishing the times during which open air fires may be set;

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

### **PART 1 - DEFINITIONS**

In this By-law:

**"By-Law Enforcement Officer"** means the Municipality of Magnetawan By-Law Enforcement Officer and/or his or her designate, and includes any other employee of the Municipality designated by Council to carry out duties specified in this By-law;

**"Campfire"** means a fire no larger than two (2) feet (61cm) by two (2) feet (61cm) or eight (8) cubic feet (0.26 cubic meters) in size;

**"Cooking and Warmth"** means a campfire for the purposes of cooking or warmth when no other means are available;

**"Chief Fire Official"** means the Fire Chief and/or his or her designate;

**"Council"** means the Council for The Corporation of the Municipality of Magnetawan;

**"Designate"** means any member of the Magnetawan Fire Department. Fire Chief, Deputy Fire Chief, Fire Prevention Officer, Captain or Firefighter;

**"Dwelling Unit"** means a building, structure or suite operated as a housekeeping unit, used or intended to be used as a domicile by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities;

**"Extinguish"** means to completely put out a fire and be cool to the touch;

**"Extreme"** (red on fire danger rating) means total fire ban, absolutely no burning of any kind. Fireworks prohibited;

**"Fire Ban"** means a period of time designated by the Chief Fire Official or their designate, where a total prohibition on all Open-Air Burning is in place. No burning or fireworks allowed at any time;

**"Fire Department"** means the Magnetawan Fire Department;

**"Fire Site/Pit"** means a fire burn area specifically designed for an open air fire;

**"Fireworks"** means consumer or commercial grade devices that explode or burn to produce visual or sound effects;

**"Flying Lanterns"** means a small hot air balloon or other device designed to carry an open flame as an airborne light, also known as sky lanterns, Chinese lanterns, wish lanterns, sky candle or fire balloon;

**"Fire Danger Rating"** are the four categories (low, moderate, high, extreme) of risk for forest/wildland fires. It is determined using the Fire Weather Index (FWI), an internationally used method for determining the risk of fires in open air. It uses factors such as the relative humidity, temperature, previous 24-hour rain amount, wind directions and wind speed in combination with the forest fuel type and loads;

**"Hazardous Materials"** includes, but is not limited to, materials with properties such as flammability, corrosiveness, inherent toxicity or is hazardous to human health or the environment;

**"High"** (orange on the fire danger rating) means no daytime burning is allowed. Campfires for cooking and warmth or socializing are permitted after 6pm and shall be totally extinguished no later 10 am;

**"Low"** (green on fire danger rating) means daytime burning allowed in compliance of this By-law;

**"Moderate"** (yellow on fire danger rating) means no daytime burning is allowed except for, a campfire for cooking and warmth only. All other fires shall be set after 6pm and shall be totally extinguished no later 10 am;

**"Non-Recreational Open-Air Burning" or "Non-Recreational Open-Air Burn"** means any open air burning that is not recreational and exceeds the definition of a Campfire;

**"Noxious Material"** includes, but is not limited to, petroleum products, tires, plastics, rubber products, drywall, construction waste (except clean wood products), tar, asphalt products, pressure-treated wood, creosote-treated wood, painted wood, and includes Hazardous Materials;

**"Open Air Burning" or "Open Air Burn"** means the burning of any material outside of a building, including but without limiting the generality of the foregoing, wood, cardboard, brush or yard waste, where the flame is not wholly contained and is, thereby, open to the air;

**"Owner"** means the registered owner of the land on which open air burning occurs, and includes a trustee acting on behalf of the registered owner, the estate of the registered owner, and a person with a leasehold interest in the land;

**"Recreational Open-Air Burning" or "Recreational Open-Air Burn"** means a small, controlled and contained fire for the purpose of cooking, warmth, or personal enjoyment;

**"Socializing"** refers to the act of gathering with others near a campfire, typically in a relaxed outdoor setting, to engage in conversation, share stories, play music, or participate in other activities;

**"Municipality"** means The Corporation of the Municipality of Magnetawan;

**"Yard Waste"** includes but is not limited to, grass, leaves, trees, brush trimmings, spent flowers, garden plants, weeds, pine needles, hay, straw, and sawdust.

## **PART 2 – GENERAL PROHIBITIONS**

2.1 No person and/or owner shall set or permit an open-air fire in the Municipality between the hours of 10:00 am and 6:00 pm from April 1<sup>st</sup> to October 31<sup>st</sup> (subject to fire danger rating) except for cooking and warmth as permitted and under Part 3 of this By-law.

2.2 No person and/or owner shall set or permit an open-air fire in the Municipality at any other time except as permitted under Parts 3, 4 and 5 of this By-law.

2.3 No person and/or owner shall set or permit an open-air fire in the Municipality during a Total Fire Ban. Notwithstanding the exceptions set out in Parts 3, 4, and 5 of this By-law, the Chief Fire Official may declare a total ban against open air fire when atmospheric conditions or local circumstances make such fires hazardous. Bans against open air fire shall be advertised through the Municipality of Magnetawan's website and Facebook page and fire danger rating signs throughout the fire service area.

2.4 No person and/or owner in the Municipality shall set or permit a flying lantern or any other device designed to carry an open flame as an airborne light, also known as sky lanterns, Chinese lanterns, wish lanterns, sky candles or fire balloon.

### **PART 3 – GENERAL EXEMPTIONS**

3.1 Barbeques used to cook shall be exempt from this By-law provided the following conditions are followed:

- a) the barbeques shall be supervised at all times
- b) the barbeques shall be placed on non-flammable material; and
- c) the fuel is a commercially produced charcoal, briquette, or a flammable liquid commercially produced for the purpose of cooking, such as natural gas and propane gas.

3.2 Gas-fired Outdoor Devices (ULC or CSA certified) used for warmth or cooking shall be exempt from this By-law, provided such appliance is safe to operate and that it is not operated in such manner as to create a fire hazard.

3.3 With approval from the Chief Fire Official, this By-law shall not apply to fires set, started, or maintained in the course of activities undertaken by or on behalf of the Municipality by an employee or agent of the Municipality.

3.4 The Fire Department shall be exempt from the provisions of this by-law with respect to open air fire set or permitted for the purpose of educating and training individuals.

### **PART 4 – APPROVAL**

4.1 Approval under this Part is required for burning during prohibited times.

4.2 Notwithstanding any other provisions of this By-law, the Chief Fire Official may approve any open-air fire subject to the fire being adequately supervised, having an effective extinguishing agent or device of sufficient size and with the capability of extinguishing the fire immediately available, and any special conditions the Chief Fire Official may direct.

4.3 The Chief Fire Official may withdraw permission for and/or stop an open-air burn at any time if, in his or her opinion;

- a) the fire presents a fire hazard; or
- b) smoke produced by the fire is causing visibility concerns on roads in the area of the burn; or
- c) the weather has deteriorated and has become unfavorable for an open-air fire; or
- d) conditions attached to the granting of permission are not being adhered to; or
- e) this by-law is being contravened.

4.4 Upon the notification of the withdrawal of permission by the Chief Fire Official or designate, the person and/or the owner shall immediately extinguish the fire. If the person and/or the owner fails to immediately extinguish the fire upon such notification, the Chief Fire Official or designate may take action to have the fire extinguished, and the person and/or the owner may be held liable for any and all costs incurred by the Fire Department to extinguish the fire. Where applicable, such costs shall be calculated in accordance with the current fee by-law of the administering Municipality. In addition to the fire department costs, fines can also be laid against the owner or any person setting the fire.

#### **PART 5 – RECREATIONAL OPEN-AIR FIRE (campfires)**

5.1 Every person and/or owner, conducting, or permitting a recreational open-air burn shall abide by the Fire Danger Rating as defined.

5.2 Every owner shall ensure that all recreational open air burning on their land complies with this By-law

5.3 No person setting or permitting a recreational open-air fire shall burn materials other than commercially produced charcoal, briquettes or clean, dry, seasoned wood.

5.4 No person shall set or permit any recreational open-air fire in which any hazardous or noxious materials, kitchen garbage, household waste, construction materials, or materials made of/or containing rubber, plastics, treated wood or tar are burned.

5.5 Every person setting or permitting a recreational open-air fire shall confine the fire to either an open-air fire device or to a fire pit with a burn area no larger than two (2) feet (61 cm) by two (2) feet (61 cm) or 8 cubic feet (0.26 cubic meters) in size.

5.6 No person setting or permitting a recreational open-air fire shall burn wood having a dimension greater than the size of the open-air fire device or burn pit. All such fires shall be totally confined within the open fire device or fire pit or site at all times.

5.7 Every person setting or permitting a recreational open-air fire shall confine the fire to a location that provides for a minimum distance of 6 meters (19.5 feet) from any building or structure, combustible materials, overhead wires, or roadway.

5.8 Every person setting or permitting a recreational open-air fire shall confine the fire pit or site to a location that provides for a minimum distance of 6 meters (19.5 feet) in all directions from adjacent properties.

5.9 Every person setting or permitting a recreational open-air fire shall take all reasonable steps to ensure that adjacent properties and individuals are protected from any fire hazard and are not adversely affected by the products of combustion (size of fire and smoke).

5.10 Every person setting or permitting a recreational open-air fire shall ensure the fire site is attended, controlled, and supervised at all times by a competent adult and that the fire is completely extinguished before the fire site is vacated.

5.11 Every person setting or permitting a recreational open-air fire shall have immediately available for use an effective extinguishing agent or device of sufficient size and with the capability of extinguishing the fire.

5.12 Every person setting or permitting a recreational open-air fire shall take any other precautions as may be reasonably necessary to prevent the fire from getting beyond control, causing damage, or becoming a danger to life and/or property. Adequate water, shovels, rakes or any other machinery that can assist in containing a fire, should it get beyond its origin, shall be immediately available.

5.13 No person shall set or permit a recreational open-air fire when the wind speed exceeds 20 kilometers per hour, or at times when a smog alert for any area of the Municipality has been declared by the Ministry of the Environment for Ontario.

5.14 No person shall set or permit a fire in open air if the Chief Fire Official or the Ministry of Natural Resources has declared a total fire ban due to atmospheric conditions or local circumstances make such fires hazardous.

5.15 If the Fire Department attends at a recreational open-air fire to respond to public safety concerns due to fire hazard, whether in response to a complaint or otherwise, the Chief Fire Official or Designate has the discretion to order the fire extinguished and/or brought into compliance with this By-law and this order shall be final. Any person and/or owner setting or permitting such fire shall comply with the order of the Chief Fire Official. If the person and/or the owner fails to comply as directed, the Chief Fire Official may take action to have the fire extinguished or otherwise brought into compliance, and that person and/or the owner may be held liable for any and all costs incurred by the Fire Department to extinguish the fire or bring it into compliance. Where applicable, such costs shall be calculated in accordance with the Fees and Charges By-law. In addition to the fire department costs, fines can also be laid against the owner or any person setting the fire.

## **6.0 Non-Recreational Open-Air Burning**

6.1 Every person and/or owner, conducting, or permitting a non-recreational open-air burn shall abide by the Fire Danger Rating as defined.

6.2 Every owner shall ensure that all non-recreational open air burning on their land complies with this By-law.

6.3 Every person and/or owner setting, conducting, or permitting a non-recreational open-air burn shall burn only clean, dry seasoned wood or yard waste as defined in the By-law.

6.4 No person and/or owner shall set, conduct, or permit any non-recreational open-air burn in which kitchen garbage, construction materials or materials made of/or containing rubber, plastic, or tar, hazardous materials, or noxious materials are burned.

6.5 No person and/or owner shall set, conduct, or permit a non-recreational open-air burn if burn pile is greater than two and a half (2.5) meters (10 ft.) in diameter and two and a half (2.5) meters (6.5ft.) in height.

6.6 Every person and/or owner setting, conducting, or permitting a non-recreational open-air burn shall confine the fire to a location that provides for a minimum distance of fifteen (15) meters (50 ft) from any building or structure, combustible materials, overhead wires, or roadway.

6.7 Every person and/or owner setting or permitting a non-recreational open-air fire shall confine the fire pit or site to a location that provides for a minimum distance of fifteen (15) meters (50 ft) in all directions from adjacent properties.

6.8 Every person and/or owner setting, conducting, or permitting a non-recreational open-air burn shall take all reasonable steps to ensure that adjacent properties and individuals are protected from any fire hazard and are not adversely affected by the products of combustion (size of fire and smoke).

6.9 Every person and/or owner setting or permitting a non-recreational open-air fire shall ensure the fire site is attended, controlled, and supervised at all times by a competent adult and that the fire is completely extinguished before the fire site is vacated.

6.10 Every person and/or owner setting or permitting a non-recreational open-air fire shall have immediately available for use an effective extinguishing agent or device of sufficient size and with the capability of extinguishing the fire.

6.11 Every person and/or owner setting or permitting a non-recreational open-air fire shall take any other precautions as may be reasonably necessary to prevent the fire from getting beyond control, causing damage, or becoming a danger to life and/or property. Adequate water, shovels, rakes or any other machinery that can assist in containing a fire, should it get beyond its origin, shall be immediately available.

6.12 No person and/or owner shall set or permit a non-recreational open-air fire when the wind speed exceeds 20 kilometers per hour, or at times when a smog alert for any area of the Municipality has been declared by the Ministry of the Environment for Ontario.

6.13 No person and/or owner shall set or permit a fire in open air if the Chief Fire Official or the Ministry of Natural Resources has declared a total fire ban due to atmospheric conditions or local circumstances make such fires hazardous.

6.14 If the Fire Department attends at a non-recreational open-air fire to respond to public safety concerns due to fire hazard, whether in response to a complaint or otherwise, the Chief Fire Official or Designate has the discretion to order the fire extinguished and/or brought into compliance with this By-law and this order shall be final. Any person and/or owner setting or permitting such fire shall comply with the order of the Chief Fire Official. If the person and/or the owner fails to comply as directed, the Chief Fire Official may take action to have the fire extinguished or otherwise brought into compliance, and that person and/or the owner may be held liable for any and all costs incurred by the Fire Department to extinguish the fire or bring it into compliance. Where applicable, such costs shall be calculated in accordance with the Fees and Charges By-law. In addition to the fire department costs, fines can also be laid against the owner or any person setting the fire.

#### **PART 7 – RESPONSE TO COMPLAINTS**

7.1 The Chief Fire Official, designate, or By-Law Enforcement Officer may give an owner or a person setting or permitting an open-air fire a verbal notice of remedy and require immediate action or other means of remediation, where in the sole discretion of either there is an immediate risk to public health or safety.

7.2 When the Fire Department is dispatched to a fire due to a fire hazard created by an open-air fire, whether upon a complaint or notification of a prohibited open-air fire not authorized under this By-law or otherwise, the Chief Fire Official or designate can order the owner or person setting or permitting the fire to immediately extinguish the fire.

7.3 Any owner or person setting or permitting an open-air fire shall extinguish the fire when ordered to do so by the Chief Fire Official or designate. If such owner or person fails to immediately extinguish the fire upon such notification, the Chief Fire Official or designate may take action to have the fire extinguished, and the owner and/or the person setting or permitting the fire may be held liable for any and all costs incurred by the Fire Department to extinguish the fire. Where applicable, such costs shall be calculated in accordance with the Fire Fees By-law. In addition to the fire department costs, fines can also be laid against the permit holder, owner or any person setting the fire.

#### **PART 8 – RIGHT OF ENTRY**

8.1 The Chief Fire Official, designate or By-Law Enforcement Officer may enter upon lands or into structures at any reasonable time to inspect the land to determine whether an open-air fire is being set or permitted in accordance with this By-law.

8.2 The Chief Fire Official, designate or By-Law Enforcement Officer may enter upon lands or into structures at any reasonable time to inspect barbecues, fire pits/sites, or open-air fire devices that are being used or can be used for open air fire to determine whether such things are in compliance with this By-law.

8.3 The Chief Fire Official, designate or By-Law Enforcement Officer may enter upon lands or into structures at any reasonable time to direct or require that a matter or thing be done, and in



default of that matter or thing being done, to do such matter or thing in accordance with this By-law.

8.4 A person exercising a power of entry on behalf of the Municipality under this By-law may be accompanied by any person under his or her direction.

8.5 A person exercising a power of entry on behalf of the Municipality under this By-law must, on request, display or produce proper identification.

#### **PART 9 - REMEDIATION**

9.1 The Chief Fire Official, designate, or By-law Enforcement Officer is authorized to order any person to extinguish any fire or to cause such a fire to be extinguished when there is a breach of any of the provisions of this By-law or where, in his or her sole discretion, there is a danger of such fire spreading or otherwise endangering life or property and the owner or person setting the fire shall comply with any such order.

9.2 Where an owner is in default of doing any matter or thing directed or required to be done under this By-law, The Chief Fire Official, designate or By-law Enforcement Officer may direct such matter or thing to be done at the owner's expense.

9.3 The Municipality may recover the remedial action costs incurred by action, or by adding them to the tax roll and collecting them in the same manner as taxes in accordance with section 446 of the *Municipal Act*.

9.4 Prior to recovering remedial costs under section 8.3, the Municipality may invoice owners requesting voluntary payment of those remedial costs.

#### **PART 10 – OFFENCES AND PENALTIES**

10.1 Every person and/or owner who contravenes any of the provisions of this By-law is guilty of an offence and is subject to the set fines and/or administrative monetary penalties.

Every person who violates any provision of this By-law or causes or permits a violation shall be guilty of an offence and may be subject to fees under the Administrative Monetary Penalties By-law and/or fined as per the current Fees and Charges By-law.

10.2 Every person and/or owner who is convicted of an offence under this By-law shall be subject to a fine of not more than Five Thousand Dollars (\$5,000.00) for each offence. Such fines shall be recoverable under the Provincial Offences Act, R.S.O. 1990, c. P.22, as amended.

10.3 The provisions of this By-law may be enforced pursuant to the provisions of the Provincial Offences Act, R.S.O. 1990, c. P.33 as amended, and where any provision of this By-law is contravened and a conviction entered, in addition to any other remedy and to any other penalty the person convicted may also be prohibited from continuing or repeating the offence in accordance with the provisions of section 442 of the *Municipal Act*.

#### **PART 11 – OBSTRUCTION**

11.1 No person shall hinder or obstruct, or attempt to hinder or obstruct, any person exercising a power or performing a duty under this By-law.

11.2 Any person who has been alleged to have contravened any of the provisions of this By-law, shall identify themselves to the Chief Fire Official, designate or By-Law Enforcement Officer upon request, failure to do so shall be deemed to have obstructed or hindered the Chief Fire Official, designate or By-Law Enforcement Officer in the execution of his/her duties.

#### **PART 12 – MUNICIPALITY NOT LIABLE**

12.1 The Municipality assumes no liability for property damage or personal injury resulting from remedial action or remedial work undertaken with respect to any person or property that is subject of this By-law.

#### **PART 13 – VALIDITY AND SEVERABILITY**

13.1 Should any section, subsection, clause, paragraph, or provision of this bylaw be declared by a Court of competent jurisdiction to be invalid or unenforceable, the same shall not affect the validity of the enforceability of any other provision of this By-law, or of the By-law as a whole.

#### **PART 14 – SEPARATE OFFENCE**

14.1 For the purpose of this by-law, each event, complaint, or call shall be deemed to be a separate offence.

#### **PART 15 – SHORT TITLE**

15.1 The short title of this by-law is the "Open Air Burning By-law".

#### **PART 16 - REPEALED**

16.1 By-law No. 2024-19 and any previously conflicting Bylaws are hereby repealed.

#### **PART 17 - FORCE AND EFFECT**

17.1 This By-law comes into effect on the date of its passing.

**READ A FIRST, SECOND, AND THIRD TIME**, passed, signed and the Seal of the Corporation affixed hereto, this 16th day of April 2025.

**THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN**

\_\_\_\_\_  
Mayor

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



**Municipality of  
Magnetawan**

**MUNICIPALITY OF MAGNETAWAN  
PART 1 PROVINCIAL OFFENCES ACT**

**By-law Number 2025-  
SCHEDULE "A"  
Open Air Burning By-law**

<b>Item #</b>	<b>Short Form Wording</b>	<b>Provision Creating Or Defining Others</b>	<b>Set Fine</b>
1	Set or permit open air fire during prohibited hours	2.1	\$300.00
2	Set or permit open air fire contrary to general prohibition	2.2	\$500.00
3	Burning during total fire ban	2.3	\$500.00
4	Set or permit a flying lantern	2.4	\$300.00
5	Failure to extinguish fire otherwise allowed under approval when ordered to do so	4.4	\$500.00
6	Failure to abide by fire danger rating recreational fire	5.1	\$300.00
7	Failure by owner to ensure compliance during recreational fire	5.2	\$500.00
8	Recreational burning of materials not permitted	5.4	\$500.00
9	Recreational burning in pit larger than permitted	5.5	\$300.00
10	Recreational fire of oversized wood	5.6	\$300.00
11	Recreational fire within 6 meters (19.5 ft.) of combustible structure	5.7	\$300.00
12	Recreational fire within 6 meters (19.5 ft.) of adjacent property	5.8	\$300.00
13	Recreational fire adversely affecting other persons	5.9	\$300.00
14	Failure to supervise recreational burning	5.10	\$300.00
15	Recreational fire without extinguishing provisions and devices	5.11	\$300.00
16	Failure to take reasonable precautions during recreational fire	5.12	\$300.00
17	Recreational fire during high winds or during smog advisory	5.13	\$300.00
18	Failure to extinguish fire or comply during recreational fire	5.15	\$500.00
19	Failure to abide by fire danger rating non-recreational fire	6.1	\$500.00
20	Failure by owner to ensure compliance during non-recreational fire	6.2	\$500.00
21	Non-recreational burning of materials not permitted	6.4	\$500.00
22	Non-recreational fire pile larger than permitted	6.5	\$300.00
24	Non-recreational fire within 15 meters (50 ft.) of combustible structure	6.6	\$300.00
25	Non-recreational fire within 15 meters (50 ft.) of adjacent property	6.7	\$300.00

26	Non-recreational fire adversely affecting other persons	6.8	\$300.00
27	Failure to supervise non-recreational burning	6.9	\$300.00
28	Non-recreational fire without extinguishing provisions and devices	6.10	\$300.00
29	Failure to take reasonable precautions during non-recreational fire	6.11	\$300.00
30	Non-recreational fire during high winds or during smog advisory	6.12	\$300.00
31	Failure to extinguish fire or comply during non-recreational fire	6.14	\$500.00
32	Failure to extinguish fire when ordered to do so	7.3	\$500.00
33	Hinder or obstruct any person exercising a power or performing a duty under this By-law	11.1	\$500.00

**Note:** The general penalty provision for the offences listed above is Section 10 of this By-law 2025 , a certified copy of which has been filed.

DRAFT



**The Corporation of the Municipality of Magnetawan  
FEES, CHARGES, FINES, AMPS By-law 2024-19  
Open Air Burning By-law  
Schedule "B"**

Item #	Short Form Wording	Provision Creating Or Defining Others	Set Fine
1	Set or permit open air fire during prohibited hours	2.1	\$300.00
2	Set or permit open air fire contrary to general prohibition	2.2	\$500.00
3	Burning during total fire ban	2.3	\$500.00
4	Set or permit a flying lantern	2.4	\$300.00
5	Failure to extinguish fire otherwise allowed under approval when ordered to do so	4.4	\$500.00
6	Failure to abide by fire danger rating recreational fire	5.1	\$300.00
7	Failure by owner to ensure compliance during recreational fire	5.2	\$500.00
8	Recreational burning of materials not permitted	5.4	\$500.00
9	Recreational burning in pit larger than permitted	5.5	\$300.00
10	Recreational fire of oversized wood	5.6	\$300.00
11	Recreational fire within 6 meters (19.5 ft.) of combustible structure	5.7	\$300.00
12	Recreational fire within 6 meters (19.5 ft.) of adjacent property	5.8	\$300.00
13	Recreational fire adversely affecting other persons	5.9	\$300.00
14	Failure to supervise recreational burning	5.10	\$300.00
15	Recreational fire without extinguishing provisions and devices	5.11	\$300.00
16	Failure to take reasonable precautions during recreational fire	5.12	\$300.00
17	Recreational fire during high winds or during smog advisory	5.13	\$300.00
18	Failure to extinguish fire or comply during recreational fire	5.15	\$500.00
19	Failure to abide by fire danger rating non-recreational fire	6.1	\$500.00
20	Failure by owner to ensure compliance during non-recreational fire	6.2	\$500.00
21	Non-recreational burning of materials not permitted	6.4	\$500.00
22	Non-recreational fire pile larger than permitted	6.5	\$300.00
24	Non-recreational fire within 15 meters (50 ft.) of combustible structure	6.6	\$300.00
25	Non-recreational fire within 15 meters (50 ft.) of adjacent property	6.7	\$300.00
26	Non-recreational fire adversely affecting other persons	6.8	\$300.00

27	Failure to supervise non-recreational burning	6.9	\$300.00
28	Non-recreational fire without extinguishing provisions and devices	6.10	\$300.00
29	Failure to take reasonable precautions during non-recreational fire	6.11	\$300.00
30	Non-recreational fire during high winds or during smog advisory	6.12	\$300.00
31	Failure to extinguish fire or comply during non-recreational fire	6.14	\$500.00
32	Failure to extinguish fire when ordered to do so	7.3	\$500.00
33	Hinder or obstruct any person exercising a power or performing a duty under this By-law	11.1	\$1000.00

**Fees, fines, penalties, and/or charges are as Schedule "B" attached for 2025 are to be incorporated into the Current Fees and Charges By-law. Any changes to Schedule "B" will be made during the annual updating of the Fees and Charges By-law and will be contained therein.**

DRAFT

# THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

## BY-LAW NO. 2025 -

### Being a By-law to set tax ratios for municipal purposes and levy the rates of taxation for the year 2025

**WHEREAS** Section 308 (4) of the *Municipal Act, 2001, S.O 2001, C.25*, as amended, provides that a single-tier municipality shall pass a by-law in each year to establish the tax ratios for that year for the municipality.

**AND WHEREAS** it is necessary for the Council of the Municipality of Magnetawan pursuant to the *Municipal Act, 2001, S.O. , c.25*, as amended, to raise certain sums for the 2025 taxation year.

**AND WHEREAS** all property assessment rolls on which the 2025 taxes are to be levied have been returned and revised pursuant to the provision of the *Assessment Act* subject to appeals at present before the District Court and the Ontario Municipal Board;

**AND WHEREAS** "Residential Assessment", "Commercial Assessment", "Industrial Assessment", "Landfill Assessment", "Farmland Assessment" and "Managed Forest Assessment", as defined in the *Assessment Act* as amended by the *Fair Municipal Finance Act, 1997* and further amended by Regulations, have been determined on the basis of the property assessment rolls;

**AND WHEREAS** the tax rates on the aforementioned property classes and property sub-classes have been calculated pursuant to the provisions of the *Municipal Act, 2001, S.O. c.25*, as amended and in the manner outlined;

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

**1. THAT** the following tax ratios shall apply for the taxation year 2025:

Residential property class	1.000000
Multi-residential property class	2.000000
Commercial occupied property class	1.150588
Commercial vacant units property class	0.805412
Industrial occupied property class	1.099934
Industrial vacant units property class	0.714957
Landfill class	6.607119
Farm property class	0.250000
Managed forest property class	0.250000
Aggregate Extraction	0.895023

2. **THAT** for the purpose of this By-law, the commercial property class includes all commercial office property, shopping centre property, and parking lot property, and the industrial property class includes all large industrial property.
3. **THAT** the 2025 current municipal budget be adopted in the following amounts:

Expenditures	Municipal	\$ 15,349,661
Public/Separate	Education	<u>\$ 1,163,440</u>
<b>TOTAL:</b>		<b>\$16,513,101</b>
Revenue		\$ 8,991,455
Taxation	General Portion	\$ 6,358,206
Taxation	School Portion	<u>\$ 1,163,440</u>
<b>TOTAL:</b>		<b>\$16,513,101</b>

- 2) **THAT** for the year 2025, the Municipality of Magnetawan shall levy the following rates of taxation per current value assessment:

**MAP DIVISION 010, 030, 040 (former Chapman, Croft, Spence):**

<b>Residential/Farm Assessment:</b>	Education	0.00153000
	General	<u>0.00851053</u>
	<b>TOTAL:</b>	<b>0.01004053</b>

<b>Commercial Assessment Occupied:</b>	Education	0.00709582
	General	<u>0.00979211</u>
	<b>TOTAL:</b>	<b>0.01688793</b>

<b>Commercial Assessment Vacant:</b>	Education	0.00709582
	General	<u>0.00685448</u>
	<b>TOTAL:</b>	<b>0.0139503</b>

<b>Commercial Assessment Excess Land</b>	Education	0.00709582
	General	<u>0.00685448</u>
	<b>TOTAL:</b>	<b>0.0139503</b>

<b>Industrial Assessment Occupied:</b>	Education	0.00880000
	General	<u>0.00936102</u>
	<b>TOTAL:</b>	<b>0.01816102</b>

<b>Industrial Assessment Vacant:</b>	Education	0.00880000
	General	<u>0.00608466</u>
	<b>TOTAL:</b>	<b>0.01488466</b>

<b>Landfill Assessment:</b>	Education	0.00880000
	General	<u>0.05623008</u>



	<b>TOTAL:</b>	<b>0.06503008</b>
<b>Farmland Assessment:</b>	Education	0.00038250
	General	<u>0.00212763</u>
	<b>TOTAL:</b>	<b>0.00251013</b>
<b>Managed Forest Assessment:</b>	Education	0.00038250
	General	<u>0.00212763</u>
	<b>TOTAL:</b>	<b>0.00251013</b>
<b>Aggregate Extraction:</b>	Education	0.00511000
	General	<u>0.00761712</u>
	<b>TOTAL:</b>	<b>0.01272712</b>
<b><u>MAP DIVISION 020 (Village of Magnetawan):</u></b>		
<b>Residential/Farm Assessment:</b>	Education	0.00153000
	General	0.00851053
	Special Area Rate	<u>0.00121511</u>
	<b>TOTAL:</b>	<b>0.01125564</b>
<b>Multi Residential Assessment:</b>	Education	0.00153000
	General	0.01702106
	Special Area Rate	<u>0.00243022</u>
	<b>TOTAL:</b>	<b>0.02098128</b>
<b>Commercial Assessment Occupied</b>	Education	0.00709582
	General	0.00979211
	Special Area Rate	<u>0.00139809</u>
	<b>TOTAL:</b>	<b>0.01828602</b>
<b>Commercial Assessment Vacant</b>	Education	0.00709582
	General	0.00685448
	Special Area Rate	<u>0.00097866</u>
	<b>TOTAL:</b>	<b>0.01492896</b>
<b>Commercial Assessment Excess Land</b>	Education	0.00709582
	General	0.00685448
	Special Area Rate	<u>0.00097866</u>
	<b>TOTAL:</b>	<b>0.01492896</b>
<b>Farmland Assessment</b>	Education	0.00038250
	General	0.00212763
	Special Area Rate	<u>0.00030378</u>
	<b>TOTAL:</b>	<b>0.00281391</b>

Note: Special Area Costs for Map Division 020 consist of Garbage Collection and Recycling Pick-Up.

- 3) **THAT** the real property taxes imposed pursuant to the provision of this by-law shall become due and payable on September 24, 2025 and November 24, 2025.

**A penalty shall be charged as follows: 1.25% on the first day of default plus an additional 1.25% on the first day of every calendar month thereafter in which the taxes remain unpaid.**

- 4) **THAT** the Treasurer/Tax Collector of the Corporation of the Municipality of Magnetawan shall mail or cause to be mailed to the address of the residence or place of business of each property or person a notice specifying the amount of taxes payable by such person(s) pursuant to the provisions of the by-law.

- 5) **THAT** the Treasurer/Tax Collector is hereby authorized to accept part payment from time to time on account of any taxes which have become due pursuant to this by-law.

For payments in lieu of taxes due to the Municipality of Magnetawan under the *Municipal Act, 2001, S.O., c.25*, as amended, the actual amount due to the Municipality of Magnetawan will be based on the assessment rolls and the municipal rates of taxation for the year 2025.

- 6) **THAT** the 2025 municipal budget outlined on the attached Appendix 'A' be and is hereby adopted and forming part of this by-law.

- 7) **THAT** this by-law takes effect on the date adopted.

**READ A FIRST, SECOND, AND THIRD TIME**, passed, signed and the Seal of the Corporation affixed hereto, this 16<sup>th</sup> day of April, 2025.

**THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN**

\_\_\_\_\_  
Mayor

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



**Magnetawan Economic Tourism Committee (METC)  
Meeting Minutes  
March 26<sup>th</sup>, 2025**

The meeting of the METC was held on Wednesday, March 26<sup>th</sup>, 2025, 8:00am electronically with the following present:

Rachel Sullivan (Chair)  
Angela Ramsay (Vice Chair)  
Joan Lewis  
Rob Ross  
Erica Kellogg (Secretary)

**OPENING BUSINESS**

**1.1 Call to Order** Meeting was called to order by the Chair at 8:00 am.

**1.2 Adoption of the Agenda**

*RESOLUTION 2025-14 Ross - Ramsay*

***BE IT RESOLVED THAT*** the Magnetawan Economic Tourism Committee adopts the agenda as presented.

*Carried*

**DISCUSSION ITEMS**

**2.1 March 22<sup>nd</sup> Focus Groups – Post Event Debrief**

The Committee discussed the March 22<sup>nd</sup> Community Engagement Focus Group event. All Members felt the event was a success and was well received by participants. There was just shy of 30 participants that ranged from brick-and-mortar businesses, online businesses and members of community organizations, clubs or committees. With a range of participant experience, the event provided a wealth of feedback when the brainstorming exercise was conducted which brought forward ideas on events and activities while also highlighting “parking lot” items that are beyond the scope of the MET Committee. Additionally, Members were approached by participants who expressed interest in volunteering at future events or submitting a letter of interest to join the MET Committee.

**2.2 Focus Group Presentation Update**

*RESOLUTION 2025-15 Lewis - Ramsay*

***NOW THEREFORE BE IT RESOLVED THAT*** the Magnetawan Economic Tourism Committee, after adding priorities established during the Community Engagement event, receives and approves the presentation made during the Community Engagement and requests the Secretary circulate the presentation to all attendees.

*Carried.*

### **2.3 Ontario Tourism Education Corporation – Tourism & Hospitality Workforce Survey - 2025**

Chair Sullivan and the Secretary participated in a webinar put on by Explorer's Edge who hosted Ontario Tourism Education Corporation (OTEC). OTEC presenters discussed Workforce Training Solutions while bringing forward a Tourism and Hospitality Survey they have created where they seek to gain information on workforce challenges in the tourism and hospitality industry. Chair Sullivan requested that the MET Committee could provide the survey directly to Magnetawan businesses to ensure challenges and priorities in the Municipality of Magnetawan are identified and shared with OTEC.

*RESOLUTION 2025-16 Lewis - Ross*

**WHEREAS** the Members of the Magnetawan Economic Tourism Committee participated in the March 25, 2025 Explore's Edge webinar with Ontario Tourism Education Corporation (OTEC);

**AND WHEREAS** Ontario Tourism Education Corporation provides a Tourism & Hospitality Workforce Survey to gain valuable insight to better understand key workforce challenges and priorities facing local tourism and hospitality businesses;

**NOW THEREFORE BE IT RESOLVED THAT** the Magnetawan Economic Tourism Committee seeks to further support the Magnetawan Tourism and Hospitality Sector by requesting the Secretary provide the survey link to the Magnetawan Tourism and Hospitality Sector businesses to better inform OTEC on Magnetawan's workforce challenges and priorities.

*Carried.*

### **ADJOURNMENT**

#### **3.1 Adjournment**

*RESOLUTION 2025-17 Ramsay - Lewis*

**BE IT RESOLVED THAT** the Magnetawan Economic Tourism Committee adjourns this meeting at 8:53am to meet again April 30<sup>th</sup>, 2025 at 10:00am.

*Carried.*

Approved by:

Chair Rachel Sullivan

Secretary Erica Kellogg



**705-382-2900**  
**[www.almaguin-health.org](http://www.almaguin-health.org)**

**Minutes:** April 3, 2025 at 10:00 am via Zoom and at the Township of Perry Municipal Office.

**Present:** Rod Ward (Chair), Vicky Roeder-Martin (Vice- Chair), Delynne Patterson, Margaret Ann MacPhail, Brad Kneller, Norm Hofstetter, Sean Cotton, Jim Ronholm, Shawn Jackson, Ashley Soundy (Secretary)

**Regrets:** Tom Bryson, Cheryl Philip

**Guest:** David Gravelle, Shelly van den Heuvel, Cheryl Harrison, Sandy Zurbrigg

Called to order at 10:02 am by Chair R. Ward

1. 2025-09 Moved by Delynne Patterson - Seconded by Norm Hofstetter  
**THEREFORE, BE IT RESOLVED THAT** the Almaguin Highlands Health Council adopt the minutes from the regular meeting of March 6, 2025, as circulated. Carried.
2. **DECLARATION OF PECUNIARY OF INTEREST:** None
3. **DELEGATIONS:** None
4. **RESOLUTIONS PASSED:** None
4. **ITEMS FOR DISCUSSION:**

**a) Intro and Status Presentation – Health Human Resource Recruitment**

D. Gravelle provided a brief overview of the five pillars of physician recruitment, highlighting efforts to attract doctors back to Ontario. He shared information on the Ontario Physician Recruitment Alliance (OPRA) and their initiatives to address the physician recruitment crisis through collaborative strategies aimed at recruiting, retaining, and supporting primary care physicians. Discussion included potential links to the Almaguin Healthcare website and strategies to enhance recruitment efforts and outreach. Current projects are focused on three key areas: Short-Term: Addressing immediate patient needs, with an emphasis on ER staffing; Mid-Term: Recruiting physicians for local communities; Long-Term: Building communication pathways with medical students.

Discussions occurred regarding the physician distribution between rural and urban areas and the potential incentives needed to attract doctors to smaller communities. Further discussions will be required to assess future healthcare needs and opportunities for collaboration.

**b) Updates from Almaguin Highlands Family Health Team**

S. van den Heuvel provided an update. The fiscal year ended March 31, and the audit process is currently underway. Interim funding has been received from Ontario Health to cover the next 2 fiscal years. An update was also provided on the completion of the two-year strategic priority list.

The addition of nurse practitioner funding has helped reduce the patient waitlist, with 184 patients gaining access to care through the nurse practitioner.

Current focus areas include: Improving access to mental health services; Enhancing diabetes management care; Strengthening the health team environment and addressing staffing vacancies, including the recruitment of an Executive Director and administrative support.

**c) Updates from MAHC**

C. Harrison provided an update on the Strategic Plan refresh, noting that it is currently in progress and will soon be shared with the public. Information on patient referral processes, including how family physicians can make referrals, will also be released shortly. It was reported that there were a few power outages over the past week. One was a planned outage to accommodate necessary changes for the new MRI machine expected in May, while the other was an unplanned outage at the Bracebridge site. Both incidents were managed successfully, with backup generators functioning as intended. A Capital Redevelopment meeting is being planned for April, with further updates to follow. Questions from Council were asked and addressed. C. Harrison will follow up regarding the date of the next Local Share meeting. It is hoped that the April meeting will include approval to proceed to Stage 2 of the project.

**d) Management of Local Share Funds**

R. Ward provided an update on the meeting held in March, noting that several ideas were presented and a discussion took place regarding potential Trust Fund opportunities. It was agreed that further discussion on the Trust Fund option will be deferred to the Clerks/Treasurers meeting in May.

**e) Status of March 6 Action Items**

S. Cotton presented the AHHC members with the Operating Expenses and Capital Projects for review. Clarification was requested and provided regarding HVAC and asbestos, which were not included in the Capital Budget. S. Cotton also provided an update on the planned upgrade of the x-ray machine and the March 31 meeting with C. Harrison regarding the current machine's functionality. It was noted that parts are still available for future repairs. C. Harrison emphasized that Council must decide on the future location of the new x-ray machine before funding options can be explored. Council is encouraged to consider potential expenses associated with assessments of both proposed locations. A discussion followed regarding the need for timely decision-making

and collaboration, given the ongoing need for additional space. Further discussions are required to determine the final location of the new x-ray machine.

**f) MAOHT Committee Updates**

S. Zurbrigg gave a brief update for PFPCAC regarding the succession planning. No applications have been received to date and people are encouraged to apply, specifically those with healthcare experience.

**g) Other Business**

Council discussed potential layout options for the new building, with suggestions made to seek public input. Further discussion is scheduled for May 1.

S. Cotton reported on a meeting regarding funding options with Graydon Smith, noting that confirmation is needed on the level of commitment from the other municipalities before any funds can be released for necessary repairs and renovations to the Huston Street building.

**ACTION ITEM LIST:**

- S. Cotton will follow up on the inclusion of asbestos and HVAC items in the Capital Budget, and will look into the possibility of issuing an RFP for an engineering study on the Huston Street building, as the previous assessment was limited to a visual inspection.

**6. ADJOURNMENT**

2025-10 Moved by Vicky Roeder-Martin - Seconded by Jim Ronholm  
**THEREFORE, BE IT RESOLVED THAT** the Almaguin Highlands Health Council adjourn at 11:50 am to meet again on May 1, 2025 at 10:00 am at Perry Township.  
Carried.



March 24, 2025

The Right Honourable Mark Carney,  
Prime Minister of Canada  
80 Wellington Street  
Ottawa, ON K1A 0A2 (sent via email: [pm@pm.gc.ca](mailto:pm@pm.gc.ca))

**RE: Enabling a Municipal Response to Tariffs**

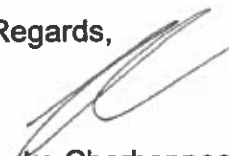
Dear Prime Minister Carney,

The County of Bruce continues to monitor the situation with respect to proposed tariffs by the United States. Tariffs and the corresponding responses are inherently macro-economic in nature. Given this fact, the tools available to municipalities are limited.

The County of Bruce is adopting a strategy to respond to the impacts of tariffs locally which includes implementation of procurement policies focused on purchasing from Canadian sources, where permitted by trade agreements.

The County calls on the federal and provincial governments to take action to ensure that municipalities have the tools they need to protect Canadian consumers and businesses and ensure the continued prosperity of the Canadian economy. The attached resolution provides the details of the County's formal request.

Regards,



Luke Charbonneau,  
Warden  
[warden@brucecounty.on.ca](mailto:warden@brucecounty.on.ca)

cc. The Honourable Doug Ford, Premier of Ontario  
([premier@ontario.ca](mailto:premier@ontario.ca))  
Association of Municipalities of Ontario (AMO) ([policy@amo.on.ca](mailto:policy@amo.on.ca))  
Federation of Canadian Municipalities (FCM) ([resolutions@fcm.ca](mailto:resolutions@fcm.ca))  
All Ontario Municipalities



**Agenda Number:** b.  
**Resolution Number** BCC-2025-042  
**Title:** Government Relations - Implication of Tariffs on  
Bruce County  
**Date:** March 20, 2025



**Moved by** Councillor Jay Kirkland  
**Seconded by** Councillor Mark Goetz

### **Resolution on Supporting Municipal Response to Tariffs**

**Whereas** the United States' Executive Administration is enacting tariffs under the International Emergency Economic Powers Act, which will significantly impact the economic stability of both countries; and

**Whereas** federal and provincial leaders are encouraging Canadians to buy Canadian; and

**Whereas** municipalities have significant purchasing power through capital and infrastructure programs; and

**Whereas** the Association of Municipalities of Ontario reports that Ontario municipalities are expected to spend \$250 to \$290 billion on infrastructure over the next 10 years; and

**Whereas** trade agreements and legislation have traditionally prevented municipalities from giving preference to Canadian products and services; and

**Whereas** municipalities can help combat tariffs and support businesses through procurement for capital and infrastructure programs;

**Now therefore be it resolved** that the Council of County of Bruce calls on the federal and provincial governments to:

1. Empower municipalities to buy Canadian;
2. Remove any impediments to municipalities preferring Canadian companies for capital projects and supplies when appropriate and feasible;
3. Work with municipalities on measures to protect Canadian consumers and businesses.
4. That the federal and provincial governments be requested to remove interprovincial trade barriers.

**Be it further resolved** that this resolution be forwarded to Prime Minister Mark Carney, Premier Doug Ford, the Association of Municipalities of Ontario, the Federation of Canadian Municipalities, and all Ontario municipalities.

**Carried**

March 20, 2025

**RE: Encampment Response Plan**

To our Municipal partners,

As Chief Administrative Officer of the District of Parry Sound Social Services Administration Board (DSSAB), I am reaching out to you today requesting your Municipality's participation in a very important project we're working on that will directly impact your municipalities.

While homelessness may not be as visible in our communities as it is on the streets of urban municipalities throughout the province, I assure you homelessness is real and present here, as evidenced by the situations that our teams here at the DSSAB see in their daily work. Given the current housing market, rising interest rates and growing rate of mental health and addictions issues in our communities, the risk of someone experiencing homelessness is becoming more likely every day. We believe that it is critical that we work together with our municipalities, businesses, and community members to plan for future realities, both the worst and best case scenarios, to ensure we are prepared to deal with whatever comes our way.

With the assistance of the Canadian Alliance to End Homelessness (CAEH), we have engaged OrgCode Consulting Inc. (OrgCode), to assist us with the development of an action-oriented Encampment Response Plan. OrgCode is an Ontario based company, whose mission is to help communities and organizations make homelessness rare, brief and non-recurring. The Plan will determine how we can most effectively serve the municipalities throughout the District of Parry Sound now and into the future.

Through this endeavour, OrgCode will be examining available encampment data through outreach and engagement and will provide recommendations on what tangible resources are appropriate. They will also provide mentorship support for refining homelessness prevention strategies based on real-time outcomes. An educational component will be an important part of this plan as well, to address myths and realities about homelessness migration in the community, and provide awareness about the realities and challenges of homelessness to local businesses, community members, municipalities, and other interested parties.

Municipalities are key partners for the DSSAB. Your input is extremely important for us to understand the different needs of your communities and residents. We want to ensure that your municipality's specific needs and insights are reflected in our plan.

Your municipality will be invited to participate in engagement opportunities being conducted over the next several weeks. We will keep you informed on progress, and opportunities for municipal participation.

District of Parry Sound



Social Services  
Administration Board



1 Beechwood Drive | Parry Sound, ON | P2A 1J2  
p. 705-746-7777 or 1-800-461-4464 (Français)

[www.psdssab.org](http://www.psdssab.org) | [facebook.com/PSDSSAB](https://facebook.com/PSDSSAB)

As I said, this project is incredibly important to better inform the work we do on behalf of your municipalities to support safe stable housing for all residents. I look forward to hearing your ideas and I thank you for your engagement in this important work.

Sincerely,

Tammy MacKenzie,  
Chief Administrative Officer

April 2, 2025

Premier Doug Ford  
Legislative Building, Room 28, Queen's Park  
Toronto, Ontario  
M7A 1A1  
Sent Via Email: [Premier@ontario.ca](mailto:Premier@ontario.ca)

Dear Premier Ford,

On behalf of the Federation of Northern Ontario Municipalities (FONOM) and our 110 municipal members, I would like to congratulate you on unveiling your current cabinet.

We are pleased to see strong representation from Northern Ontario with the appointments of Ministers Fedeli, Rickford, Pirie, Holland, and Smith. We are confident that these Ministers will assist FONOM in fostering growth in the north. We are ready to collaborate with the entire cabinet to strengthen all sectors of our northern economy.

While we appreciate this progress, I must also express our concerns regarding the Ministry of Transportation's approach. I frequently engage with northern municipal representatives to gather feedback on their interactions with the Ministry. The overwhelming response from our members indicates that their concerns are often overlooked or addressed slowly.

This situation stems mainly from Ontario's vast geographical size and the extensive area the north represents. Factors such as weather conditions, traffic patterns, inattentive drivers, regional differences in highway maintenance, and the lack of accountability in commercial motor vehicle driver training contribute to the public's ongoing fears when using our highways.

It is essential to recognize that transportation responsibilities in southern and northern Ontario involve vastly different approaches and planning.

Therefore, with the utmost respect for the current structure of the Ministry of Transportation, we propose an alternative solution: the creation of a **Deputy Minister** or **Associate Minister of Transportation** specifically responsible for **Northern Ontario**. This change could enhance the effectiveness of the current duties.

We are eager to work with you and your government to explore ways to reduce the high rates of fatalities and accidents on our highways.

We would appreciate the opportunity to discuss this approach further. We are willing to accommodate your schedule and travel arrangements for these discussions.

Thank you for allowing FONOM to share our thoughts, concerns, and ideas.

Yours,



**Laura Brandt**

---

**From:** OPP MPB Financial Services Unit (OPP) <OPP.MPB.Financial.Services.Unit@opp.ca>  
**Sent:** March 28, 2025 9:33 AM  
**To:** Kerstin Vroom; Stephanie Lewin; Laura Brandt  
**Subject:** Magnetawan M - 2025 Court Security and Prisoner Transportation Grant Update

Good morning,

We are pleased to advise we have received approval to release a portion of the 2025 Court Security Prisoner Transportation (CSPT) grant allotted to your Municipality.

Based on estimated 2025 costs, the Municipality's allotment for the 2025 calendar year is \$2152.

We have asked Ontario Shared Services to issue a credit memo for 25% of the 2025 allotment in the amount of \$538.

We anticipate the remainder of the grant will be credited in September 2025. Please note that 2024 reconciled CSPT costs will be compared to the actual grant allocated for 2024, and any grant overpayment will be deducted from the outstanding grant allocation.

Respectfully,

MPB Financial Services Unit Team Members



March 31, 2025

Dear Mayor Dunnett and Councilors;

On behalf of the Magnetawan Public Library I would like to extend our thanks for your continued support and the approval of our 2025 budget.

We are proud to serve our community and hope to continue growing and providing programs, events and community space as well as the usual Library functions.

Regards,  
Julie Ferris  
Magnetawan Public Library Board Chair

**Laura Brandt**

**From:** ParticipACTION <info@participaction.com>  
**Sent:** March 31, 2025 3:11 PM  
**To:** Laura Brandt  
**Subject:** Congrats: Your Community Challenge grant application has been approved!

[View this message in a browser window](#)



*\$1,500  
towards exercise  
classes for the  
month of June*

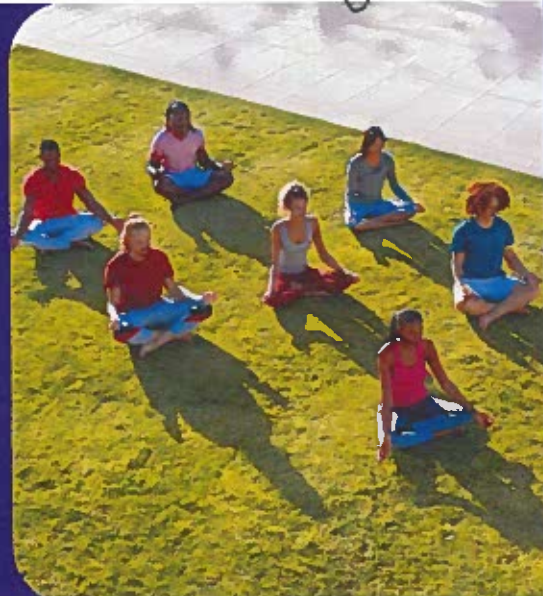


Presented by



**LET'S MAKE  
ROOM TO MOVE!**

**June 1 - 30**



Dear grant applicant,

Congratulations – your ParticipACTION Community Challenge presented by Novo Nordisk grant application has been approved!

[Log in to your Community Challenge account](#) to see how much funding you will receive for your event, program or initiative. If you submitted more than one application, please note which one(s) will be funded.



We reviewed many high-quality applications, and, in several cases, will be providing partial funding. If you are receiving less funding than you requested, we suggest adjusting your event, program or initiative (if needed) based on the available funds.

Please note that the Government of Canada is partially funding your event, program or initiative, and to accept your grant, you must adhere to the grant conditions.

You can expect to receive a cheque at the address you provided within two to three weeks. If you have any questions or can no longer participate in the Community Challenge, please contact us.

We highly recommend that you **register for our webinar that's taking place on Thursday, April 24 at 1 p.m. ET** to learn more about how to promote your event, program or initiative and track participation throughout June.

[Register for Webinar](#)

Thanks again for taking part in the Community Challenge and helping equity-denied populations stay active and healthy!

Actively yours,

ParticipACTION

*The ParticipACTION Community Challenge presented by Novo Nordisk is proudly funded by the Government of Canada and Novo Nordisk.*

Stay Connected



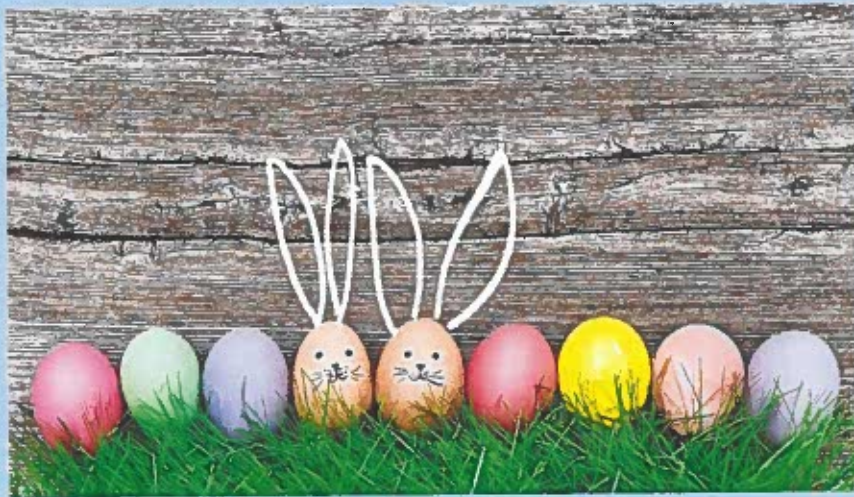


**THE MUNICIPAL OFFICE WILL BE  
CLOSED**

**FRIDAY APRIL 18, 2025 &  
MONDAY APRIL 21, 2025**

**MUNICIPAL LANDFILLS WILL BE  
CLOSED**

**FRIDAY APRIL 18, 2025 &  
SUNDAY APRIL 20, 2025**



***THE MUNICIPALITY OF  
MAGNETAWAN WOULD LIKE  
TO WISH EVERYONE A SAFE  
AND HAPPY EASTER***





# CALL FOR ARTISTS

*We are planning Art in the Park this Summer!*

**Are you a local artist?**

**Want to showcase your work?**

*For more information contact us at (705) 387-3947 or at  
[recreation@magnetawan.com](mailto:recreation@magnetawan.com)*



*"Music and art are the guiding lights of the world"*  
**Pablo Picasso**



# CALL FOR CONCESSION STAND OPERATORS

*Do you have a fundraising initiative?*

*The Municipality is looking for a Concession Stand Operator to participate in Music in the Park, Art in the Park and Rollerskating!*

*For more information contact us at (705) 387-3947 or at [recreation@magnetawan.com](mailto:recreation@magnetawan.com)*







**AT THE MAGNETAWAN CENTENNIAL PARK GAZEBO**

*Don't forget your lawnchair!*

**IN CASE OF INCLEMENT WEATHER MUSIC IN THE PARK WILL  
BE HELD AT THE LIONS' PAVILION!**

**Saturdays 7:00pm to 8:30pm**

**JUNE 28**

**CHRISTINA HUTT TRIO**

**JULY 5**

**DAVEY MELOY**

**JULY 12**

**NEIL YOUNG LEGACY**

**JULY 19**

**KENTUCKY**

**JULY 26**

**CAM GALLOWAY**

**AUGUST 2**

**JAMES GRAY**

**AUGUST 9**

**BLACKBIRDS**

**AUGUST 16**


**RICH HOWARD TRIO**

**AUGUST 23**

**FILTHY RICH AND THE EMPTY POCKETS**

**AUGUST 30**

**CAMPFIRE POETS**



UNDER 14?  
FIND LAURA AND  
TELL HER WHAT  
ANOTHER NAME  
FOR A LEEK IS FOR  
YOUR PRIZE



## **CELEBRATE LEEKFEST IN THE MAG!**

### **LEEKFEST EVENT LINE UP**

#### **IN THE COMMUNITY CENTRE**

**12:30 pm Leek Soup Contest Award Presentation**

**12:00 pm – 2:00 pm FREE Potato and Leek Soup *by Jimmy***

**11:00 am – 4:00 pm FREE Airbrush Facepainting**

#### **EDUCATIONAL PRESENTATIONS COMMUNITY CENTRE STAGE**

**11:00 am – 12:00 pm Plants Always Win Exploring Your Own Backyard**

**1:00 pm – 2:00 pm Ironwood Heritage Crafts – Traditional Life Skills**

#### **AT THE LIONS' PAVILION AND GROUNDS**

**11:00 am – 4:00 pm Food Vendors Market – Local Farms, Food Producers,  
Bar by Legends Spirit Company and Food Trucks**

**Kidzone – Inflatables, Games, Balloon Artist and Carnival Treats!**

#### **MUSICAL PERFORMANCES OUTDOOR STAGE**

##### **WITH HOST DAVE KAYE**

**1:30 pm – 2:30 pm Patsy Cline**

**3:00 pm – 4:00 pm Lance Dobinson, Elvis Tribute Artist**



**Saturday May 3, 2025**



**11:00 am to 4:00 pm**



**Magnetawan Community Centre and Grounds**



For more information contact us at (705) 387-3947 or at [recreation@magnetawan.com](mailto:recreation@magnetawan.com)





# ICYMI In Case You Missed It! Council Highlights March 26, 2025



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 2025-72 receiving the correspondence 2024 Annual Monitoring Reports, Croft Waste Disposal Site & Chapman Waste Disposal Site for information only. To view the full Pinchin Reports visit our website!



Council passed Resolution 2025-70 thanking MHBC for their presentation and report Overview of Proposed Zoning Housekeeping Amendment and a new Housekeeping By-law will be brought back to a future Public Planning Act meeting for consideration! To view the Report, check out the Agenda Package!



Council passed Resolution 2025-80 thanking the residents for their nominations for the Ontario Senior of the Year Award for 2025. Council carefully considered each nomination and extends its thanks to all our WONDERFUL SENIOR volunteers in our community! Congratulations to Dianne O'Connor the Ontario Senior of the Year and our SUPER SENIOR for 2025! Dianne has been an active volunteer with the Agricultural Society, Horticultural Society and the Friendship Club as well as volunteering with the Municipality helping running programming. You can find Dianne Tuesdays at the Pickleball or Mondays and Fridays at the Nordic Pole Walking!

Council passed Resolution 2025-73 approving the following wording to be included in All RFP's, RFQ's, and RFT's "Preference will be given to products and services sourced from Canadian suppliers, producers and manufacturers. If a suitable Canadian source cannot be found, procurement may be extended to suppliers from other countries. All bidders must clearly indicate the country of origin for their product and services. Proof of Canadian sourcing may be required".



That there is a frequently asked questions page on our website?  
To check it out visit our Did You Know? Frequently Asked Questions Page under Residents on our Website!

**SAVE THE DATE**

The next open public meeting of Council is April 16, 2025, at 1:00 pm at the Magnetawan Community Centre.

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: April 16/2025

<u>Accounts Payable</u>	<u>Amount</u>
Batch # <u>2025-00031</u> Cheque Date: <u>Mar. 28/25</u> From: <u>26914</u> To: <u>26933</u>	\$ <u>36,625.18</u>
Batch # <u>2025-00033</u> Cheque Date: <u>April 16/25</u> From: <u>26934</u> To: <u>26994</u>	\$ <u>337,276.18</u>
Batch # Cheque Date: From: To:	\$
Batch # Cheque Date: From: To:	\$
Batch # Cheque Date: From: To:	\$
Batch # Cheque Date: From: To:	\$
EFT Batch # <u>2025-00034</u>	\$ <u>40,293.16.</u>
EFT Batch #	\$
Cancelled Cheques	\$
<u>Total Accounts Payable</u>	\$ <u>414,194.52</u>

**Payroll**

Staff Pay Pay Period: # <u>6</u> All Direct Deposit	\$ <u>44,770.97</u>
Staff Pay Pay Period: # <u>7</u> All Direct Deposit	\$ <u>40,851.33</u>

**Council Pay**

Pay Period: # 7  
All Direct Deposit

\$ 4,752.69

Pay Period: #  
All Direct Deposit

\$

Total Payroll

\$ 90,374.99

Total for Resolution

\$ 504,569.51



**Municipality of Magnetawan**  
**List Of Accounts for Approval**  
Batch: 2025-00031 to 2025-00036

Bank Code - CURR - CURRENT ACCOUNT

**COMPUTER CHEQUE**

Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
<b>26914</b> 5029549435	<b>3/28/2025</b>	<b>ALLISON, PHILOTHEOS</b> 1-4-3101-2020 - J - SAFETY SL	SAFETY SUPPLIES-BOOT	180.11	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	19.89	200.00
<b>26915</b> 4855MAR25	<b>3/28/2025</b>	<b>BELL CANADA</b> 1-4-6250-2050 - FRIENDSHIP C	MARCH 2025 FRIENDSHIF	66.98	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	7.39	74.37
<b>26916</b> 519949447MAR	<b>3/28/2025</b>	<b>Bell Mobility</b> 1-4-1200-2052 - ADMIN - CELL	MARCH 2025 CELL PHONI	407.83	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	45.06	452.89
<b>26917</b> 3698A	<b>3/28/2025</b>	<b>CLAYMAR ELECTRIC</b> 1-4-2000-8000 - FD - CAPITAL	GENERATOR INSTALL-PA	7,119.65	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	786.40	7,906.05
<b>26918</b> 20250415	<b>3/28/2025</b>	<b>CLODD, DANIELLE</b> 1-4-2600-2015 - REC - EVENTS	EASTER GOODIE BAGS	972.57	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	107.43	1,080.00
<b>26919</b> 0001952	<b>3/28/2025</b>	<b>HALL, DEBBIE ANN</b> 1-4-2100-2210 - CBO - LEGAL I	BUILDING LEGAL	559.68	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	61.82	621.50
<b>26920</b> 9621	<b>3/28/2025</b>	<b>GILROY'S TIRE</b> 1-4-3229-2070 - TR29 - REPAIF	TRUCK #29 REPAIR	945.86	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	104.48	1,050.34
<b>26921</b> 88340	<b>3/28/2025</b>	<b>GRIFFITH BROS SERVICE CTR. LTD</b> 1-4-2014-2070 - TR514 - REPAI	ANNUAL SAFETY	2,253.87	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	248.94	2,502.81
<b>88927</b>		1-4-2031-2070 - TR531 - REPAI	ANNUAL SAFETY	2,202.12	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	243.23	2,445.35
			Payment Total:		4,948.16
<b>26922</b> 20250047948	<b>3/28/2025</b>	<b>RECEIVER GENERAL FOR CANADA</b> 1-4-2000-2056 - FD - RADIO UF	REPEATER LICENSE	100.32	100.32
<b>26923</b> 5036155	<b>3/28/2025</b>	<b>MHBC PLANNING LIMITED</b> 1-1-1100-2052 - A/R - LONGHU	LONGHURST CONSENT	1,355.96	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	149.77	1,505.73
<b>5036154</b>		1-4-8010-2210 - PLN - LEGAL /	ZONING HOUSEKEEPING	515.92	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	56.99	572.91
			Payment Total:		2,078.64
<b>26924</b> 02983	<b>3/28/2025</b>	<b>OLDER ADULT CENTRES' ASSOCIATION</b> 1-4-2600-2010 - REC - MATERI	OACAO MEMBERSHIP	300.00	300.00
<b>26925</b> C-5167744	<b>3/28/2025</b>	<b>ORKIN CANADA CORPORATION</b> 1-4-3101-2400 - J - BUILDING M	PUBLIC WORKS GARAGE	82.43	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	9.10	91.53
<b>C-5167742</b>		1-4-4030-2120 - RECY - OFFICI	CROFT LANDFILL ORKIN I	49.46	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	5.46	54.92
<b>C-5167743</b>		1-4-4020-2120 - LF - OFFICE	CHAPMAN LANDFILL ORK	49.46	

**Municipality of Magnetawan**  
**List Of Accounts for Approval**  
Batch: 2025-00031 to 2025-00036

**COMPUTER CHEQUE**

Payment #	Date	Vendor Name	GL Transaction Description	Detail Amount	Payment Amount
Invoice #		GL Account			
		1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	5.46	54.92
C-5167782		1-4-6250-2400 - FRIENDSHIP CLUB	FRIENDSHIP CLUB ORKIN	61.06	
		1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	6.74	67.80
C-5169611		1-4-7700-2400 - AHMIC - REPAIRS	81 ALBERT ST ORKIN CAF	103.98	
		1-1-1100-1101 - HST RECEIVABLE	HST100%Reb Tax Code	13.52	117.50
C-5169271		1-4-7300-2400 - HALL - REPAIRS	4304 HWY 520 ORKIN CAF	326.55	
		1-1-1100-1101 - HST RECEIVABLE	HST100%Reb Tax Code	42.45	369.00
			Payment Total:		755.67
<b>26926</b>	<b>3/28/2025</b>	<b>PINCHIN LTD.</b>			
1655381		1-4-4020-5025 - LF - MONITORING	2024 CHAPMAN ANNUAL I	3,894.36	
		1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	430.15	4,324.51
<b>26927</b>	<b>3/28/2025</b>	<b>SCOTT, KAYLE</b>			
03172025		1-4-2600-2015 - REC - EVENTS	LEEKFEST MASCOT CON	300.00	300.00
<b>26928</b>	<b>3/28/2025</b>	<b>SDB TRUCK &amp; EQUIPMENT REPAIRS</b>			
13721		1-4-3228-2070 - TR28 - REPAIRS	TRUCK #28 MONTHLY INS	1,144.80	
		1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	126.45	1,271.25
13723		1-4-3228-2070 - TR28 - REPAIRS	TRUCK #28 SERVICE CAL	305.28	
		1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	33.72	339.00
13722		1-4-3222-2070 - TR22 - REPAIRS	TRUCK #22 MONTHLY INS	814.08	
		1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	89.92	904.00
13718		1-4-3227-2070 - TR27 - REPAIRS	TRUCK #27 MONTHLY INS	152.64	
		1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	16.86	169.50
13720		1-4-3226-2070 - TR26 - REPAIRS	TRUCK #26 MONTHLY INS	152.64	
		1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	16.86	169.50
13719		1-4-3229-2070 - TR29 - REPAIRS	TRUCK #29 MONTHLY INS	763.20	
		1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	84.30	847.50
			Payment Total:		3,700.75
<b>26929</b>	<b>3/28/2025</b>	<b>SILVER SCREEN PRINTING</b>			
2740		1-4-2000-2012 - FD- PREVENTION	FIREFIGHTER SAFETY CL	2,174.78	
		1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	240.21	2,414.99
<b>26930</b>	<b>3/28/2025</b>	<b>CHARLES SAUNDERS</b>			
01172025		1-4-3101-1310 - J - CONFERENCE	CERTIFICATION AORS RE	172.99	
		1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	19.11	192.10
<b>26931</b>	<b>3/28/2025</b>	<b>SPECTRUM TELECOM GROUP LTD</b>			
C1306433		1-4-3101-2053 - J - COMMUNICATION	TOWER RENTAL-PW & FII	213.70	
		1-4-2000-2053 - FD - COMMUNICATION	TOWER RENTAL-PW & FII	213.69	
		1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	47.21	474.60
INV-46186-C5C		1-4-2000-2056 - FD - RADIO UPLINK	BATTERIES & CLIPS	1,816.67	
		1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	200.67	2,017.34
			Payment Total:		2,491.94
<b>26932</b>	<b>3/28/2025</b>	<b>SAM'S COUNTRY CLEANING</b>			
1715		1-4-3101-2120 - J - OFFICE	OFFICE MAINTENANCE	91.58	
		1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	10.12	101.70
<b>26933</b>	<b>3/28/2025</b>	<b>D.M. WILLS ASSOCIATES</b>			
28201	<b>Accrual</b>	1-4-3011-4010 - A - CONTRACT	9317 MISC. STRUCTURAL	3,180.01	
		1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	351.24	3,531.25
<b>26934</b>	<b>4/16/2025</b>	<b>ABC OVERHEAD GARAGE DOORS</b>			

**Municipality of Magnetawan**  
**List Of Accounts for Approval**  
Batch: 2025-00031 to 2025-00036

**COMPUTER CHEQUE**

Payment #	Date	Vendor Name	GL Account	GL Transaction Description	Detail Amount	Payment Amount
26274		1-4-3101-2400 - J - BUILDING MAINTENANCE	BUILDING MAINTENANCE	732.67		
		1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	80.93		813.60
26271		1-4-7200-2400 - PARKS - REPAIRS	BUILDING MAINTENANCE	244.22		
		1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	26.98		271.20
26272		1-4-7300-2400 - HALL - REPAIRS	PAVILION MAINTENANCE	135.26		
		1-1-1100-1101 - HST RECEIVABLE	HST100%Reb Tax Code	17.58		152.84
26276		1-4-7200-2400 - PARKS - REPAIRS	WHARFHOUSE MAINTENANCE	190.00		
		1-1-1100-1101 - HST RECEIVABLE	HST100%Reb Tax Code	24.70		214.70
26273		1-4-2006-7140 - AHMIC STATIC	DOOR MAINTENANCE	290.02		
		1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	32.03		322.05
26275		1-4-2005-7140 - MAG STATION	DOOR MAINTENANCE	244.22		
		1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	26.98		271.20
					Payment Total:	2,045.59
26935	4/16/2025	AIG INSURANCE COMPANY OF CANADA				
APRIL2025		1-4-8010-1010 - PLN - WAGES	APRIL 2025 AD & D INSUR	1.94		
		1-4-1200-1010 - ADMIN - WAGES	APRIL 2025 AD & D INSUR	8.40		
		1-4-1300-1010 - TREAS - WAGES	APRIL 2025 AD & D INSUR	3.65		
		1-4-2000-1010 - FD - WAGES &	APRIL 2025 AD & D INSUR	3.65		
		1-4-2100-1010 - CBO - WAGES	APRIL 2025 AD & D INSUR	2.70		
		1-4-3101-1010 - J - WAGES AND	APRIL 2025 AD & D INSUR	11.75		
		1-4-4020-1010 - LF - WAGES A	APRIL 2025 AD & D INSUR	3.38		
		1-4-7200-1010 - PARKS - WAGES	APRIL 2025 AD & D INSUR	5.38		
		1-2-1000-1055 - BENEFITS PAID	APRIL 2025 AD & D INSUR	0.81		41.66
26936	4/16/2025	Township Of Armour				
ARM 25-35		1-4-2200-2010 - BLEO - MATEF	JANUARY & FEBRUARY E	397.30		
		1-4-2200-1010 - BLEO - WAGES	JANUARY & FEBRUARY E	9,181.21		
		1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	1,057.99		10,636.50
26937	4/16/2025	AHMIC MARINE LTD.				
2025-064	Accrual	1-4-7100-2400 - WHARFS - REPAIRS	FALL DOCK MAINTENANCE	814.08		
		1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	89.92		904.00
2025-063		1-4-4020-2400 - LF - REPAIRS	LANDFILL & OFFICE GENERAL	1,144.47		
		1-4-7200-2400 - PARKS - REPAIRS	LANDFILL & OFFICE GENERAL	1,193.69		
		1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	258.26		2,596.42
					Payment Total:	3,500.42
26938	4/16/2025	BELL MOBILITY INC				
50066875APR2		1-4-4020-2420 - LF - LANDFILL	TOWER RENTAL-PW & FC	59.89		
		1-4-4030-2420 - RECY - LANDFILL	TOWER RENTAL-PW & FC	59.88		
		1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	13.23		133.00
26939	4/16/2025	BREAR, SHAUN				
1755		1-4-2000-7130 - FD - EQUIPMENT	TXM MOTORSPORTS-REPAIRS	193.29		
		1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	21.35		214.64
26940	4/16/2025	CLARK-KAVANAGH HOMES INC.				
8162		1-4-3053-2010 - E3 - MATERIAL	THOMPSON STEAMER PA	954.27		
		1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	105.40		1,059.67
26941	4/16/2025	CANADIAN UNION OF PUBLIC EMPLOYEES				
MARCH2025		1-2-1000-1044 - UNION DUES	MARCH 2025 UNION DUES	794.27		794.27
26942	4/16/2025	CANADA FASTENAL LTD				

**Municipality of Magnetawan**  
**List Of Accounts for Approval**  
Batch: 2025-00031 to 2025-00036

**COMPUTER CHEQUE**

Payment #	Date	Vendor Name	GL Transaction Description	Detail Amount	Payment Amount
Invoice #		GL Account			
ONHUN198070		1-4-3101-2010 - J - MATERIALS	MAINTENANCE / SUPPLIE	5.73	
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	0.74	6.47
<b>26943</b>	<b>4/16/2025</b>	<b>CURRIE TRUCK CENTRE</b>			
0590524P		1-4-3101-2080 - J - SMALL TOC	ROADS SUPPLIES	175.33	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	19.37	194.70
<b>26944</b>	<b>4/16/2025</b>	<b>DISTRICT OF PARRY SOUND SOCIAL SERVICES</b>			
Q12025		1-4-6200-2710 - SOCIAL - DSS	Q1 2025 MUNICIPAL LEVY	85,105.25	85,105.25
<b>26945</b>	<b>4/16/2025</b>	<b>CINDY LEGGETT</b>			
MARCH2025		1-4-2600-2400 - REC - PROGR	MARCH 2025 FITNESS CL	560.00	560.00
<b>26946</b>	<b>4/16/2025</b>	<b>Scott Dingman Trucking</b>			
3241		1-4-7700-2400 - AHMIC - REPA	SEPTIC PUMP OUT	350.00	
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	45.50	395.50
<b>26947</b>	<b>4/16/2025</b>	<b>EASTHOLME HOME FOR THE AGED</b>			
03312025		1-4-6010-2010 - HOME - EASTH	QUARTERLY PAYMENT	59,136.28	
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	7,687.72	66,824.00
<b>26948</b>	<b>4/16/2025</b>	<b>EJ WILLIAMS SURVEYING LIMITED</b>			
3540		1-4-6350-4030 - PROPERTY - F	PLANNING SURVEY PART	4,382.36	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	484.05	4,866.41
<b>26949</b>	<b>4/16/2025</b>	<b>EDWARDS, SCOTT</b>			
SE, OGRA		1-4-3101-1310 - J - CONFEREN	SE OGRA EXPENSES REII	218.29	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	10.98	229.27
<b>26950</b>	<b>4/16/2025</b>	<b>FEDERATION OF NORTHERN ONTARIO</b>			
1963-25		1-4-1000-1310 - COUNCIL - CO	FONOM MEMBERSHIP	208.50	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	23.02	231.52
<b>26951</b>	<b>4/16/2025</b>	<b>FIREHALL BOOKSTORE</b>			
BK0019187		1-4-2000-1410 - FD - VOLUNTE	TEXTBOOK	135.64	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	5.83	141.47
<b>26952</b>	<b>4/16/2025</b>	<b>GREAT NORTH ARROW</b>			
1170		1-4-2600-2015 - REC - EVENTS	APRIL 2 ISSUE-LEEKFEST	114.99	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	12.70	127.69
<b>26953</b>	<b>4/16/2025</b>	<b>ULINE CANADA CORPORATION</b>			
33994662		1-4-2600-2015 - REC - EVENTS	LEEKFEST PORTABLE BA	1,391.76	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	153.73	1,545.49
34086482		1-4-2600-2015 - REC - EVENTS	LEEKFEST PORTABLE BA	1,377.00	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	152.09	1,529.09
			Payment Total:		3,074.58
<b>26954</b>	<b>4/16/2025</b>	<b>HUGHES LAKE HEATING INC.</b>			
120927		1-4-4030-2400 - RECY - REPAI	CROFT LANDFILL-WALL F	3,500.30	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	386.62	3,886.92
<b>26955</b>	<b>4/16/2025</b>	<b>HUTT, CHRISTINA</b>			
05032025		1-4-2600-2015 - REC - EVENTS	MAY 3/2025 LEEKFEST	1,200.00	1,200.00
<b>26956</b>	<b>4/16/2025</b>	<b>PAUL, JENNY</b>			
MARCH2025		1-4-2600-2400 - REC - PROGR	MARCH 2025 EXERCISE/Y	900.00	900.00

**Municipality of Magnetawan**  
**List Of Accounts for Approval**  
Batch: 2025-00031 to 2025-00036

**COMPUTER CHEQUE**

Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
<b>26957</b>	<b>4/16/2025</b>	<b>KIDD'S HOME HARDWARE BUILDING CENTRE</b>			
2961848		1-4-3101-2010 - J - MATERIALS	SUMP PUMP	111.93	
		1-1-1100-1102 - HST RECEIVABLE	HSTBIRB Tax Code	12.36	124.29
2961600		1-4-3101-2010 - J - MATERIALS	SURVEYOR TAPE	56.94	
		1-1-1100-1102 - HST RECEIVABLE	HSTBIRB Tax Code	6.29	63.23
			Payment Total:		187.52
<b>26958</b>	<b>4/16/2025</b>	<b>KELLOGG ERICA E</b>			
03222025		1-4-2300-2010 - ED - MATERIALS	METC STAKEHOLDER SU	63.36	
		1-1-1100-1102 - HST RECEIVABLE	HSTBIRB Tax Code	2.33	65.69
<b>26959</b>	<b>4/16/2025</b>	<b>KOBAC, DAVID JOHN</b>			
05032025		1-4-2600-2015 - REC - EVENTS	MC SERVICES LEEKFEST	400.00	400.00
<b>26960</b>	<b>4/16/2025</b>	<b>LANCE DOBINSON</b>			
119		1-4-2600-2015 - REC - EVENTS	MAY 3/2025 LEEKFEST	915.84	
		1-1-1100-1102 - HST RECEIVABLE	HSTBIRB Tax Code	101.16	1,017.00
<b>26961</b>	<b>4/16/2025</b>	<b>BRANDT, LAURA</b>			
4901		1-4-1200-1310 - ADMIN - CONF	SOBEYS-CLERK MEETING	53.90	
		1-1-1100-1102 - HST RECEIVABLE	HSTBIRB Tax Code	2.86	56.76
T-34859		1-4-2600-2015 - REC - EVENTS	ENTRANCE FEE-SCEINCE	780.12	
		1-1-1100-1102 - HST RECEIVABLE	HSTBIRB Tax Code	91.78	871.90
			Payment Total:		928.66
<b>26962</b>	<b>4/16/2025</b>	<b>MANULIFE FINANCIAL</b>			
APRIL2025		1-4-8010-1010 - PLN - WAGES	APRIL 2025 GROUP BENE	576.28	
		1-4-1200-1010 - ADMIN - WAGI	APRIL 2025 GROUP BENE	2,050.37	
		1-4-1300-1010 - TREAS - WAGI	APRIL 2025 GROUP BENE	1,126.01	
		1-4-2000-1010 - FD - WAGES &	APRIL 2025 GROUP BENE	904.15	
		1-4-2100-1010 - CBO - WAGES	APRIL 2025 GROUP BENE	602.29	
		1-4-3101-1010 - J - WAGES AN	APRIL 2025 GROUP BENE	3,482.62	
		1-4-4020-1010 - LF - WAGES A	APRIL 2025 GROUP BENE	1,016.73	
		1-4-7200-1010 - PARKS - WAG	APRIL 2025 GROUP BENE	2,414.61	
		1-2-1000-1055 - BENEFITS PA	APRIL 2025 GROUP BENE	484.19	12,657.25
<b>26963</b>	<b>4/16/2025</b>	<b>MAGNETAWAN BUILDING CENTRE (PARKS)</b>			
101-157913		1-4-7300-2010 - HALL - MATER	SUPPLIES	71.96	
		1-1-1100-1101 - HST RECEIVABLE	HST100%Reb Tax Code	9.35	81.31
101-157915		1-4-6250-2010 - FRIENDSHIP C	SUPPLIES	36.61	
		1-1-1100-1102 - HST RECEIVABLE	HSTBIRB Tax Code	4.05	40.66
101-157784		1-4-7200-2010 - PARKS - MATE	SUPPLIES	17.39	
		1-1-1100-1102 - HST RECEIVABLE	HSTBIRB Tax Code	1.92	19.31
101-157619		1-4-7300-2010 - HALL - MATER	SUPPLIES	10.79	
		1-1-1100-1101 - HST RECEIVABLE	HST100%Reb Tax Code	1.40	12.19
101-157625		1-4-7200-2010 - PARKS - MATE	SUPPLIES	6.40	
		1-1-1100-1102 - HST RECEIVABLE	HSTBIRB Tax Code	0.71	7.11
101-157584		1-4-7200-2020 - PARKS - SAFE	SUPPLIES	27.96	27.96
101-158526		1-4-7300-2010 - HALL - MATER	SUPPLIES	27.87	
		1-4-7200-2020 - PARKS - SAFE	SUPPLIES	20.97	
		1-1-1100-1101 - HST RECEIVABLE	HST100%Reb Tax Code	3.62	52.46
			Payment Total:		241.00
<b>26964</b>	<b>4/16/2025</b>	<b>MAGNETAWAN BUILDING CENTRE (ROADS)</b>			
103-139856		1-4-3101-2010 - J - MATERIALS	SUPPLIES	4.86	

**Municipality of Magnetawan**  
**List Of Accounts for Approval**  
Batch: 2025-00031 to 2025-00036

**COMPUTER CHEQUE**

Payment # Invoice #	Date	Vendor Name	GL Account	GL Transaction Description	Detail Amount	Payment Amount
101-158320			1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	0.54	5.40
			1-4-3101-2010 - J - MATERIALS	SUPPLIES	8.13	
			1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	0.90	9.03
			Payment Total:		14.43	
26965	4/16/2025	MAGNETAWAN BUILDING CENTRE (FIRE DEPT.)				
103-139211			1-4-2000-1410 - FD - VOLUNTEERS	SUPPLIES	68.12	
			1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	1.35	69.47
104-115435			1-4-2005-7140 - MAG STATION	DOOR	1,322.88	
			1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	146.12	1,469.00
					Payment Total:	1,538.47
26966	4/16/2025	MAGNETAWAN BUILDING CENTRE (LANDFILL)				
101-157838			1-4-4020-2120 - LF - OFFICE	SUPPLIES	73.25	
			1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	8.09	81.34
101-157507			1-4-4020-2010 - LF - MATERIALS	SUPPLIES	30.94	
			1-1-1100-1101 - HST RECEIVABLE	HST100%Reb Tax Code	4.02	34.96
101-158394			1-4-4020-2010 - LF - MATERIALS	SUPPLIES	64.72	
			1-4-4030-2010 - RECY - MATERIALS	SUPPLIES	64.72	
			1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	12.75	142.19
					Payment Total:	258.49
26967	4/16/2025	MAP SUNDRIDGE				
920679/3			1-4-3229-2070 - TR29 - REPAIRS	TRUCK #29 - SEALED BEA	38.04	
			1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	4.20	42.24
26968	4/16/2025	JIMMY, MCMURDO				
05032025			1-4-2600-2015 - REC - EVENTS	SOUP-LEEKFEST	1,000.00	1,000.00
26969	4/16/2025	MAP SUNDRIDGE				
920522/3			1-4-2005-7140 - MAG STATION	DEF FLUID	112.27	
			1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	12.40	124.67
26970	4/16/2025	MOONWALK ENTERTAINMENT				
38089111*2			1-4-2600-2015 - REC - EVENTS	MAY 3/2025 LEEKFEST EV	2,251.33	
			1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	248.67	2,500.00
26971	4/16/2025	MINISTER OF FINANCE				
3807032513341			1-4-2500-2010 - PROTECT - PC	OCT-DEC 2024 LSR REVE	-443.04	-443.04
3820032512381			1-4-2500-2010 - PROTECT - PC	FEBRUARY 2025 POLICIN	40,620.00	40,620.00
3827032510231			1-4-2500-2010 - PROTECT - PC	2025 CSPT GRANT	-538.00	-538.00
					Payment Total:	39,638.96
26972	4/16/2025	JIM MOORE PETROLEUM				
661990			1-4-3101-2021 - J - PREMIUM C	ROADS/OVERHEAD PREM	1,283.23	
			1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	141.73	1,424.96
661988			1-4-3101-2022 - J - CLEAR DIE	ROADS CLEAR DIESEL	1,939.28	
			1-1-1100-1101 - HST RECEIVABLE	HST100%Reb Tax Code	252.11	2,191.39
661987			1-4-7200-2024 - PARKS - HEAT	PARKS GARAGE	421.51	
			1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	46.56	468.07
662598			1-4-3101-2023 - J - DYED DIES	ROADS DYED DIESEL	513.96	
			1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	56.77	570.73
662597			1-4-3101-2022 - J - CLEAR DIE	ROADS CLEAR DIESEL	3,042.45	
			1-1-1100-1101 - HST RECEIVABLE	HST100%Reb Tax Code	395.52	3,437.97
663844			1-4-2005-2024 - MAG STATION	FIRE HALL HEATING FUEL	562.81	
			1-1-1100-1102 - HST RECEIVABLE	HSTBIReb Tax Code	62.16	624.97

**Municipality of Magnetawan**  
**List Of Accounts for Approval**  
Batch: 2025-00031 to 2025-00036

**COMPUTER CHEQUE**

Payment #	Date	Vendor Name	GL Transaction Description	Detail Amount	Payment Amount
Invoice #		GL Account			
666165		1-4-7200-2024 - PARKS - HEAT	PARKS GARAGE FURNAC	645.91	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	71.35	717.26
666709		1-4-7300-2024 - HALL - HEATIN	PAVILION FURNACE OIL	527.73	
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	68.60	596.33
666702		1-4-3101-2023 - J - DYED DIES	ROADS DYED DIESEL	678.79	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	74.98	753.77
666701		1-4-3101-2022 - J - CLEAR DIE	ROADS CLEAR DIESEL	3,713.52	
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	482.76	4,196.28
666712		1-4-2005-2024 - MAG STATION	FIRE HALL HEATING FUEI	629.45	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	69.52	698.97
666708		1-4-7300-2024 - HALL - HEATIN	COMMUNITY CENTRE FUI	958.74	
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	124.64	1,083.38
667136		1-4-7200-2024 - PARKS - HEAT	PARKS GARAGE FURNAC	352.97	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	38.98	391.95
667134		1-4-3101-2021 - J - PREMIUM C	ROADS PREMIUM FUEL	1,738.88	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	192.06	1,930.94
667133		1-4-3101-2022 - J - CLEAR DIE	ROADS CLEAR DIESEL	2,010.30	
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	261.34	2,271.64
667135		1-4-3101-2023 - J - DYED DIES	ROADS DYED DIESEL	828.94	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	91.56	920.50
667591		1-4-3101-2023 - J - DYED DIES	ROADS DYED DIESEL	869.01	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	95.99	965.00
667590		1-4-3101-2022 - J - CLEAR DIE	ROADS CLEAR DIESEL	621.70	
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	80.82	702.52
668128		1-4-3101-2023 - J - DYED DIES	ROADS DYED DIESEL	979.63	
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	127.35	1,106.98
668354		1-4-3101-2021 - J - PREMIUM C	CLEAR DIESEL	3,043.30	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	336.15	3,379.45
668356		1-4-3101-2023 - J - DYED DIES	DYED DIESEL	578.73	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	63.92	642.65
668355		1-4-3101-2021 - J - PREMIUM C	PREMIUM GASOLINE	1,488.37	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	164.40	1,652.77
			Payment Total:		30,728.48
<b>26973</b>	<b>4/16/2025</b>	<b>MOORE PROPANE LIMITED</b>			
163005507		1-4-4030-2024 - RECY - PROP/	LANDFILL CROFT HEAT	264.67	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	29.23	293.90
163005508		1-4-7700-2024 - AHMIC - HEAT	AHMIC HARBOUR HEAT	771.83	
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	100.34	872.17
6025563		1-4-3101-2024 - J - HEATING	18 MILLER ROAD BACK O	2,373.69	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	262.18	2,635.87
			Payment Total:		3,801.94
<b>26974</b>	<b>4/16/2025</b>	<b>MOORE PROPANE LIMITED</b>			
6025484		1-4-6250-2024 - FRIENDSHIP C	FRIENDSHIP PROPANE	369.19	
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	47.99	417.18
<b>26975</b>	<b>4/16/2025</b>	<b>MUNICIPAL PROPERTY ASSESSMENT</b>			
1800037688		1-4-1300-2320 - TREAS - PROF	Q2 2025 PROPERTY ASSE	24,134.44	24,134.44
<b>26976</b>	<b>4/16/2025</b>	<b>NEAR NORTH INDUSTRIAL SOLUTIONS</b>			
98911		1-4-7210-2070 - TR10 - REPAIF	SUPPLIES	62.88	
		1-4-6250-2010 - FRIENDSHIP C	SUPPLIES	98.36	

**Municipality of Magnetawan**  
**List Of Accounts for Approval**  
Batch: 2025-00031 to 2025-00036

**COMPUTER CHEQUE**

Payment # Invoice #	Date	Vendor Name	GL Account	GL Transaction Description	Detail Amount	Payment Amount
99047			1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	20.96	182.20
			1-4-7218-2070 - TR12 - REPAIF	TRUCK #12 REPAIRS	180.79	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	19.97	200.76
				Payment Total:		382.96
26977	4/16/2025	<b>NORTH BAY PARRY SOUND DISTRICT HEALTH</b>				
APRIL2025			1-4-6400-2010 - HEALTH - HEA	APRIL 2025 LEVY	3,669.47	
			1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	477.03	4,146.50
26978	4/16/2025	<b>WASTE CONNECTIONS OF CANADA INC.</b>				
7113-00003517.			1-4-4010-4010 - GARBAGE - C	MARCH 2025 WASTE COL	2,082.22	
			1-4-4030-4012 - RECY - RECYC	MARCH 2025 WASTE COL	2,305.70	
			1-4-4020-4022 - LF - RUBBISH/	MARCH 2025 WASTE COL	3,646.66	
			1-4-4030-4014 - RECY - RECYC	MARCH 2025 WASTE COL	2,896.58	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	1,207.39	12,138.55
26979	4/16/2025	<b>MUNICIPALITY OF MAGNETAWAN</b>				
05032025			1-4-2600-2015 - REC - EVENTS	LEEKFEST FLOAT & PRIZI	250.00	
			1-1-1100-2057 - A/R - EVENTS	LEEKFEST FLOAT & PRIZI	100.00	350.00
26980	4/16/2025	<b>RUSSELL CHRISTIE LLP</b>				
63-283-462-1			1-1-1100-1184 - A/R - TAX REG	TAX ARREARS	445.83	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	48.36	494.19
26981	4/16/2025	<b>SERVICE 1 MUFFLERS &amp; MORE</b>				
19412			1-4-3101-2080 - J - SMALL TOC	ROADS SUPPLIES	225.65	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	24.93	250.58
26982	4/16/2025	<b>SDB TRUCK &amp; EQUIPMENT REPAIRS</b>				
13716			1-4-2021-2070 - TR521 - REPAI	SERVICE CALL-BATTERIE	717.41	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	79.24	796.65
13729			1-4-3229-2070 - TR29 - REPAIF	TRUCK #29 SERVICE CAL	351.07	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	38.78	389.85
				Payment Total:		1,186.50
26983	4/16/2025	<b>SLING-CHOKER MFG. (NORTH BAY) LTD.</b>				
110216			1-4-3101-2010 - J - MATERIALS	ROADS PARTS	167.21	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	18.47	185.68
26984	4/16/2025	<b>SILVER SCREEN PRINTING</b>				
2752			1-4-1200-2010 - ADMIN - OFFIC	STAFF SHIRTS	358.25	
			1-4-2200-2210 - BLEO - LEGAL	STAFF SHIRTS	59.70	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	46.16	464.11
26985	4/16/2025	<b>STAPLES BUSINESS ADVANTAGE</b>				
69465143			1-4-1200-2010 - ADMIN - OFFIC	OFFICE SUPPLIES	109.72	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	10.50	120.22
69639825			1-4-1200-2010 - ADMIN - OFFIC	WIRELESS MOUSE-LB	30.52	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	3.37	33.89
69632353			1-4-1200-2010 - ADMIN - OFFIC	OFFICE SUPPLIES	84.44	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	9.33	93.77
69669231			1-4-1200-2010 - ADMIN - OFFIC	OFFICE SUPPLIES	60.30	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	6.66	66.96
				Payment Total:		314.84
26986	4/16/2025	<b>SELECTCOM</b>				



**Municipality of Magnetawan**  
**List Of Accounts for Approval**  
Batch: 2025-00031 to 2025-00036

**COMPUTER CHEQUE**

Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
5300112		1-4-1200-2050 - ADMIN - TELEI	APRIL 2025 PHONE LINES	730.01	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	80.68	810.69
<b>26987</b>	<b>4/16/2025</b>	<b>SAM'S COUNTRY CLEANING</b>			
1722		1-4-3101-2120 - J - OFFICE	OFFICE MAINTENANCE	81.41	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	8.99	90.40
<b>26988</b>	<b>4/16/2025</b>	<b>SIGNCRAFT CANADA INC.</b>			
3049		1-4-2000-2010 - FD - MATERIAL	MAGNETAWAN FIRE & RE	240.00	
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	31.20	271.20
3051		1-4-2600-2010 - REC - MATERI	BANNERS	854.79	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	94.41	949.20
3061		1-4-2000-2010 - FD - MATERIAL	DECALS	61.06	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	6.74	67.80
			Payment Total:		1,288.20
<b>26989</b>	<b>4/16/2025</b>	<b>TRACKS &amp; WHEELS EQUIPMENT BROKERS</b>			
P18019		1-4-7213-2075 - TRACTOR 2 -	PARKS SUPPLIES	136.48	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	15.09	151.57
<b>26990</b>	<b>4/16/2025</b>	<b>TRACKMATICS INC</b>			
43398		1-4-2110-2045 - CBO VEHICLE	GPS MONTHLY MONITOR	39.69	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	4.38	44.07
43404		1-4-7200-2045 - PARKS - GPS I	GPS MONTHLY MONITOR	119.06	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	13.15	132.21
			Payment Total:		176.28
<b>26991</b>	<b>4/16/2025</b>	<b>VROOM, KERSTIN</b>			
OGRA-KV		1-4-1200-1310 - ADMIN - CONF	KV OGRA EXPENSES REII	10.89	10.89
<b>26992</b>	<b>4/16/2025</b>	<b>KEN WHITE</b>			
0793		1-4-7300-2400 - HALL - REPAIF	COMMUNITY CENTRE BO	572.00	572.00
<b>26993</b>	<b>4/16/2025</b>	<b>WINDSOR</b>			
5300733989		1-4-3052-2010 - E2 - MATERIAL	WINTER SALT	4,422.02	
		1-4-3052-4010 - E2 - CONTRAC	WINTER SALT	2,948.01	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	814.05	8,184.08
<b>26994</b>	<b>4/16/2025</b>	<b>XEROX CANADA LTD</b>			
F63865349		1-4-1200-2140 - ADMIN - COPY	COPYING EXPENSE	191.11	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	21.10	212.21
			Total COMPUTER CHEQUE:		373,901.36

**ONLINE BANKING**

Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
<b>CArRU5Ay</b>	<b>3/19/2025</b>	<b>AMCTO-ZONE 7</b>			
04112025		1-4-1300-1310 - TREAS - CONF	AMCTO ZONE 7 SPRING 2	225.00	
		1-4-1200-2010 - ADMIN - OFFIC	AMCTO ZONE 7 SPRING 2	225.00	450.00
<b>MAR 19</b>	<b>3/19/2025</b>	<b>MINISTER OF FINANCE EFT</b>			
FEB2025		1-2-1000-1045 - EHT PAYABLE	FEBRUARY 2025 EHT REM	2,491.94	2,491.94
<b>MAR 20</b>	<b>3/20/2025</b>	<b>MINISTER OF FINANCE EFT</b>			
2024EHTREC	Accrual	1-2-1000-1045 - EHT PAYABLE	2024 EHT ANNUAL RECOI	1,289.20	1,289.20

**Municipality of Magnetawan**  
**List Of Accounts for Approval**  
Batch: 2025-00031 to 2025-00036

**ONLINE BANKING**

Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
<b>MAR 24</b>	<b>3/24/2025</b>	<b>ROYAL BANK VISA EFT</b>			
91716		1-4-2000-1310 - FD - CONFERE	OMFPR-DEPT. MEMBERS	200.00	200.00
58995SF09008C		1-4-2000-1310 - FD - CONFERE	DEERHURST-OAFC CONF	181.21	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	20.02	201.23
			Payment Total:		401.23
<b>MAR 24</b>	<b>3/24/2025</b>	<b>ROYAL BANK VISA EFT</b>			
6498892		1-4-8010-2210 - PLN - LEGAL /	ONLAND-PROPERTY INDE	5.09	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	0.56	5.65
3136225		1-4-2600-2015 - REC - EVENTS	AMAZON-LEEKFEST	14.35	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	1.58	15.93
8304211		1-4-2600-2400 - REC - PROGR	AMAZON-PICKLEBALL	69.32	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	7.66	76.98
8441819CM		1-4-2600-2015 - REC - EVENTS	AMAZON-REFUND	-23.12	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	-2.55	-25.67
P-6095DEP		1-4-2600-2015 - REC - EVENTS	PRIMEAU-DEPOSIT 2025 I	508.80	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	56.20	565.00
3423410		1-4-2600-2015 - REC - EVENTS	AMAZON-LEEKFEST	49.30	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	5.44	54.74
6110660		1-4-1000-2010 - COUNCIL - MA	AMAZON-COUNCIL	37.53	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	4.15	41.68
7283448		1-4-3101-2010 - J - MATERIALS	AMAZON-ROADS PHONE	28.48	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	3.15	31.63
363985920		1-4-1200-2130 - ADMIN - COMF	GOTO MEETING-MONTHL	26.46	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	2.92	29.38
75535		1-4-1200-2130 - ADMIN - COMF	NETSPECTRUM-CENTENI	106.80	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	11.79	118.59
R561930		1-4-2600-2015 - REC - EVENTS	AGCO-LEEKFEST SPECIA	150.00	150.00
597669		1-4-1000-1310 - COUNCIL - CO	OGRA-SD REFUND, CONF	-864.96	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	-95.54	-960.50
0001332777		1-4-1200-2010 - ADMIN - OFFIC	BROTHER-FRONT TILL TC	49.60	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	5.48	55.08
2350617		1-4-7700-2010 - AHMIC - MATE	AMAZON-KING'S PICTURE	39.87	
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	5.18	45.05
8542		1-4-3101-1310 - J - CONFEREN	FOODLAND-MEETING	63.01	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	6.97	69.98
75947		1-4-3101-2120 - J - OFFICE	NETSPECTRUM-18 MILLE	101.71	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	11.23	112.94
1048E4		1-4-8010-5014 - PLN - GENERA	OACA CONFERENCE	422.26	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	46.64	468.90
OACA03202		1-4-8010-5014 - PLN - GENERA	OACA-MEMBERSHIP	175.00	175.00
OACA02060		1-4-8010-5014 - PLN - GENERA	OACA-CONFERENCE & A	910.75	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	100.60	1,011.35
OACA02067		1-4-8010-5014 - PLN - GENERA	OACA-CONFERENCE & A	910.75	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	100.60	1,011.35
6488640		1-4-8010-2210 - PLN - LEGAL /	ONLAND-PARCEL REGIST	33.52	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	2.65	36.17
6488651		1-4-8010-2210 - PLN - LEGAL /	ONLAND-PARCEL REGIST	33.52	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	2.65	36.17
6488661		1-4-8010-2210 - PLN - LEGAL /	ONLAND-PARCEL REGIST	33.52	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	2.65	36.17

**Municipality of Magnetawan**  
**List Of Accounts for Approval**  
Batch: 2025-00031 to 2025-00036

**ONLINE BANKING**

Payment #	Date	Vendor Name	GL Transaction Description	Detail Amount	Payment Amount
Invoice #		GL Account			
6488632		1-4-8010-2210 - PLN - LEGAL /	ONLAND-PROPERTY INDE	5.09	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	0.56	5.65
7480995		1-4-1000-1310 - COUNCIL - CO	FAIRMONT-SD OGRA REF	-1,194.08	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	-131.89	-1,325.97
7480994		1-4-1000-1310 - COUNCIL - CO	FAIRMONT-JH OGRA REF	-1,194.08	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	-131.89	-1,325.97
FEB2025		1-4-1200-1310 - ADMIN - CONF	SURVEY MONKEY-MONTI	100.74	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	11.13	111.87
			Payment Total:		240.69
<b>MAR 28</b>	<b>3/28/2025</b>	<b>ROYAL BANK VISA EFT</b>			
CA52N050FMXI		1-4-7700-2010 - AHMIC - MATE	AMAZON-AHMIC HALL SU	41.64	
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	5.41	47.05
1311307		1-4-2000-2010 - FD - MATERIAL	DRONE REGISTRATION	5.00	5.00
CA55QQLKFNC		1-4-7700-2010 - AHMIC - MATE	AMAZON-AHMIC HALL SU	113.67	
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	14.79	128.46
CA52N250FMXI		1-4-7700-2010 - AHMIC - MATE	AMAZON-AHMIC HALL SU	41.64	
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	5.41	47.05
4441026		1-4-7200-2010 - PARKS - MATE	AMAZON-PARKS SUPPLIE	182.30	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	20.14	202.44
CA55S6R32ZEI		1-4-7200-2010 - PARKS - MATE	AMAZON-PARKS SUPPLIE	30.52	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	3.37	33.89
245758		1-4-2000-1410 - FD - VOLUNTE	COASTAL DRONE CO. - D	96.67	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	10.68	107.35
1310874		1-4-2000-8000 - FD - CAPITAL	JG-DRONE LICENSE	10.00	10.00
1310870		1-4-2000-8000 - FD - CAPITAL	DY DRONE LICENSE	10.00	10.00
11066		1-4-2000-8000 - FD - CAPITAL	DRONE POINT-DRONE	900.54	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	99.46	1,000.00
9067133754270		1-4-2000-1310 - FD - CONFERE	DEERHURST-JR, CONFEE	786.34	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	86.85	873.19
1310874*2		1-4-2000-8000 - FD - CAPITAL	DRONE LICENSE	10.00	10.00
364195025*2		1-4-2000-1310 - FD - CONFERE	DEERHURST-CONFEREN	362.43	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	40.03	402.46
CA5TXG8LACC		1-4-7200-2010 - PARKS - MATE	AMAZON-PARKS SUPPLIE	99.22	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	10.96	110.18
			Payment Total:		110.18
<b>MAR 28</b>	<b>3/28/2025</b>	<b>ROYAL BANK VISA EFT</b>			
03212025		1-2-1000-1090 - MISCELLANEC	SE CHARGE-WILL PAY BA	8.50	8.50
169727712		1-4-3101-1310 - J - CONFERE	WOKRSITE SAFETY-CHAI	45.74	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	5.05	50.79
5672263		1-4-1200-2130 - ADMIN - COMF	AMAZON-COMPUTER SPE	28.74	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	3.17	31.91
2842625		1-4-2600-2015 - REC - EVENTS	AMAZON-LEEKFEST	64.03	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	7.07	71.10
6771440		1-4-2600-2015 - REC - EVENTS	AMAZON-LEEKFEST	33.57	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	3.71	37.28
3754602		1-4-2600-2015 - REC - EVENTS	AMAZON-LEEKFEST	22.37	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	2.47	24.84
5828248		1-4-7700-2010 - AHMIC - MATE	AMAZON-COAT TRACK, AI	145.79	
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	18.95	164.74
11066		1-4-2000-8000 - FD - CAPITAL	DRONE POINT-DRONE	3,602.13	



**THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN**  
**BY-LAW NO. 2025-**

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 located at Part Lot 21, Concession 9, Municipality of Magnetawan, District of Parry Sound (4944 030 00506901 Tot)

---

**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** Council has conducted a public meeting as required by Section 34(12) of the *Planning Act*, R.S.O. 1990, as amended and if changes have been made to this By-law following the Public Meeting, that no further notice is required;

**AND WHEREAS** the subject lands are located on an unopened road allowance matters herein are in conformity with the policies and designations contained in the Official Plan of the Municipality of Magnetawan as are currently in force and effect; and

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

1. **THAT** Schedule 'A-1' to Zoning By-law No. 2001-26 is hereby amended by rezoning the subject lands legally described as Part Lot 21, Concession 9, Municipality of Magnetawan, District of Parry Sound, from the Rural Residential (RR) Zone and the Rural Residential Exception Eight (RR-08) Zone, as shown on Schedule 'A' attached forming part of this By-law.
2. **THAT** Section 4.1.3 of Zoning By-law No. 2001-26 is hereby amended by the addition of the following:
  - 4.1.3.7 Notwithstanding the requirements of Section 4.12 of this By-law to the contrary, the following provisions will apply to the lands within the Rural Residential Exception Eight (RR-08) Zone in Part Lot 21, Concession 9, Municipality of Magnetawan, District of Parry Sound:
    - i. A hunt camp shall be permitted within the Rural Residential Exception Eight (RR-08) and;
    - ii. The Owner shall enter into a Limited Service Agreement with the Municipality of Magnetawan with respect to road access.

This By-Law shall become effective on the date it is passed by the Council of the Corporation of the Municipality of Magnetawan, subject to the applicable provisions of the *Planning Act*, R.S.O. 1990, as amended.

**READ A FIRST, SECOND, AND THIRD TIME**, passed, signed and the Seal of the Corporation affixed hereto, this 16<sup>th</sup> day of April, 2025.

Schedule "A"  
Croft Concession 9 Lot 21  
Municipality of Magnetawan  
District of Parry Sound



Lands to be rezoned from Rural Residential to Rural Residential Exception Eight (RR-08 )

This is Schedule 'A' to Zoning By-law 2025 - \_\_\_\_

Passed this \_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_

Mayor

\_\_\_\_\_

Clerk

**THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN**

**BY-LAW NO.**

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 located at Lot 24, Concession 10 Chapman, 42R21817, Municipality of Magnetawan, District of Parry Sound. (494401000223400)

---

**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** Council has conducted a public meeting as required by Section 34(12) of the *Planning Act*, R.S.O. 1990, as amended and if changes have been made to this By-law following the Public Meeting, that no further notice is required;

**AND WHEREAS** the matters herein are in conformity with the policies and designations contained in the Official Plan of the Municipality of Magnetawan as are currently in force and effect; and

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

1. **THAT** Schedule 'A-2', to Zoning By-law No. 2001-26 as amended, is further amended by zoning a portion of the lands legally described as Lot 24, Concession 10 Chapman 42R21817, Municipality of Magnetawan, District of Parry Sound, from the Rural (RU) Zone to the Rural Residential (RR) Zone, as shown on Schedule 'A' attached forming part of this By-law.

This By-Law shall become effective on the date it is passed by the Council of the Corporation of the Municipality of Magnetawan, subject to the applicable provisions of the *Planning Act*, R.S.O. 1990, as amended.

**READ A FIRST, SECOND AND THIRD TIME**, passed, signed and the Seal of the Corporation affixed hereto, this 16<sup>th</sup> day of April, 2025.

**THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN**

---

Sam Dunnett, Mayor

---

Kerstin Vroom, CAO/Clerk

# Schedule 'A'



Part of Lot 24, Concession 10  
Township of Magnetawan  
District of Parry Sound



Lands to be rezoned from Rural (RU) Zone  
to Rural Residential (RR) Zone

This is Schedule 'A' to Zoning By-law 2025-\_\_\_\_  
Passed this \_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



**THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN**  
**BY-LAW NO. 2025-**

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 a housekeeping zoning amendment that applies to all the lands within the Municipality.

---

**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** from time to time, the Municipality completes a housekeeping amendment to the Zoning By-law, as amended;

**AND WHEREAS** Council has conducted a public meeting as required by Section 34(12) of the *Planning Act*, R.S.O. 1990, as amended and if changes have been made to this By-law following the Public Meeting, that no further notice is required;

**AND WHEREAS** the matters herein are in conformity with the policies and designations contained in the Official Plan of the Municipality of Magnetawan as are currently in force and effect; and

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

1. **THAT** a new Section 3.14 be added to Zoning By-law No. 2001-26, as amended, to include the following and the sections numbers be revised as required:

**3.14**    *Minimum Dwelling Unit Size*

*Unless otherwise permitted in this Zoning By-law, the minimum size of any dwelling unit shall be 17.5 m<sup>2</sup> (188 ft<sup>2</sup>) and shall be subject to applicable approvals under the Ontario Building Code.*

2. **THAT** Section 3.1 g) iii) f) be added to Zoning By-law No. 2001-26, as amended, to include the following:

f)        *maximum projection of second storey decks of 4 metres (13ft) from any wall of a two-storey boathouse.*

*Guest Cabin*

3. **THAT** Section 3.1 k) be revised in Zoning By-law No. 2001-26, as amended, to remove the following:

*ii) no servicing (septic system or well) is located in the building*

4. **THAT** Section 3.13 be revised in Zoning By-law No. 2001-26, as amended, to remove the following:

**3.13 Minimum Distance Separation**

*No building shall be constructed in the rural and agricultural zoned which does not conform to the MDSI and MDSII Formulas as the Ministry of Agriculture Food and Rural Affairs unless the building or structure is proposed on an existing lot of record.*

*Setbacks for new dwellings constructed on lots created after the approval of this By-law, other than the lot containing the barn from barns containing livestock shall be required in conformity with the MDSI Formula.*

*New barns or expansions to existing barns shall require setbacks in conformity with the MDSII Formula.*

5. **THAT** Section 3.34 ii) be revised in Zoning By-law No. 2001-26, as amended, to include the following:

**3.34 Tiny Homes**

*A tiny home may be located on a Residential property in accordance with the following:*

- ii) *A tiny home shall not exceed - square meters (398 ft<sup>2</sup>);*

6. **THAT** Table 3(A), Table 3(B) and Section 3.34 iv), v) and vi) be removed from Zoning By-law No. 2001-26, as amended and the section numbers be revised as required.

7. **THAT** Section 3.34 vii) be revised in Zoning By-law No. 2001-26, as amended, to include the following:

- vii) *a tiny home must comply with all requirements of the Ontario Building Code; and*

8. **THAT** Section 4.5.1 be revised in Zoning By-law No. 2001-26, as amended, to include the following:

**4.5.1 Permitted Uses**

- i) *mobile home park*  
ii) *recreation facilities, commercial and service facilities and/or a community centre that will be accessory to the mobile home park and is intended to serve only the mobile home community*

9. **THAT** Section 4.5.3 be revised in Zoning By-law No. 2001-26, as amended, to include the following:

*4.5.3 No less than 10% of the total area of any mobile home park shall be devoted to common recreational areas and facilities, such as playgrounds, swimming pools, community building and pathways for pedestrian and cyclists. At least one principle common recreational area shall contain not less than 5% of the total area of the community.*

10. **THAT** Term 23 – Bed and Breakfast Establishment be revised in Zoning By-law No. 2001-26, as amended, to include the following:

*A single detached dwelling in which not more than three (3) guest rooms are used or maintained for the accommodation of the traveling or vacationing guests, in which the proprietor resides, supplying lodgings and meals for the guests.*

11. **THAT** Term 65 – Dwelling Unit be revised in Zoning By-law No. 2001-26, as amended, to include the following:

*A building or part of a building occupied or capable of being occupied, in whole or in part as the home, including a group of rooms used or designed or intended to be used by one or more persons as a single, independent and separate housekeeping establishment in which food preparation and sanitary facilities are provided for the exclusive use of such person or persons; and which has a private entrance from outside the building or from a common hallway inside the building.*

12. **THAT** Term 104 – Guest Cabin be revised in Zoning By-law No. 2001-26, as amended, to include the following:

*A single storey accessory structure which is not attached to the main dwelling on a lot which is maintained for the occasional accommodation of an individual or individuals where facilities for cooking and sanitation are not provided.*

13. **THAT** Term 199 – Recreational Dwelling be removed in Zoning By-law No. 2001-26, as amended, and that the terms be re-numbered as required.

14. **THAT** the Schedules to Zoning By-law No. 2001-26 as amended, be further amended by rezoning a portion of the subject lands located on Con 8 Lot 1 42R-4455 PT 1 42r-21335 PT 2 (Roll No. 4944 030 002 05012) from the Rural Residential (RR) Zone and the General Commercial Exception Two (CG-2) Zone to the Institutional (I) Zone [approximately 11 acres of land] and the General Industrial (MI) Zone [approximately 9.5 acres of land], as shown on Schedule 'A' attached forming part of this By-law.

Sections will be inserted based on revisions and renumbered as required.

This By-Law shall become effective on the date it is passed by the Council of the Corporation of the Municipality of Magnetawan, subject to the applicable provisions of the *Planning Act*, R.S.O. 1990, as amended.

**READ A FIRST, SECOND, AND THIRD TIME**, passed, signed and the Seal of the Corporation affixed hereto, this 16<sup>th</sup> day of April 2025.

**THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN**

\_\_\_\_\_  
Mayor

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

# Schedule 'A'



Part of Lot 1, Concession 8  
Township of Magnetawan  
District of Parry Sound



Lands to be rezoned to Institutional (I) Zone



Lands to be rezoned to General Industrial (M1) Zone

This is Schedule 'A' to Zoning By-law 2025-  
Passed this \_\_\_\_ day of \_\_\_\_, 2025

Mayor

Clerk

**THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN**

**BY-LAW 2025 -**

**BEING A BY-LAW TO PROVIDE FOR THE EXECUTION OF A LIMITED SERVICE AGREEMENT  
AGREEMENT WITH THE OWNER OF THE LANDS ROBESON HERRNSTEIN- LEGALLY DESCRIBED  
AS CROFT CON 4 LOT 13 MUNICIPALITY OF MAGNETAWAN  
ROLL NUMBER 4944 030 00409301**

---

**WHEREAS** the owner of the lands legally described as Spence Con 4 Lot 13, in the Municipality of Magnetawan applied for consent approval;

**AND WHEREAS** under 6.2 of the Municipality's Official Plan states Council may permit the development of lands 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.
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 16<sup>th</sup> day of April 2025.

**THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN**

---

Mayor

---

CAO/Clerk

## LIMITED SERVICE AGREEMENT

**THIS AGREEMENT** made in duplicate this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**BETWEEN:**

HERRNSTEIN, ROBESON MCGARY  
hereinafter called the "Owner(s)"

-and-

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

**WHEREAS** Section 34(5) of the *Planning Act, R.S.O. 1990* authorizes municipalities to enter agreements regarding use;

**AND WHEREAS** council for the granted a Zoning By-law Amendment (RS-41) for the lands owned by the Owner(s) in CROFT CON 4 PT LOT 13 in the Municipality of Magnetawan;

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

**NOWTHEREFORE, 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), 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. This Agreement shall be registered on title to the subject lands as provided for by Section 34(5) of the *Planning Act, R.S.O. 1990*, as amended, at the expense of the Owner(s).
3. 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**

4. The Owner(s) has applied for and received approval for a Zoning By-law Amendment on lands located in CROFT CON 4 PT LOT 21 having access by water.

### **PART C – LIMITED SERVICES**

5. The Owner(s) hereby acknowledges that access to the subject property is provided by water; and therefore, the subject lands are not provided municipal services such as snowplowing, road maintenance, fire services or garbage pick-up and, may not be eligible for service such as school bussing, mail service, policing and/or medical services or any other service.

6. 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).

#### **PART D – Administration**

7. 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.
8. The Owner(s) acknowledges that this Agreement is entered into under the provisions of Section 34(5) 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 441 of the *Municipal Act, S.O., 2001, c.25*, 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.
9. 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 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.
10. This Agreement shall enure to the benefit of and be binding upon the respective successors and assigns of each of the parties hereto.
11. 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.**

12. 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**

13. 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**

14. The Owner covenants and agrees with the Municipality, on behalf of 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**



15. The Owner acknowledges that the expenses of the Municipality arising out of the enforcement of this Agreement may be recovered as taxes under Section 441 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

\_\_\_\_\_  
HERRNSTEIN, ROBESON MCGARY

**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 AGREEMENT  
HERRNSTEIN, ROBESON MCGARY  
AND  
THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

CROFT CON 4 PT LOT 13

## THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

### BY-LAW NO. 2025 -

#### BEING A BY-LAW TO ADOPT A CODE OF CONDUCT FOR BUILDING OFFICIALS

---

**WHEREAS** Section 7.1 (2) of the Building Code Act, 1992, S.O. C 23, as amended, promotes appropriate standards of behaviour and enforcement actions by building officials in the exercise of power or performance of a duty;

**AND WHEREAS** Sections 8, 9 & 10 of the *Municipal Act 2001*, S.O. C 25 gives broad authority to Municipalities to enable them to govern their affairs as they consider appropriate and to enhance their ability to respond to Municipal issues.

**AND WHEREAS** the Council of the Corporation of the Municipality of Magnetawan deems it desirable to adopt a Code of Conduct policy to promote appropriate standards of honesty and integrity in the exercise of a power or the performance of a duty under the Building Code Act, 1992, S.O. C 23 by building officials;

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

#### 1.0 PURPOSE

The Code of Conduct applies to building officials appointed under the *Building Code Act* in the exercise of a power or the performance of a duty under the Building Code Act or Building Code. The purpose of this Code of Conduct is to promote appropriate standards of behaviour and enforcement actions to ensure building officials apply standards of honesty and integrity, and to prevent practices constituting an abuse of power including unethical or illegal practices.

#### 2.0 STANDARDS OF CONDUCT AND PROFESSIONALISM

Building Officials undertake to:

- a) Always act in the public interest, particularly with regard to the safety of building works and structures.
- b) Not to act where there may be or where there may reasonably appear to be a conflict between their duties to their employer, their profession, their peers and the public at large and their personal interests.
- c) Apply all relevant building by-laws, codes and standards appropriately and without favour.
- d) Perform their inspections and plan examination duties impartially and in accordance with the highest professional standards.
- e) At all times, abide by the highest moral and ethical standards and avoid any conduct which could bring or tend to bring Building Officials into disrepute.

- f) Comply with the provisions of the *Building Code Act*, the *Building Code*, and other Acts or Laws, which regulate or govern Building Officials or their functions.
- g) Not to act beyond their personal level of competence or outside their area or expertise.
- h) Maintain their knowledge and understanding of the best current building practices, the building laws and Codes relevant to their inspection and plan examination function.
- i) Extend professional courtesy to all.
- j) Adhere to the Municipality's Code of Conduct for its employees with relevant employment standards and corporate policies.

### **3.0 BREACHES OF THE CODE OF CONDUCT**

The Ontario Building Code Act provides that the performance of Building Officials will be measured against this Code of Conduct. The Municipal administration will review any allegations brought forward that the Code of Conduct has been breached. Disciplinary action arising from violations of this Code of Conduct is the responsibility of the Municipal employer and will be based on the severity and frequency of the violation in accordance with relevant employment standards and municipal policies.

### **4.0 PUBLIC NOTICE**

This Code of Conduct shall be brought to the attention of the public in the following manner:

- a) Posting on the Municipal Website
- b) Public viewing by attending the Municipal Office and requesting a copy.

### **5.0 EFFECTIVE DATE**

This By-law shall come into force and effect on the date of its passing

**READ A FIRST, SECOND, AND THIRD TIME**, passed, signed and the Seal of the Corporation affixed hereto, this 16th day of April 2025.

**THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN**

---

Mayor

---

CAO/Clerk

# THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

## BY-LAW NO. 2024-

### BEING A BY-LAW TO REGULATE AND PRESCRIBE FOR OPEN AIR FIRES WITHIN THE MUNICIPALITY OF MAGNETAWAN

---

**WHEREAS** pursuant to section 7.1 of the *Fire Protection and Prevention Act*, 1997, S.O. 1997, c. 4, as amended, a Council of a municipality may pass by-laws to regulate the setting of open-air fires, including establishing the times during which open air fires may be set;

**AND WHEREAS** pursuant to section 128 of the *Municipal Act*, 2001, c.25, s. 128 (1), as amended, permits a local municipality to prohibit and regulate with respect to public nuisances, including matters that, in the opinion of council, are or could become or cause public nuisances;

**AND WHEREAS:** pursuant to Part XII, section 391 of the *Municipal Act*, 2001, S.O. 2001, c. 25 without limiting sections 9, 10 and 11, those sections authorize a municipality to impose fees or charges on persons:

- (a) for services or activities provided or done by or on behalf of it;
- (b) for costs payable by it for services or activities provided or done by or on behalf of any other municipality or any local board; and
- (c) for the use of its property including property under its control. 2006, c. 32, Sched. A, s. 163 (1).

**AND WHEREAS:** pursuant to Part XIV, section 429, subject to subsection (4), of the *Municipal Act*, 2001, S.O. 2001, c. 25, a municipality may establish a system of fines for offences under a by-law of the municipality passed under this Act. 2006, c. 32, Sched. A, s. 184;

**AND WHEREAS** Section 434.1 (1) of the *Municipal Act*, S.O. 2001, c.25, as amended, a municipality may require a person to pay an administrative penalty for failing to comply with a By-Law of the municipality passed under this Act;

**AND WHEREAS:** pursuant to Part XIV, section 446, (1) if a municipality has the authority under this or any other Act or under a by-law under this or any other Act to direct or require a person to do a matter or thing, the municipality may also provide that, in default of it being done by the person directed or required to do it, the matter or thing shall be done at the person's expense. 2006, c. 32, Sched. A, s. 184;

(1) For the purposes of subsection (1), the municipality may enter upon land at any reasonable time. 2006, c. 32, Sched. A, s. 184.

(2) The municipality may recover the costs of doing a matter or thing under subsection (1) from the person directed or required to do it by action or by adding the costs to the tax roll and collecting them in the same manner as property taxes. 2006, c. 32, Sched. A, s. 184.

**AND WHEREAS** the Council of The Corporation of the Municipality of Magnetawan deems it expedient to regulate the setting of open fires, including establishing the times during which open air fires may be set;

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

**PART 1 - DEFINITIONS**

In this By-law:

**“By-Law Enforcement Officer”** means the Municipality of Magnetawan By-Law Enforcement Officer and/or his or her designate, and includes any other employee of the Municipality designated by Council to carry out duties specified in this By-law;

**“Campfire”** means a fire no larger than two (2) feet (61cm) by two (2) feet (61cm) or eight (8) cubic feet (0.26 cubic meters) in size;

**“Cooking and Warmth”** means a campfire for the purposes of cooking or warmth when no other means are available;

**“Chief Fire Official”** means the Fire Chief and/or his or her designate;

**“Council”** means the Council for The Corporation of the Municipality of Magnetawan;

**“Designate”** means any member of the Magnetawan Fire Department. Fire Chief, Deputy Fire Chief, Fire Prevention Officer, Captain or Firefighter;

**“Dwelling Unit”** means a building, structure or suite operated as a housekeeping unit, used or intended to be used as a domicile by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities;

**“Extinguish”** means to completely put out a fire and be cool to the touch;

**“Extreme”** (red on fire danger rating) means total fire ban, absolutely no burning of any kind. Fireworks prohibited;

**“Fire Ban”** means a period of time designated by the Chief Fire Official or their designate, where a total prohibition on all Open-Air Burning is in place. No burning or fireworks allowed at any time;

**“Fire Department”** means the Magnetawan Fire Department;

**“Fire Site/Pit”** means a fire burn area specifically designed for an open air fire;

**“Fireworks”** means consumer or commercial grade devices that explode or burn to produce visual or sound effects;

**“Flying Lanterns”** means a small hot air balloon or other device designed to carry an open flame as an airborne light, also known as sky lanterns, Chinese lanterns, wish lanterns, sky candle or fire balloon;

**"Fire Danger Rating"** are the four categories (low, moderate, high, extreme) of risk for forest/wildland fires. It is determined using the Fire Weather Index (FWI), an internationally used method for determining the risk of fires in open air. It uses factors such as the relative humidity, temperature, previous 24-hour rain amount, wind directions and wind speed in combination with the forest fuel type and loads;

**"Hazardous Materials"** includes, but is not limited to, materials with properties such as flammability, corrosiveness, inherent toxicity or is hazardous to human health or the environment;

**"High"** (orange on the fire danger rating) means no daytime burning is allowed. Campfires for cooking and warmth or socializing are permitted after 6pm and shall be totally extinguished no later 10 am;

**"Low"** (green on fire danger rating) means daytime burning allowed in compliance of this By-law;

**"Moderate"** (yellow on fire danger rating) means no daytime burning is allowed except for, a campfire for cooking and warmth only. All other fires shall be set after 6pm and shall be totally extinguished no later 10 am;

**"Non-Recreational Open-Air Burning"** or **"Non-Recreational Open-Air Burn"** means any open air burning that is not recreational and exceeds the definition of a Campfire;

**"Noxious Material"** includes, but is not limited to, petroleum products, tires, plastics, rubber products, drywall, construction waste (except clean wood products), tar, asphalt products, pressure-treated wood, creosote-treated wood, painted wood, and includes Hazardous Materials;

**"Open Air Burning"** or **"Open Air Burn"** means the burning of any material outside of a building, including but without limiting the generality of the foregoing, wood, cardboard, brush or yard waste, where the flame is not wholly contained and is, thereby, open to the air;

**"Owner"** means the registered owner of the land on which open air burning occurs, and includes a trustee acting on behalf of the registered owner, the estate of the registered owner, and a person with a leasehold interest in the land;

**"Recreational Open-Air Burning"** or **"Recreational Open-Air Burn"** means a small, controlled and contained fire for the purpose of cooking, warmth, or personal enjoyment;

**"Socializing"** refers to the act of gathering with others near a campfire, typically in a relaxed outdoor setting, to engage in conversation, share stories, play music, or participate in other activities;

**"Municipality"** means The Corporation of the Municipality of Magnetawan;

**"Yard Waste"** includes but is not limited to, grass, leaves, trees, brush trimmings, spent flowers, garden plants, weeds, pine needles, hay, straw, and sawdust.

## **PART 2 – GENERAL PROHIBITIONS**

2.1 No person and/or owner shall set or permit an open-air fire in the Municipality between the hours of 10:00 am and 6:00 pm from April 1<sup>st</sup> to October 31<sup>st</sup> (subject to fire danger rating) except for cooking and warmth as permitted and under Part 3 of this By-law.

2.2 No person and/or owner shall set or permit an open-air fire in the Municipality at any other time except as permitted under Parts 3, 4 and 5 of this By-law.

2.3 No person and/or owner shall set or permit an open-air fire in the Municipality during a Total Fire Ban. Notwithstanding the exceptions set out in Parts 3, 4, and 5 of this By-law, the Chief Fire Official may declare a total ban against open air fire when atmospheric conditions or local circumstances make such fires hazardous. Bans against open air fire shall be advertised through the Municipality of Magnetawan's website and Facebook page and fire danger rating signs throughout the fire service area.

2.4 No person and/or owner in the Municipality shall set or permit a flying lantern or any other device designed to carry an open flame as an airborne light, also known as sky lanterns, Chinese lanterns, wish lanterns, sky candles or fire balloon.

### **PART 3 – GENERAL EXEMPTIONS**

3.1 Barbeques used to cook shall be exempt from this By-law provided the following conditions are followed:

- a) the barbeques shall be supervised at all times
- b) the barbeques shall be place on non-flammable material; and
- c) the fuel is a commercially produced charcoal, briquette, or a flammable liquid commercially produced for the purpose of cooking, such as natural gas and propane gas.

3.2 Gas-fired Outdoor Devices (ULC or CSA certified) used for warmth or cooking shall be exempt from this By-law, provided such appliance is safe to operate and that it is not operated in such manner as to create a fire hazard.

3.3 With approval from the Chief Fire Official, this By-law shall not apply to fires set, started, or maintained in the course of activities undertaken by or on behalf of the Municipality by an employee or agent of the Municipality.

3.4 The Fire Department shall be exempt from the provisions of this by-law with respect to open air fire set or permitted for the purpose of educating and training individuals.

### **PART 4 – APPROVAL**

4.1 Approval under this Part is required for burning during prohibited times.

4.2 Notwithstanding any other provisions of this By-law, the Chief Fire Official may approve any open-air fire subject to the fire being adequately supervised, having an effective extinguishing agent or device of sufficient size and with the capability of extinguishing the fire immediately available, and any special conditions the Chief Fire Official may direct.



4.3 The Chief Fire Official may withdraw permission for and/or stop an open-air burn at any time if, in his or her opinion;

- a) the fire presents a fire hazard; or
- b) smoke produced by the fire is causing visibility concerns on roads in the area of the burn; or
- c) the weather has deteriorated and has become unfavorable for an open-air fire; or
- d) conditions attached to the granting of permission are not being adhered to; or
- e) this by-law is being contravened.

4.4 Upon the notification of the withdrawal of permission by the Chief Fire Official or designate, the person and/or the owner shall immediately extinguish the fire. If the person and/or the owner fails to immediately extinguish the fire upon such notification, the Chief Fire Official or designate may take action to have the fire extinguished, and the person and/or the owner may be held liable for any and all costs incurred by the Fire Department to extinguish the fire. Where applicable, such costs shall be calculated in accordance with the current fee by-law of the administering Municipality. In addition to the fire department costs, fines can also be laid against the owner or any person setting the fire.

#### **PART 5 – RECREATIONAL OPEN-AIR FIRE (campfires)**

5.1 Every person and/or owner, conducting, or permitting a recreational open-air burn shall abide by the Fire Danger Rating as defined.

5.2 Every owner shall ensure that all recreational open air burning on their land complies with this By-law

5.3 No person setting or permitting a recreational open-air fire shall burn materials other than commercially produced charcoal, briquettes or clean, dry, seasoned wood.

5.4 No person shall set or permit any recreational open-air fire in which any hazardous or noxious materials, kitchen garbage, household waste, construction materials, or materials made of/or containing rubber, plastics, treated wood or tar are burned.

5.5 Every person setting or permitting a recreational open-air fire shall confine the fire to either an open-air fire device or to a fire pit with a burn area no larger than two (2) feet (61 cm) by two (2) feet (61 cm) or 8 cubic feet (0.26 cubic meters) in size.

5.6 No person setting or permitting a recreational open-air fire shall burn wood having a dimension greater than the size of the open-air fire device or burn pit. All such fires shall be totally confined within the open fire device or fire pit or site at all times.

5.7 Every person setting or permitting a recreational open-air fire shall confine the fire to a location that provides for a minimum distance of 6 meters (19.5 feet) from any building or structure, combustible materials, overhead wires, or roadway.

5.8 Every person setting or permitting a recreational open-air fire shall confine the fire pit or site to a location that provides for a minimum distance of 6 meters (19.5 feet) in all directions from adjacent properties.

5.9 Every person setting or permitting a recreational open-air fire shall take all reasonable steps to ensure that adjacent properties and individuals are protected from any fire hazard and are not adversely affected by the products of combustion (size of fire and smoke).

5.10 Every person setting or permitting a recreational open-air fire shall ensure the fire site is attended, controlled, and supervised at all times by a competent adult and that the fire is completely extinguished before the fire site is vacated.

5.11 Every person setting or permitting a recreational open-air fire shall have immediately available for use an effective extinguishing agent or device of sufficient size and with the capability of extinguishing the fire.

5.12 Every person setting or permitting a recreational open-air fire shall take any other precautions as may be reasonably necessary to prevent the fire from getting beyond control, causing damage, or becoming a danger to life and/or property. Adequate water, shovels, rakes or any other machinery that can assist in containing a fire, should it get beyond its origin, shall be immediately available.

5.13 No person shall set or permit a recreational open-air fire when the wind speed exceeds 20 kilometers per hour, or at times when a smog alert for any area of the Municipality has been declared by the Ministry of the Environment for Ontario.

5.14 No person shall set or permit a fire in open air if the Chief Fire Official or the Ministry of Natural Resources has declared a total fire ban due to atmospheric conditions or local circumstances make such fires hazardous.

5.15 If the Fire Department attends at a recreational open-air fire to respond to public safety concerns due to fire hazard, whether in response to a complaint or otherwise, the Chief Fire Official or Designate has the discretion to order the fire extinguished and/or brought into compliance with this By-law and this order shall be final. Any person and/or owner setting or permitting such fire shall comply with the order of the Chief Fire Official. If the person and/or the owner fails to comply as directed, the Chief Fire Official may take action to have the fire extinguished or otherwise brought into compliance, and that person and/or the owner may be held liable for any and all costs incurred by the Fire Department to extinguish the fire or bring it into compliance. Where applicable, such costs shall be calculated in accordance with the Fees and Charges By-law. In addition to the fire department costs, fines can also be laid against the owner or any person setting the fire.

## **6.0 Non-Recreational Open-Air Burning**

6.1 Every person and/or owner, conducting, or permitting a non-recreational open-air burn shall abide by the Fire Danger Rating as defined.

6.2 Every owner shall ensure that all non-recreational open air burning on their land complies with this By-law.

6.3 Every person and/or owner setting, conducting, or permitting a non-recreational open-air burn shall burn only clean, dry seasoned wood or yard waste as defined in the By-law.

6.4 No person and/or owner shall set, conduct, or permit any non-recreational open-air burn in which kitchen garbage, construction materials or materials made of/or containing rubber, plastic, or tar, hazardous materials, or noxious materials are burned.

6.5 No person and/or owner shall set, conduct, or permit a non-recreational open-air burn if burn pile is greater than two and a half (2.5) meters (10 ft.) in diameter and two and a half (2.5) meters (6.5ft.) in height.

6.6 Every person and/or owner setting, conducting, or permitting a non-recreational open-air burn shall confine the fire to a location that provides for a minimum distance of fifteen (15) meters (50 ft) from any building or structure, combustible materials, overhead wires, or roadway.

6.7 Every person and/or owner setting or permitting a non-recreational open-air fire shall confine the fire pit or site to a location that provides for a minimum distance of fifteen (15) meters (50 ft) in all directions from adjacent properties.

6.8 Every person and/or owner setting, conducting, or permitting a non-recreational open-air burn shall take all reasonable steps to ensure that adjacent properties and individuals are protected from any fire hazard and are not adversely affected by the products of combustion (size of fire and smoke).

6.9 Every person and/or owner setting or permitting a non-recreational open-air fire shall ensure the fire site is attended, controlled, and supervised at all times by a competent adult and that the fire is completely extinguished before the fire site is vacated.

6.10 Every person and/or owner setting or permitting a non-recreational open-air fire shall have immediately available for use an effective extinguishing agent or device of sufficient size and with the capability of extinguishing the fire.

6.11 Every person and/or owner setting or permitting a non-recreational open-air fire shall take any other precautions as may be reasonably necessary to prevent the fire from getting beyond control, causing damage, or becoming a danger to life and/or property. Adequate water, shovels, rakes or any other machinery that can assist in containing a fire, should it get beyond its origin, shall be immediately available.

6.12 No person and/or owner shall set or permit a non-recreational open-air fire when the wind speed exceeds 20 kilometers per hour, or at times when a smog alert for any area of the Municipality has been declared by the Ministry of the Environment for Ontario.

6.13 No person and/or owner shall set or permit a fire in open air if the Chief Fire Official or the Ministry of Natural Resources has declared a total fire ban due to atmospheric conditions or local circumstances make such fires hazardous.

6.14 If the Fire Department attends at a non-recreational open-air fire to respond to public safety concerns due to fire hazard, whether in response to a complaint or otherwise, the Chief Fire Official or Designate has the discretion to order the fire extinguished and/or brought into compliance with this By-law and this order shall be final. Any person and/or owner setting or permitting such fire shall comply with the order of the Chief Fire Official. If the person and/or the owner fails to comply as directed, the Chief Fire Official may take action to have the fire extinguished or otherwise brought into compliance, and that person and/or the owner may be held liable for any and all costs incurred by the Fire Department to extinguish the fire or bring it into compliance. Where applicable, such costs shall be calculated in accordance with the Fees and Charges By-law. In addition to the fire department costs, fines can also be laid against the owner or any person setting the fire.

#### **PART 7 – RESPONSE TO COMPLAINTS**

7.1 The Chief Fire Official, designate, or By-Law Enforcement Officer may give an owner or a person setting or permitting an open-air fire a verbal notice of remedy and require immediate action or other means of remediation, where in the sole discretion of either there is an immediate risk to public health or safety.

7.2 When the Fire Department is dispatched to a fire due to a fire hazard created by an open-air fire, whether upon a complaint or notification of a prohibited open-air fire not authorized under this By-law or otherwise, the Chief Fire Official or designate can order the owner or person setting or permitting the fire to immediately extinguish the fire.

7.3 Any owner or person setting or permitting an open-air fire shall extinguish the fire when ordered to do so by the Chief Fire Official or designate. If such owner or person fails to immediately extinguish the fire upon such notification, the Chief Fire Official or designate may take action to have the fire extinguished, and the owner and/or the person setting or permitting the fire may be held liable for any and all costs incurred by the Fire Department to extinguish the fire. Where applicable, such costs shall be calculated in accordance with the Fire Fees By-law. In addition to the fire department costs, fines can also be laid against the permit holder, owner or any person setting the fire.

#### **PART 8 – RIGHT OF ENTRY**

8.1 The Chief Fire Official, designate or By-Law Enforcement Officer may enter upon lands or into structures at any reasonable time to inspect the land to determine whether an open-air fire is being set or permitted in accordance with this By-law.

8.2 The Chief Fire Official, designate or By-Law Enforcement Officer may enter upon lands or into structures at any reasonable time to inspect barbecues, fire pits/sites, or open-air fire devices that are being used or can be used for open air fire to determine whether such things are in compliance with this By-law.

8.3 The Chief Fire Official, designate or By-Law Enforcement Officer may enter upon lands or into structures at any reasonable time to direct or require that a matter or thing be done, and in

default of that matter or thing being done, to do such matter or thing in accordance with this By-law.

8.4 A person exercising a power of entry on behalf of the Municipality under this By-law may be accompanied by any person under his or her direction.

8.5 A person exercising a power of entry on behalf of the Municipality under this By-law must, on request, display or produce proper identification.

#### **PART 9 - REMEDIATION**

9.1 The Chief Fire Official, designate, or By-law Enforcement Officer is authorized to order any person to extinguish any fire or to cause such a fire to be extinguished when there is a breach of any of the provisions of this By-law or where, in his or her sole discretion, there is a danger of such fire spreading or otherwise endangering life or property and the owner or person setting the fire shall comply with any such order.

9.2 Where an owner is in default of doing any matter or thing directed or required to be done under this By-law, The Chief Fire Official, designate or By-law Enforcement Officer may direct such matter or thing to be done at the owner's expense.

9.3 The Municipality may recover the remedial action costs incurred by action, or by adding them to the tax roll and collecting them in the same manner as taxes in accordance with section 446 of the *Municipal Act*.

9.4 Prior to recovering remedial costs under section 8.3, the Municipality may invoice owners requesting voluntary payment of those remedial costs.

#### **PART 10 – OFFENCES AND PENALTIES**

10.1 Every person and/or owner who contravenes any of the provisions of this By-law is guilty of an offence and is subject to the set fines and/or administrative monetary penalties.

Every person who violates any provision of this By-law or causes or permits a violation shall be guilty of an offence and may be subject to fees under the Administrative Monetary Penalties By-law and/or fined as per the current Fees and Charges By-law.

10.2 Every person and/or owner who is convicted of an offence under this By-law shall be subject to a fine of not more than Five Thousand Dollars (\$5,000.00) for each offence. Such fines shall be recoverable under the Provincial Offences Act, R.S.O. 1990, c. P.22, as amended.

10.3 The provisions of this By-law may be enforced pursuant to the provisions of the Provincial Offences Act, R.S.O. 1990, c. P.33 as amended, and where any provision of this By-law is contravened and a conviction entered, in addition to any other remedy and to any other penalty the person convicted may also be prohibited from continuing or repeating the offence in accordance with the provisions of section 442 of the *Municipal Act*.

#### **PART 11 – OBSTRUCTION**

11.1 No person shall hinder or obstruct, or attempt to hinder or obstruct, any person exercising a power or performing a duty under this By-law.

11.2 Any person who has been alleged to have contravened any of the provisions of this By-law, shall identify themselves to the Chief Fire Official, designate or By-Law Enforcement Officer upon request, failure to do so shall be deemed to have obstructed or hindered the Chief Fire Official, designate or By-Law Enforcement Officer in the execution of his/her duties.

#### **PART 12 – MUNICIPALITY NOT LIABLE**

12.1 The Municipality assumes no liability for property damage or personal injury resulting from remedial action or remedial work undertaken with respect to any person or property that is subject of this By-law.

#### **PART 13 – VALIDITY AND SEVERABILITY**

13.1 Should any section, subsection, clause, paragraph, or provision of this bylaw be declared by a Court of competent jurisdiction to be invalid or unenforceable, the same shall not affect the validity of the enforceability of any other provision of this By-law, or of the By-law as a whole.

#### **PART 14 – SEPARATE OFFENCE**

14.1 For the purpose of this by-law, each event, complaint, or call shall be deemed to be a separate offence.

#### **PART 15 – SHORT TITLE**

15.1 The short title of this by-law is the “Open Air Burning By-law”.

#### **PART 16 - REPEALED**

16.1 By-law No. 2024-19 and any previously conflicting Bylaws are hereby repealed.

#### **PART 17 - FORCE AND EFFECT**

17.1 This By-law comes into effect on the date of its passing.

**READ A FIRST, SECOND, AND THIRD TIME**, passed, signed and the Seal of the Corporation affixed hereto, this 16th day of April 2025.

**THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN**

\_\_\_\_\_  
Mayor

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



**MUNICIPALITY OF MAGNETAWAN**  
**PART 1 PROVINCIAL OFFENCES ACT**  
**By-law Number 2025-**  
**SCHEDULE "A"**  
**Open Air Burning By-law**

<b>Item #</b>	<b>Short Form Wording</b>	<b>Provision Creating Or Defining Others</b>	<b>Set Fine</b>
1	Set or permit open air fire during prohibited hours	2.1	\$300.00
2	Set or permit open air fire contrary to general prohibition	2.2	\$500.00
3	Burning during total fire ban	2.3	\$500.00
4	Set or permit a flying lantern	2.4	\$300.00
5	Failure to extinguish fire otherwise allowed under approval when ordered to do so	4.4	\$500.00
6	Failure to abide by fire danger rating recreational fire	5.1	\$300.00
7	Failure by owner to ensure compliance during recreational fire	5.2	\$500.00
8	Recreational burning of materials not permitted	5.4	\$500.00
9	Recreational burning in pit larger than permitted	5.5	\$300.00
10	Recreational fire of oversized wood	5.6	\$300.00
11	Recreational fire within 6 meters (19.5 ft.) of combustible structure	5.7	\$300.00
12	Recreational fire within 6 meters (19.5 ft.) of adjacent property	5.8	\$300.00
13	Recreational fire adversely affecting other persons	5.9	\$300.00
14	Failure to supervise recreational burning	5.10	\$300.00
15	Recreational fire without extinguishing provisions and devices	5.11	\$300.00
16	Failure to take reasonable precautions during recreational fire	5.12	\$300.00
17	Recreational fire during high winds or during smog advisory	5.13	\$300.00
18	Failure to extinguish fire or comply during recreational fire	5.15	\$500.00
19	Failure to abide by fire danger rating non-recreational fire	6.1	\$500.00
20	Failure by owner to ensure compliance during non-recreational fire	6.2	\$500.00
21	Non-recreational burning of materials not permitted	6.4	\$500.00
22	Non-recreational fire pile larger than permitted	6.5	\$300.00
24	Non-recreational fire within 15 meters (50 ft.) of combustible structure	6.6	\$300.00
25	Non-recreational fire within 15 meters (50 ft.) of adjacent property	6.7	\$300.00

26	Non-recreational fire adversely affecting other persons	6.8	\$300.00
27	Failure to supervise non-recreational burning	6.9	\$300.00
28	Non-recreational fire without extinguishing provisions and devices	6.10	\$300.00
29	Failure to take reasonable precautions during non-recreational fire	6.11	\$300.00
30	Non-recreational fire during high winds or during smog advisory	6.12	\$300.00
31	Failure to extinguish fire or comply during non-recreational fire	6.14	\$500.00
32	Failure to extinguish fire when ordered to do so	7.3	\$500.00
33	Hinder or obstruct any person exercising a power or performing a duty under this By-law	11.1	\$500.00

**Note: The general penalty provision for the offences listed above is Section 10 of this By-law 2025 , a certified copy of which has been filed.**





**The Corporation of the Municipality of Magnetawan  
FEES, CHARGES, FINES, AMPS By-law 2024-19  
Open Air Burning By-law  
Schedule "B"**

Item #	Short Form Wording	Provision Creating Or Defining Others	Set Fine
1	Set or permit open air fire during prohibited hours	2.1	\$300.00
2	Set or permit open air fire contrary to general prohibition	2.2	\$500.00
3	Burning during total fire ban	2.3	\$500.00
4	Set or permit a flying lantern	2.4	\$300.00
5	Failure to extinguish fire otherwise allowed under approval when ordered to do so	4.4	\$500.00
6	Failure to abide by fire danger rating recreational fire	5.1	\$300.00
7	Failure by owner to ensure compliance during recreational fire	5.2	\$500.00
8	Recreational burning of materials not permitted	5.4	\$500.00
9	Recreational burning in pit larger than permitted	5.5	\$300.00
10	Recreational fire of oversized wood	5.6	\$300.00
11	Recreational fire within 6 meters (19.5 ft.) of combustible structure	5.7	\$300.00
12	Recreational fire within 6 meters (19.5 ft.) of adjacent property	5.8	\$300.00
13	Recreational fire adversely affecting other persons	5.9	\$300.00
14	Failure to supervise recreational burning	5.10	\$300.00
15	Recreational fire without extinguishing provisions and devices	5.11	\$300.00
16	Failure to take reasonable precautions during recreational fire	5.12	\$300.00
17	Recreational fire during high winds or during smog advisory	5.13	\$300.00
18	Failure to extinguish fire or comply during recreational fire	5.15	\$500.00
19	Failure to abide by fire danger rating non-recreational fire	6.1	\$500.00
20	Failure by owner to ensure compliance during non-recreational fire	6.2	\$500.00
21	Non-recreational burning of materials not permitted	6.4	\$500.00
22	Non-recreational fire pile larger than permitted	6.5	\$300.00
24	Non-recreational fire within 15 meters (50 ft.) of combustible structure	6.6	\$300.00
25	Non-recreational fire within 15 meters (50 ft.) of adjacent property	6.7	\$300.00
26	Non-recreational fire adversely affecting other persons	6.8	\$300.00

27	Failure to supervise non-recreational burning	6.9	\$300.00
28	Non-recreational fire without extinguishing provisions and devices	6.10	\$300.00
29	Failure to take reasonable precautions during non-recreational fire	6.11	\$300.00
30	Non-recreational fire during high winds or during smog advisory	6.12	\$300.00
31	Failure to extinguish fire or comply during non-recreational fire	6.14	\$500.00
32	Failure to extinguish fire when ordered to do so	7.3	\$500.00
33	Hinder or obstruct any person exercising a power or performing a duty under this By-law	11.1	\$1000.00

**Fees, fines, penalties, and/or charges as Schedule "B" attached for 2025 are to be incorporated into the Current Fees and Charges By-law. Any changes to Schedule "B" will be made during the annual updating of the Fees and Charges By-law and will be contained therein.**

# THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

## BY-LAW NO. 2025 -

### Being a By-law to set tax ratios for municipal purposes and levy the rates of taxation for the year 2025

**WHEREAS** Section 308 (4) of the *Municipal Act, 2001, S.O 2001, C.25*, as amended, provides that a single-tier municipality shall pass a by-law in each year to establish the tax ratios for that year for the municipality.

**AND WHEREAS** it is necessary for the Council of the Municipality of Magnetawan pursuant to the *Municipal Act, 2001, S.O. , c.25*, as, amended, to raise certain sums for the 2025 taxation year.

**AND WHEREAS** all property assessment rolls on which the 2025 taxes are to be levied have been returned and revised pursuant to the provision of the *Assessment Act* subject to appeals at present before the District Court and the Ontario Municipal Board;

**AND WHEREAS** “Residential Assessment”, “Commercial Assessment”, “Industrial Assessment”, “Landfill Assessment”, “Farmland Assessment” and “Managed Forest Assessment”, as defined in the *Assessment Act* as amended by the *Fair Municipal Finance Act, 1997* and further amended by Regulations, have been determined on the basis of the property assessment rolls;

**AND WHEREAS** the tax rates on the aforementioned property classes and property sub-classes have been calculated pursuant to the provisions of the *Municipal Act, 2001, S.O. c.25*, as amended and in the manner outlined;

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

**1. THAT the following tax ratios shall apply for the taxation year 2025:**

Residential property class	1.000000
Multi-residential property class	2.000000
Commercial occupied property class	1.150588
Commercial vacant units property class	0.805412
Industrial occupied property class	1.099934
Industrial vacant units property class	0.714957
Landfill class	6.607119
Farm property class	0.250000
Managed forest property class	0.250000
Aggregate Extraction	0.895023

2. **THAT** for the purpose of this By-law, the commercial property class includes all commercial office property, shopping centre property, and parking lot property, and the industrial property class includes all large industrial property.

3. **THAT** the 2025 current municipal budget be adopted in the following amounts:

Expenditures	Municipal	\$ 15,349,661
Public/Separate	Education	<u>\$ 1,163,440</u>
<b>TOTAL:</b>		<b>\$16,513,101</b>
Revenue		\$ 8,991,455
Taxation	General Portion	\$ 6,358,206
Taxation	School Portion	<u>\$ 1,163,440</u>
<b>TOTAL:</b>		<b>\$16,513,101</b>

2) **THAT** for the year 2025, the Municipality of Magnetawan shall levy the following rates of taxation per current value assessment:

**MAP DIVISION 010, 030, 040 (former Chapman, Croft, Spence):**

<b>Residential/Farm Assessment:</b>	Education	0.00153000
	General	<u>0.00851053</u>
	<b>TOTAL:</b>	<b>0.01004053</b>

<b>Commercial Assessment Occupied:</b>	Education	0.00709582
	General	<u>0.00979211</u>
	<b>TOTAL:</b>	<b>0.01688793</b>

<b>Commercial Assessment Vacant:</b>	Education	0.00709582
	General	<u>0.00685448</u>
	<b>TOTAL:</b>	<b>0.0139503</b>

<b>Commercial Assessment Excess Land</b>	Education	0.00709582
	General	<u>0.00685448</u>
	<b>TOTAL:</b>	<b>0.0139503</b>

<b>Industrial Assessment Occupied:</b>	Education	0.00880000
	General	<u>0.00936102</u>
	<b>TOTAL:</b>	<b>0.01816102</b>

<b>Industrial Assessment Vacant:</b>	Education	0.00880000
	General	<u>0.00608466</u>
	<b>TOTAL:</b>	<b>0.01488466</b>

<b>Landfill Assessment:</b>	Education	0.00880000
	General	<u>0.05623008</u>

	<b>TOTAL:</b>	<b>0.06503008</b>
<b>Farmland Assessment:</b>	Education	0.00038250
	General	<u>0.00212763</u>
	<b>TOTAL:</b>	<b>0.00251013</b>
<b>Managed Forest Assessment:</b>	Education	0.00038250
	General	<u>0.00212763</u>
	<b>TOTAL:</b>	<b>0.00251013</b>
<b>Aggregate Extraction:</b>	Education	0.00511000
	General	<u>0.00761712</u>
	<b>TOTAL:</b>	<b>0.01272712</b>

**MAP DIVISION 020 (Village of Magnetawan):**

<b>Residential/Farm Assessment:</b>	Education	0.00153000
	General	0.00851053
	Special Area Rate	<u>0.00121511</u>
	<b>TOTAL:</b>	<b>0.01125564</b>
<b>Multi Residential Assessment:</b>	Education	0.00153000
	General	0.01702106
	Special Area Rate	<u>0.00243022</u>
	<b>TOTAL:</b>	<b>0.02098128</b>
<b>Commercial Assessment Occupied</b>	Education	0.00709582
	General	0.00979211
	Special Area Rate	<u>0.00139809</u>
	<b>TOTAL:</b>	<b>0.01828602</b>
<b>Commercial Assessment Vacant</b>	Education	0.00709582
	General	0.00685448
	Special Area Rate	<u>0.00097866</u>
	<b>TOTAL:</b>	<b>0.01492896</b>
<b>Commercial Assessment Excess Land</b>	Education	0.00709582
	General	0.00685448
	Special Area Rate	<u>0.00097866</u>
	<b>TOTAL:</b>	<b>0.01492896</b>
<b>Farmland Assessment</b>	Education	0.00038250
	General	0.00212763
	Special Area Rate	<u>0.00030378</u>
	<b>TOTAL:</b>	<b>0.00281391</b>

Note: Special Area Costs for Map Division 020 consist of Garbage Collection and Recycling Pick-Up

- 3) **THAT** the real property taxes imposed pursuant to the provision of this by-law shall become due and payable on September 24, 2025 and November 24, 2025.

**A penalty shall be charged as follows: 1.25% on the first day of default plus an additional 1.25% on the first day of every calendar month thereafter in which the taxes remain unpaid.**

- 4) **THAT** the Treasurer/Tax Collector of the Corporation of the Municipality of Magnetawan shall mail or cause to be mailed to the address of the residence or place of business of each property or person a notice specifying the amount of taxes payable by such person(s) pursuant to the provisions of the by-law.

- 5) **THAT** the Treasurer/Tax Collector is hereby authorized to accept part payment from time to time on account of any taxes which have become due pursuant to this by-law.

For payments in lieu of taxes due to the Municipality of Magnetawan under the *Municipal Act, 2001, S.O., c.25*, as amended, the actual amount due to the Municipality of Magnetawan will be based on the assessment rolls and the municipal rates of taxation for the year 2025.

- 6) **THAT** the 2025 municipal budget outlined on the attached Appendix 'A' be and is hereby adopted and forming part of this by-law.

- 7) **THAT** this by-law takes effect on the date adopted.

**READ A FIRST, SECOND, AND THIRD TIME**, passed, signed and the Seal of the Corporation affixed hereto, this 16<sup>th</sup> day of April, 2025.

**THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN**

---

Mayor

---

CAO/Clerk, Kerstin Vroom

**THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN**

**BY-LAW NO. 2025-**

**Being a By-law to confirm the proceedings of Special Meeting of Council April 4, 2025, and Meeting of Council April 16, 2025**

---

**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(s) 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 16th day of April 2025.

**THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN**

---

Mayor

ON DESK APRIL 16, 2025

Dear Municipality of Magnetawan Council Members,

The Cecebe Waterway Association (CWA) would like to express concerns regarding the proposed policy for docks on unopened road allowances. Numerous individuals, both members and non-members, have reached out to voice their opinions on this matter.

We request that the council of Magnetawan reconsider the policy. We believe it may not align with the interests of the broader community. It is important to protect our environment, including lands and waterways, to ensure they remain healthy for future generations. There are concerns about the potential for pollution, particularly if non-residents gain access to shorelines where they may not have a personal stake in preservation efforts.

Additionally, accessing construction sites with equipment and materials may disturb previously undisturbed lands and waterways. The impact on wildlife and their habitats should be carefully considered. Increased boat traffic and noise could also affect the enjoyment of current waterfront property owners.

The draft policy does not explicitly address pollution liability insurance. Pollution is not covered under general liability insurance policies. This omission raises concerns about the potential environmental impact and who would be responsible for any necessary cleaning and restoration efforts. This dock policy is facilitating enhanced and purposeful human traffic on public lands, and all inherent pollution that comes with that traffic.

We'd urge you to consider the municipality's liability in the unfortunate event that there is injury or death. Any administrative negligence could result in the municipality being ultimately responsible.

How would the municipality handle disputes, whereby members of the public are seeking to travel on the unopened road allowance, while construction is underway, or dock materials are creating an obstacle? Wouldn't the dock itself be an obstacle to those who currently travel the shoreline; perhaps by kayak or canoe?

The municipality has already established waterway access for the public to enjoy. The new policy benefits, disproportionately, stakeholders that are proxy to the dock construction sites, with little, or no further benefit to the broader community. Further emphasizing this, is the language chosen for the erected sign requirement, which could easily be mis-interpreted as a non-public access point.

We would like to remind the council, that unopened road allowances already have a designated purpose. Where that purpose is not being fulfilled, it is being preserved until such time. The CWA has heard from their members, and they are overwhelmingly happy with the current state of preservation. In contrast, we have not heard from a single member who supports enacting this policy.

This policy comes at a significant cost to our community and environment. We urge the Municipality to reconsider this policy, and bring the welfare of all to the forefront of your consideration.

Sincerely,

Justin Wasielewski, CPA, CMA  
Cecebe Waterway Association (President)



**Alex Ciccone**  
9 Norwich St. W  
Guelph, ON N1H 2G8  
Telephone: 519.837.0500  
Fax: 519.763.2204  
[aciccone@garrodickfield.ca](mailto:aciccone@garrodickfield.ca)  
**File No: 12357**

**VIA ELECTRONIC MAIL**

April 14, 2025

**Mayor Sam Dunnett and Members of Council**, Municipality of Magnetawan  
4304 Hwy 520, PO Box 70  
Magnetawan, ON P0A 1P0

Dear Mayor Dunnett and Members of Council:

**RE: Proposed Dock Policy on Unopened Road Allowances**

We are the lawyers for Mr. Michael Henley, who owns a cottage on Lake Cecebe in the Municipality of Magnetawan (the “**Municipality**”) and are writing with respect to the Municipality’s proposed policy to permit docks on unopened road allowances (the “**Proposed Dock Policy**”).

By this letter we are writing to set out significant concerns with the Proposed Dock Policy, and are requesting that Municipality of Magnetawan Council (“**Council**”) make a decision to not implement this policy.

In the alternative, if Council wants to further consider the Proposed Dock Policy, it should be deferred to a later Council date to get additional information, as outlined below.

This letter will provide the relevant Background (**Section 1**); set out our client’s concerns with the Proposed Dock Policy (**Section 2**); and provide a summary of our request to Council (**Section 3**).

**1. Background - Proposed Dock Policy**

We have reviewed the legal opinion provided by Ed Veldboom to the Municipality dated February 28, 2025, along with the Draft Access Agreement and Draft License Agreement for the Proposed Dock Policy.

The Proposed Dock Policy would allow private individuals or corporations to make an application to use an unopened road allowance owned by the Municipality to build privately-owned docks throughout the Municipality.

Permitting privately-owned docks built upon publicly owned unopened road allowances, spanning municipally-owned land (i.e. on the shore) and Provincially owned land (i.e. within the water) requires navigating a complex set of legislative requirements and common law principles. It is likely for this reason that the Municipality retained Mr. Veldboom to provide a legal opinion

on this complex issue, including whether the Municipality would be permitted to rent boat slips from these type of docks, or grant exclusive use to these docks on unopened road allowances.

The legal opinion includes the following conclusions:

1. The Municipality has the jurisdiction to allow privately constructed docks to be built on unopened road allowances;
2. Neither the person who constructs that dock, nor the Municipality can profit from the use of the dock;
3. While the Municipality could provide for exclusive use of portions of the road allowance, the portion of the dock over Provincial land (for simplicity: the floating portion of the dock) cannot be restricted as the Municipality has no jurisdiction over it; and
4. The Municipality has policies that strongly discourage the closure of road allowances which eliminate the public access to a waterbody, including section 6.7 of the Municipality's Official Plan.

Section 6.7 of the Municipality's Official Plan reads as follows:

**6.7 ROAD ALLOWANCES**

*The Municipality will not stop up or sell unmaintained road allowances where there is any possibility that there is a potential future public use for the lands. Road allowances leading to water will not be sold to abutting property owners unless there is other public access to the water in the immediate area. The sale of lakeshore road allowances may be permitted by the Municipality where there are no environmental, cultural, or other public interests that may be affected by the sale of these lands.*

The Municipality has prepared a Draft License Agreement for the placement of docks on unopened road allowances and a Draft Access Agreement between the Licensee who intends to construct the dock, and the Municipality.

**2. Concerns with Proposed Dock Policy**

My client, along with the Cecebe Waterway Association, has a number of concerns with the Proposed Dock Policy and the agreements as follows:

- A. The Proposed Dock Policy does not conform with the Municipality's Official Plan;
- B. It will lead to nuisance impact on cottage owners (noise, pollution);
- C. Parking Impacts, Liability Insurance, and By-law Enforcement;
- D. It will significantly impact property values; and
- E. It will lead to private entities benefitting from, and profiting from, docks on property they do not own, at the expense of residents within the Municipality.

These concerns are set out in further detail below.

a. Conformity with the Municipality's Official Plan

As outlined above, section 6.7 of the Municipality's Official Plan prohibits the closure or sale of unopened road allowances outright, and only permits closure or sale in certain limited circumstances. The intent of policy 6.7 is to prevent the Municipality from limiting access to a lake, and preventing any environmental, cultural or other public interest impacts.

The Proposed Dock Policy would allow private individuals or corporations to build a dock on publicly-owned land, which is not in the public interest, and does not conform with section 6.7 of the Official Plan.

Many of these unopened road allowances run adjacent to existing residential waterfront lots, and in some circumstances separate the waterfront lot from the water itself. To allow a private entity to build docks in these areas would run contrary to the public interest and significantly impact the families who own these residential properties.

Individuals purchased these properties as their primary dwellings or as cottages for their families, with the intent to enjoy the waterfront and their properties absent private docks with significant throughfare immediately adjacent to, or in front of, their waterfront lots.

For these reasons it is our opinion that the Proposed Dock Policy does not conform with the intent of the Municipal Official Plan.

b. Nuisance Impacts

Magnetawan is largely a cottage community, with many residences built on waterfront lots. The Municipality enjoys a well-earned reputation as one of the most beautiful, tranquil and natural waterfront communities in all of Ontario.

Residents purchase waterfront properties to experience this peaceful cottaging culture, and the Proposed Dock Policy will undermine and undo the very reasons that residents purchase property in the Municipality in the first place.

The outcomes of the privatization of public property along with the commercialization of the cottage/waterfront experience is a known risk in Ontario. Historical cottage communities further south of Magnetawan in the Muskokas are seeing the impacts of commercialization today.

The Proposed Dock Policy would allow an unlimited number of individuals to use these privately-constructed docks once built. In addition, the current Draft agreements have no limit on the size of a dock.

The unfortunate owners of waterfront properties who are adjacent to an unopened road allowance with a private-dock will be subjected to countless boat users coming in and out of the water, where for the entire history of their property all that existed was a natural waterfront.

These limitless users create noise impacts, and both terrestrial and aquatic environmental impacts. From a noise perspective, cottagers who previously enjoyed a quiet waterfront will now be subject to motorboats docking, loading and unloading right at their property line. From an environmental perspective, constructing and accessing these new docks will impact terrestrial and aquatic habitat, will require tree and vegetation removal, and will make a previously natural space into a commercial space. This is not what residents signed up for when they purchased quiet waterfront lots.

The presence of a dock (of unknown size) along with the required removal of trees and vegetation will significantly impact the visual appeal of the lake, both from the perspective of cottage owners looking toward the lake, and from the perspective of people on the lake, looking at the shoreline.

Lastly, the construction of these docks will impact the privacy that waterfront lot owners have enjoyed, and paid for through the purchase of those lots.

c. Parking Impacts, Liability Insurance, and By-law Enforcement

In order to make use of the docks resulting from the Proposed Dock Policy, vehicular access and likely parking will be required. These represent two additional impacts on the unopened road allowances: erosion and de-naturalization from vehicle passage and parking, and nuisance impacts.

The Proposed Dock Policy does not address the parking requirements including the number of vehicles, location of parking, whether they will be permitted overnight, whether there are requirements for parking permits, etc.

Parking also raises two additional issues that apply more broadly but are most clearly demonstrated through parking issues: liability/insurance and by-law enforcement.

Will the Municipality secure additional liability insurance for the use of these docks in addition to any that is required of the private individuals/corporations who construct the docks? How can the private individuals/corporations ensure appropriate use of the dock when they are not legally allowed to restrict or charge for access?

Similarly, the Municipality will need to have a monitoring program for these docks to ensure they are being used appropriately, and if they are not, the Municipality will be in the position of needing to enforce its regulations, which can be quite costly, especially when there is no income source from these docks to pay for that prosecution.

d. Impact to Property Value

Residential dwellings adjacent to these new docks will see reduction in their property value, as future purchasers of these lots will not want to be adjacent to a dock with private or public users, impacting their use of the property through a complete loss of privacy, and nuisance impacts.

In addition, lots that are adjacent to *any* unopened road allowance will see a reduction in property value because of the potential that their quiet oasis could soon be bordered by a busy public use.

e. Private Benefits over Public Interest

If the Municipality approves of the Proposed Dock Policy, it will largely see two kinds of applicants:

- Individual owners of residential property that are near but not fronting on the shoreline, looking for boat access to their nearby lake;

- Corporate owners of property used for commercial enterprises who are looking for boat access to a lake, nearby or otherwise, as a selling feature of their resort/bed and breakfast, etc.

The concern with types of applicants is that it gives the applicants all the benefits while foisting all of the impacts on someone else. As they are not adjacent to the dock, they will not be impacted by its use.

The second category is even more problematic, allowing private entities to profit from the construction of a private dock on public land, attracting even more private users to benefit from public property. While the Municipality cannot charge for access to these docks, a resort or bed and breakfast who builds a dock can now charge a higher rate to its guests, while taking advantage of purchasing lower cost property that has no waterfront access.

We submit that it is wrong to allow private entities to profit off public resources, while causing impact to long time residents of the Municipality who happen to have dwellings adjacent to an unopened road allowance.

### **3. Request to Council**

We urge the Municipality to reject the Proposed Dock Policy and not allow private individuals or corporations to benefit from public land, while offsetting the nuisance impacts to the unlucky owners of land adjacent to unopened road allowance.

If the municipality wants to increase public access to lakes, it can construct docks or small scale marinas on larger lakes, which will also be a source of profit. There are many models for small-scale marinas across Ontario that generate profit for municipalities while providing public access to lakes.

At a very minimum, if the Municipality is not inclined to deny the Proposed Dock Policy, the Municipality should defer a decision to a later date to let staff bring a more complete proposal to Council. As it stands, the Draft Agreements have no specifics on the cap for the size of docks, which is an essential variable to determine before voting on the proposal. There is a significant difference in the impact of a small dock fit for small watercraft like canoes and kayaks, and a larger multi-slip dock which would permit and encourage a high level of throughfare.

Thank you for considering the community's interests in this matter.

Yours truly,



Alex Ciccone

Cc:

**Michael J. P. Henley, Partner**  
[Mike.Henley@mckenzielake.com](mailto:Mike.Henley@mckenzielake.com)

**Justin Wasielewski, President**  
 Cecebe Waterway Association  
[justinwasielewski@hotmail.com](mailto:justinwasielewski@hotmail.com)

on desk April 16/25

**Laura Brandt**

---

**Subject:** FW: Docks on Unopened Road Allowances - Opposed to proposed policy

**From:** TIMOTHY YOUNG - \_\_\_\_\_

**Sent:** April 13, 2025 1:58 PM

**To:** Kerstin Vroom <[Clerk@magnetawan.com](mailto:Clerk@magnetawan.com)>; Kerstin Vroom <[Clerk@magnetawan.com](mailto:Clerk@magnetawan.com)>

**Subject:** Docks on Unopened Road Allowances - Opposed to proposed policy

Mayor Sam Dunnett and Members of Council, Municipality of Magnetawan

My name is Tim Young, a resident of Magnetawan living on Lake Cecebe.

I have read through the proposed License Agreement Procedure for the Placement of Docks on Unopened Road Allowance By-Law #2025 that would allow applications to permit private docks to be built on unopened road allowances. I am sending this email to ensure the council that represents me as a resident understands that I am vehemently opposed to the policy that would allow this consideration in our community at this time.

This, in my opinion and view based on what I have read and understand with the information available to date, is NOT in the best interest of me as a resident, or the community as a whole. Not only does it not deliver the best interest for the community, I believe it will actually encourage and contribute significant negative impact to the environmental and social infrastructure of area lakes experience, atmosphere and current residents livelihood.

I am also a member of the CWA and aware there are many in our community that have expressed concerns that you will have either already heard from or be in receipt of similar emails.

I would appreciate it if you take this email and my position into consideration when you review the proposed policy and how it is viewed by myself and those you represent. I look forward to a deny vote, or at the very least a defer for more information and understanding of impact vs benefit so that we can all understand the long term scope before this is considered further.

Thanks in advance for your time and consideration,  
Tim Young