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AGENDA FOR REGULAR COUNCIL MEETING
Tuesday December 16, 2025 – 6:00 p.m.



Join Zoom Meeting: <https://us02web.zoom.us/j/81326530586?pwd=WkU4KXnyE26lO040uUGeaHVD635qU7.1>

Meeting ID: 813 2653 0586

Passcode: 022022

1. CALL TO ORDER
Land Acknowledgement
2. APPROVAL OF AGENDA
Recommendation: BE IT RESOLVED THAT the agenda for the Regular Council Meeting of December 16th, 2025, be approved as circulated. (Alternatively, amendments to be noted; with approval as amended.)
3. DECLARATIONS OF PECUNIARY INTEREST
4. TOWN HALL SEGMENT
5. DEPUTATIONS
None for this meeting
6. MINUTES OF PREVIOUS MEETINGS
 - 6.1 Minutes – Open Session Regular Council Meeting – December 8th, 2025
Recommendation: BE IT RESOLVED THAT the Minutes of the Open Session of the Regular Council Meeting held on December 8th, 2025, be approved as circulated. (Alternatively, corrections to be noted; with approval as amended.)
7. DISBURSEMENT LIST
 - 7.1 None for this meeting
 - 7.2 Payment Register
Recommendation: BE IT RESOLVED THAT Council approve the disbursements represented by electronic bank payments and check numbers 7668 to 7690 totalling \$45,755.99.
8. REPORTS FROM MUNICIPAL OFFICERS/OTHERS (As available)
 - 8.1 Clerk's Report
 - 8.2 Treasurer's Report (verbal)
 - 8.3 Public Works Report (no report this meeting)
 - 8.4 Fire Chief's Report
 - 8.5 Council Member Reports (verbal)
 - 8.6 Reports from Other Agencies: as listed in the Clerk's Report
Recommendation: BE IT RESOLVED THAT Council receive the reports presented as listed in Section 8 of this evening's agenda. (Alternatively, directions to Administration as per Council's determination)
9. NEW BUSINESS
 - 9.1-1 Renewal of Municipal Insurance Policy – 2026 Term – Report to Council
 - 9.2-1 SASI Water – Rink Flooding Options – Report to Council
 - 9.2-2 SASI Water Review Report
 - 9.3-1 Lakehead Rural Planning Board Adopted Official Plan – Request for Comments – Report to Council
 - 9.3-2 LRBP Official Plan – Gorham, Ware and Dawson Road Lots
 - 9.3-3 Gorham Map Land Use
 - 9.3-4 Ware Map Land Use
 - 9.3-5 Ware Map – Heritage and Hazards
 - 9.3-6 Gorham and Ware Fire Hazard Map
 - 9.4-1 Request for Additional Keys – Rural Food Bank
Recommendation: BE IT RESOLVED THAT Council receive the reports presented under Section 9 of this evening's agenda and provide direction as determined.
10. BYLAWS
None for this meeting

11. CORRESPONDENCE
List of Resolution Support Requests from other municipalities, agencies & the provincial government:
- 11.1-1 Resolution from the City of Brantford – Scheduling PA Days on Municipal Election Days
Recommendation: BE IT RESOLVED THAT Council receive the correspondence presented as listed in Section 11 of this evening’s agenda. (Alternatively; directions to Administration as per Council’s determination)
12. UPCOMING MEETING DATES
Regular Council Meetings: January 13th & 27th, February 10th & 24th, March 10th & 24th, April 14th & 28th, May 12th & 26th, June 9th & 23rd, July 14th, August 11th, September 8th & 22nd, October 13th, November 10th & 17th (Inaugural), December 1st & 15th, 2026.
13. CLOSED SESSION
BE IT RESOLVED THAT, at ___ p.m., Council move into Closed Session pursuant to Section 239 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, to consider Item 13.1, being the Closed Session minutes of the Council meeting held December 8th, 2025, under the same authority as the original meeting; Item 13.2, involving a proposed or pending acquisition or disposition of land by the municipality and advice that is subject to solicitor-client privilege, under paragraphs 239(2)(c) and 239(2)(f); Item 13.3, involving personal matters about identifiable individuals and labour relations or employee negotiations, under paragraphs 239(2)(b) and 239(2)(d); and Item 13.4, which contain confidential commercial and financial information supplied in confidence, under paragraph 239(2)(i).
- 13.1 Minutes – Closed Session Regular Council Meeting – December 8th, 2025
13.2-1 Report to Council – OPG Easement Update
13.2-2 Email from OPG
13.3 HR Assistant Report (verbal)
13.4-1 Renewal Summary 2025
13.4-2 Intact Report 2025
Recommendation: BE IT RESOLVED THAT, the time being ___ p.m., Council rise from Closed Session and report in Open Session
14. BUSINESS ARISING FROM CLOSED SESSION
Recommendation 1: BE IT RESOLVED THAT the Minutes of the Closed Session of the Regular Council Meeting held on December 8th, 2025, be approved as circulated. (Alternatively, corrections to be noted; with approval as amended.)
Recommendation 2: BE IT RESOLVED THAT Administration be authorized to proceed as directed in Closed Session.
15. CONFIRMING BYLAW
By-law 2025-039 – To Confirm the Proceedings of the Meeting
Recommendation: BE IT RESOLVED THAT Bylaw 2025-039 be passed, and FURTHER, THAT the Mayor and the Clerk be authorized on behalf of the Township of Conmee to affix their signatures to By-law No. 2025-039, being a By-law to confirm the proceedings of this evening’s meeting.
16. ADJOURN
Recommendation: There being no further business to conduct, the Mayor declares the meeting to be adjourned at ___ p.m.

MINUTES - REGULAR COUNCIL MEETING

Monday December 8th, 2025 – 6:00 pm

PRESENT Mayor Sheila Maxwell
Councillor Grant Arnold

PRESENT VIRTUALLY Councillor David Maxwell
Councillor David Halvorsen

ABSENT Councillor Chris Kresack

ALSO PRESENT Karen Paisley, Clerk
Leanne Maxwell, Treasurer
Leonard Arps, Public Works Supervisor

PRESENT VIRTUALLY Olabisi Akinsanya-Hutka, HR Assistant

1. CALL TO ORDER

Mayor Maxwell called the meeting to order at 6:04 pm
Mayor Maxwell provided a statement of land acknowledgement.

2. APPROVAL OF AGENDA

RESOLUTION 2025 – 230

Moved by: Councillor Arnold

Seconded by: Councillor Halvorsen

BE IT RESOLVED THAT the agenda for the regular council meeting of December 8th, 2025, be approved as circulated.

CARRIED

3. DECLARATIONS OF PECUNIARY INTEREST

No declarations were made.

4. TOWN HALL SEGMENT

No members of the public had registered to speak at the Town Hall Segment.

5. DEPUTATIONS

Matt Pascuzzo appeared before Council to present on behalf of his client regarding a road-widening conveyance agreement tied to a recent severance at Enders Road and Hunt Road. He explained that two parcels, identified as Parts 2 and 3 on the survey, would be conveyed to the Township for \$2.00 each. Mr. Pascuzzo requested that Council permit his firm to act for the Township in this transaction to expedite the process, noting that his client is eager to finalize her mortgage and begin construction before winter conditions worsen. Council discussed the matter and agreed that the arrangement was straightforward and cost-effective. On consensus, council approved proceeding with the conveyance and authorized the Clerk to coordinate legal representation.

Mr. Pascuzzo left the meeting at 6:10 pm.

Lucas Bauer, Engagement Partner with MNP, presented the draft audit findings and financial statements for the year ended December 31, 2024. He introduced himself as the new lead on the file and reviewed key highlights of the audit, including the qualified opinion due to non-adoption of Asset Retirement Obligations, a prior period adjustment increasing revenue, and overall financial improvements compared to the previous year. Mr. Bauer confirmed that there were no compliance issues, fraud concerns, or going concern risks identified. He noted that the Township's net debt position improved significantly and commended management for timely audit readiness and responsiveness to recommendations. Council expressed appreciation for the improvements and on consensus, confirmed acceptance of the audit as presented.

Mr. Bauer left the meeting at 6:45 pm

6. MINUTES OF PREVIOUS MEETING(S)

6.1 Minutes – Regular Council Meeting – November 12th, 2025

Council present reviewed the minutes of the November 12th, 2025, Regular Council Meeting. Mayor Maxwell requested an amendment to the minutes.

RESOLUTION 2025 - 231

Moved by: Councillor Arnold

Seconded by: Councillor Maxwell

BE IT RESOLVED THAT the minutes for the open session of the regular council meeting of November 12th, 2025, be approved as amended.

CARRIED

7. DISBURSEMENT LIST

7.1. Payroll Report

Council reviewed the Payroll Report. There were no questions for the Treasurer.

7.2. Payment Register

Council reviewed the payment register, including electronic bank payments and cheque disbursements. There were no questions for the Treasurer.

RESOLUTION 2025-232

Moved by: Councillor Halvorsen

Seconded by: Councillor Arnold

BE IT RESOLVED THAT Council approved the disbursements represented by electronic bank payments, cheque numbers 7626 to 7667, totalling \$198,646.31.

HR Assistant joined the meeting at 6:55 pm

8. REPORTS FROM MUNICIPAL OFFICERS

8.1. Clerk's Report

The Clerk confirmed that the emergency tabletop exercise scheduled for December 9 was fully organized, with approximately 14–15 participants expected, including representation from the Ministry of Natural Resources and Forestry Fire Division. The exercise will focus on evacuation

planning and wildfire response. Asset management work continues following recent PSD Citywide training and a level-of-service workshop aimed at aligning service standards with financial targets. Integrity Commissioner agreements have been finalized and will take effect January 1, 2026. The Clerk also reported on water system adjustments at municipal facilities, noting that one well was turned off to address water quality concerns, which affected flow rates and rink flooding. A report from SASI is anticipated at the next meeting. Looking ahead, the Clerk confirmed that a ROMA 2026 delegation has been secured with the Ministry of Emergency Preparedness and Response for January 19 to discuss rural emergency services funding. She also highlighted the December 11 deadline for summer student grant applications and requested Council's direction on proceeding with two proposed positions: a Recreation Program Assistant and a Public Works Summer Student. Finally, the Clerk introduced supporting documentation for Council's consideration of the LRCA briefing under New Business.

8.2. Treasurer's Report

The Treasurer reported that the new Munisoft general ledger system was successfully installed last week and is functioning well. An extension for bank reconciliation in Munisoft, previously provided at no cost, now requires payment and has been renewed. She also attended a webinar to support ongoing financial management improvements. Facility upgrades were noted, including the installation of new door trims at the community hall to prevent drafts and pest intrusion. Regarding rink operations, the Treasurer confirmed that a water delivery was completed earlier in the day to assist with flooding, with a second delivery scheduled later in the week. She advised that additional deliveries may be required depending on conditions. The Treasurer also reported that the first invoice for gravel hauled under the OPG agreement has been submitted for payment, representing significant revenue for the Township.

8.3. Public Works Report

The Public Works Supervisor provided an update on winter readiness and infrastructure maintenance. Grading and sanding of roads is ongoing to improve traction during snowpack season, and several entrance culverts have been replaced to maintain proper drainage. Pothole repairs were completed on multiple routes, and the cemetery entrance was rebuilt to address erosion issues. At the landfill, operations continue with steel being hauled out for recycling revenue. The Supervisor noted that the International truck requires clutch repair estimated at approximately \$7,000, and alternative suppliers are being explored to reduce costs. He emphasized the importance of safe driving during winter conditions and confirmed that sanding will continue as needed throughout the season.

8.4. Fire Chief's Report

No report this meeting.

8.5. Council Member Reports

Mayor Maxwell reported attending several virtual municipal workshops and participating in the Parade of Lights, which was well attended and showcased community spirit. She also confirmed plans to attend the Lakehead Region Conservation Authority (LRCA) Christmas reception later in the week, noting the importance of maintaining strong relationships with partner agencies.

Councillor Arnold reported attending LRCA emergent meetings focused on Bill 68 and its potential impacts on conservation authority governance. He also participated in a Conservation

Ontario information session and attended Thunder Bay District Health Unit HR committee meetings, where discussions centered on recruitment for a new Medical Officer of Health and administrative leadership. In addition, Councillor Arnold noted his involvement in planning for LRCA's upcoming social event and emphasized the significance of ongoing dialogue regarding provincial legislative changes.

Councillor Maxwell reported attending virtual workshops and participating in community events, including the Parade of Lights. He further noted that on December 5 he conducted rink lighting setup by turning the lights on and confirming timer settings to ensure proper operation for evening use. In addition, he reset a breaker at the community hall to restore electrical functionality.

Councillor Halvorsen expressed appreciation for Council's support during his recent absence and stated that he was pleased to resume his duties. He reported no additional updates at this meeting.

8.6. Other Agencies' Reports

Council reviewed reports from external agencies that were included in the Clerk's Report and provided primarily for information purposes. Highlights included a save-the-date notice for the 2026 Northwestern Ontario Municipal Association (NOMA) Conference, scheduled for April 22–24 at the Valhalla Hotel and Conference Centre. Council noted correspondence from the Ministry of the Environment, Conservation and Parks requesting feedback on proposed amendments to the *Conservation Authorities Act*. Council also reviewed correspondence from the Town of Goderich outlining concerns regarding Bill 68 and the proposed consolidation of conservation authorities.

RESOLUTION 2025-233

Moved by: Councillor Arnold

Seconded by: Councillor Maxwell

BE IT RESOLVED THAT Council received the reports presented as listed in Section 8 of this evening's agenda.

9. **NEW BUSINESS**

9.1 LRCA Briefing – Bill 68 and Conservation Authority Consolidation.

Council discussed the LRCA briefing on Bill 68, which proposes consolidation of Ontario's 36 conservation authorities into seven regional entities under a new provincial agency. Members expressed concerns about the loss of local representation, increased bureaucracy, and potential impacts on stewardship of lands donated for conservation purposes. Council emphasized the importance of maintaining locally governed, watershed-based conservation authorities and opposed the proposed "Huron-Superior Regional Conservation Authority" boundary configuration outlined in Environmental Registry Notice 025-1257.

Following this discussion, Council adopted the following resolution:

RESOLUTION 2025-234**Moved By: Councillor Arnold****Seconded By: Councillor Halvorsen**

WHEREAS the *Conservation Authorities Act* (1946) enables municipalities to establish local conservation authorities, and when municipalities choose to form such authorities, they assume responsibility for governance and funding through the appointment of a Board of Directors and the provision of an annual levy to cover expenses;

AND WHEREAS the municipalities within Lakehead Region established the Neebing Valley Conservation Authority in 1954 which enlarged to the Lakehead Region Conservation Authority (LRCA) in 1963;

AND WHEREAS local municipalities currently provide approximately 50% of total conservation authority funding, while the Province of Ontario provides approximately 5%;

AND WHEREAS municipalities have governed their respective conservation authorities for decades, tailoring programs and services to local watershed needs, maintaining accountable service standards, and ensuring fair and predictable costs for ratepayers;

AND WHEREAS conservation authorities collectively own and manage thousands of hectares of land, much of which was donated by local residents and entrusted to conservation authorities as a personal legacy for long-term protection, stewardship, and the public good, with the expectation that such lands would be cared for by locally governed conservation authorities;

AND WHEREAS Bill 68 (Schedule 3) proposes the creation of the Ontario Provincial Conservation Agency, a Crown corporation that would assume governance responsibilities and consolidate Ontario's 36 conservation authorities into seven regional authorities, with municipal cost apportionment yet to be defined;

AND WHEREAS the Province already possesses the authority to establish overarching legislation, regulations, and standards through the *Conservation Authorities Act* and the Ministry of the Environment, Conservation and Parks;

NOW THEREFORE BE IT RESOLVED THAT the Township of Conmee calls on the Government of Ontario to maintain local, independent, municipally governed, watershed-based conservation authorities to ensure strong local representation in decisions related to municipal levies, community-focused service delivery, and the protection and management of conservation lands;

AND THAT while the Township of Conmee supports provincial goals for consistent permit approval processes, shared services, and digital modernization, imposing a new top-down agency structure without strong local accountability and governance risks creating unnecessary cost, red tape, and bureaucracy, thereby undermining efficiency and responsiveness to local community needs;

AND THAT the Township of Conmee supports efforts to balance expertise, capacity, and program delivery across the province, and requests that the province work collaboratively with municipalities and local conservation authorities to determine the most effective level of strategic consolidation to achieve both provincial and local objectives;

AND THAT the Township of Conmee is opposed to the proposed “Huron-Superior Regional Conservation Authority” boundary configuration outlined in Environmental Registry Notice 025-1257;

AND THAT the Township of Conmee recommends that the Lakehead Region Conservation Authority form the “Northwestern Ontario Regional Conservation Authority”;

AND THAT the Ministry engage directly with affected municipalities of the Lakehead Region Conservation Authority, before finalizing any consolidation boundaries or legislative amendments;

AND THAT a copy of this resolution be forwarded to the Environmental Registry of Ontario consultations and to:

- the Minister of the Environment, Conservation and Parks and his Opposition critics;
- local Members of Provincial Parliament;
- local Members of Parliament;
- the Association of Municipalities of Ontario;
- Conservation Ontario;
- All local municipalities; and
- All Conservation Authorities in Ontario.

CARRIED

10. BY-LAWS

There were no by-laws scheduled for this meeting.

11. CORRESPONDENCE

There were no resolutions from other Municipalities at this evening’s meeting.

UPCOMING MEETING DATES

The list of upcoming regular Council meeting dates was available for review. No changes were proposed.

13. CLOSED SESSION

RESOLUTION 2025-235

Moved by: Councillor Halvorsen

Seconded by: Councillor Arnold

BE IT RESOLVED THAT, the time being 7:55 p.m., Council enter Closed Session under the authority of those paragraphs of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, for which the meetings were closed, to consider Item 13.1, being the Closed Session minutes of the Council meeting held November 12th, 2025, under the authority of those paragraphs of the Act

for which the original meeting was closed; and under paragraph 239(2)(f) for Item 13.2, involving advice subject to solicitor-client privilege; under paragraph 239(2)(d) for Item 13.3, involving labour relations or employee negotiations; and under paragraph 239(2)(h) for Item 13.4, involving information supplied in confidence by another level of government or agency.

CARRIED

During closed session, the following procedural resolution was passed:

RESOLUTION 2025-236

Moved by: Councillor Maxwell

Seconded by: Councillor Halvorsen

BE IT RESOLVED THAT, the time being 8:40 pm, Council rise from closed session and report in open session.

CARRIED

Open session resumed.

14. REPORT FROM CLOSED SESSION

RESOLUTION 2025- 237

Moved by: Councillor Arnold

Seconded by: Councillor Halvorsen

BE IT RESOLVED THAT the Closed Minutes of the Regular Council Meeting held on November 12th, 2025, be approved; AND FURTHER, THAT Administration be authorized to proceed as directed in closed session.

CARRIED

15. CONFIRMING BY-LAW

By-law 2025-038

RESOLUTION 2025-238

Moved by: Councillor Maxwell

Seconded by: Councillor Halvorsen

BE IT RESOLVED THAT By-law 2025-038 be passed;
AND, FURTHER, THAT the Mayor and Clerk be authorized on behalf of the Township of Conmee to affix their signatures to By-law No. 2025-038, being a By-law to confirm the proceedings of this evening's meeting.

CARRIED

16. ADJOURNMENT

There being no further business to attend to, the mayor declared the meeting adjourned at 8:45 pm.

Mayor Sheila Maxwell

Clerk Karen Paisley

Township of Conmee Payment Register

Report Date

Batch: 2025-00179 to 2025-00185 2025-12-11 11:40 AM

Bank Code: GEN - TD Operating Account

Payment #	Vendor	Amount	
7668	McKitricks	6,644.40	enabling by-law
7669	MicroAge	50.85	
7670	Minister of Finance	60.00	
7671	Moffat Supply & Specialties	780.11	plow shoes
7672	Sarjeant Propane	6,097.51	
	CCC \$1763.20		
	garage \$2187.28		
	ambulance bay \$386.60		
	fire hall \$1760.43		
7673	Sasi Spring Water	14.54	
7674	Thunder Bay Truck Centre	3,843.11	7500 international DPF
7675-7685	Honourariums for VFD	14,562.00	
7686	Bay City Contractors	267.88	gravel
7687	De Lage Landen Financial Serv	1,034.52	copier contract
7688	Fort Garry Industries	977.68	batteries
7689	MicroAge	844.76	
7690	Municipality Oliver Paipoonge	617.83	CRC, course
	Total Cheques	35,795.19	
115	TD Visa	1,420.75	ROMA conference
146	Food Cycle Science Corporation	3,373.19	
323	TD Visa	307.96	
331	TD Visa	462.94	
333	TD Visa	282.50	
347	Hydro One Networks - hall	1,450.74	
353	Hydro One Networks - garage	459.75	
365	Bell Canada	94.99	
524	TD Visa	1,054.96	
982	TBayTel	257.01	
983	Hydro One Networks - fire	322.68	
985	TBayTel	133.33	
hpx	Tempelman Water Haulage	340.00	water for rink
	Total EFT	9,960.80	
	Total	45,755.99	

**The Corporation of the Township of Conmee
Administrative Report**

Date: December 16, 2025

To: Mayor and Council

Subject: Administrative Activity Report

File Number: 01-C10-0000 Administrative Activity Reports

Submitted by: Karen Paisley Clerk

RECOMMENDATION:

For Council's information and direction as required.

BACKGROUND:

Administration's updates to Council on its ongoing activities.

DISCUSSION:

Since the last meeting, the Clerk conducted the emergency tabletop exercise on the evening of December 9. The exercise focused on a wildfire evacuation scenario and included participation from the Emergency Management Committee, Conmee's Fire Chief and a volunteer firefighter, representatives from the Ministry of Natural Resources, four attendees from the Township of O'Connor including their Emergency Management Coordinator and Fire Chief, a representative from OPP, and staff from Emergency Management Ontario. This collaborative session provided valuable input for refining our emergency response strategies.

Work has continued on updates to the Township's Emergency Plan. The 2025 Emergency Management Plan will be finalized and signed to meet current compliance requirements, and the plan is to begin work on the 2026 compliance cycle in January and February.

The Clerk has also received further edits from the Township's solicitor regarding the Fire Department enabling by-law. These revisions will be incorporated into the draft and presented to Council at a future meeting for consideration.

In planning matters, the Ferland severance has been completed.

With respect to grants, the Township was not successful in its application for the 2025–26 Enhancing Access to Spaces for Everyone (EASE) Grant, nor in its application for the FireSmart Communities Implementation Grant Program for 2025–27. Both programs were highly competitive, and staff will explore opportunities to reapply or seek further funding in 2026.

Other Agency Reports – 8.6

1. Black Bear Harvest Management in Ontario – Request for Feedback – MNR
2. Tentative MOS Reached – Superior EMS
3. MMAH Zoning Variance Updates – Bill 17
4. LRCA Minutes – Oct 29 and Special Meeting Minutes – Nov 17 2025
5. LRCA Notice of Approval of Final 2026 Budget
6. FONOM and NOMA Meet with Federal Ministers
7. FONOM and NOMA – Algoma Steel Layoff Announcement
8. FONOM and NOMA Northern Ontario Hill Days
9. NOMA Minutes – Sept 24 2025
10. Tribunals Ontario Notice that Zoom ending support of 32-bit OS
11. TBDSSAB Seeking Candidates for new Indigenous Advisory Table
12. TBDSSAB Board Update December 4 2025
13. Update on EA Regulation for Municipal Infrastructure
14. TBDML Conference – Nipigon March 5 and 6 2026 Package
15. MEPR Passage of Bill 25
16. MMAH Save the Date – Workshop Jan 29 2026

CHIEFS REPORT Dec 16/ 2025

In the month of November and into December Conmee Emergency Services has responded to 3 Medical calls.

The Fire department has continued weekly training and a new schedule will be sent out in the new year.

Members of the department attended the santa clause parade in Thunder Bay as well as the parade of lights.

I attended the last Thunder Bay Zone meeting of the year where upcoming training requirements, training opportunities, public awareness initiatives, as well as the OFM's Emergency Response Team were presented and discussed.

I have completed NFPA 1035 Public Information Officer as well as NFPA 1021 Fire Officer 1 at the Kakabeka RTC.

Up to date the Conmee fire department has 10 members. 3 are Emergency first response trained only, this entails medical response and rehab/ support for fire calls. 2 are trained to NFPA 1001 Firefighter 1, this is the minimum mandatory certification for municipal departments and allows firefighters to perform basic firefighting duty's. 2 have completed NFPA 1001 FF2 which certifies them as full service firefighters allowing them to perform basic auto extrication, advanced fire attack, incident command, search and rescue, ventilation, work with more independence, as well as determine fire origin and cause. The remaining 2 members have recently joined and have been enrolled in FF1 in May of 2026. All department members have NFPA 1072 hazmat awareness, NFPA 1006 swift water rescue awareness, as well as 'legislation'.

The Conmee fire department has successfully met the minimum mandatory training requirements set out by the province for July of 2026! This simply means that our department is compliant to the current minimum standard. The province is currently in the process of mandating NFPA 1006 Auto extrication.

I have currently been in the process of planning a joint application with the Oconnor township and the Transport training centre to train DZ drivers. Conmee currently only has two licenced DZ drivers which leaves our municipality in a vulnerable position.

OPG has denied a request to grant access or assist in the development of a standpipe for our fire department water supply. This, along with the absence of a water tender truck also places our municipality in a vulnerable position.

This has been a very busy but rewarding year for all of our members and we are looking to carrying the momentum forward into 2026!

Robb Day

From: [MNR Fish and Wildlife Policy Branch](#)
Cc: [Wildlife Policy \(MNR\)](#)
Subject: Black Bear Harvest Management in Ontario
Date: November 21, 2025 2:42:59 PM
Attachments: [image002.png](#)



**Ministry of Natural
Resources**

Stephen Casselman
A/Director

Fish and Wildlife
Policy Branch
300 Water Street
5th Floor N
Peterborough ON K9J 3C7

**ministère des Richesses
naturelles**

Stephen Casselman
Directeur par intérim

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300, rue Water
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Peterborough (Ontario) K9J 3C7

November 21, 2025

SUBJECT: Black Bear Harvest Management in Ontario

Greetings,

I am writing to inform you that the Ministry of Natural Resources (MNR) is seeking feedback on proposed policy and regulatory changes to black bear management. The proposal has been posted to the Environmental and Regulatory Registries for 45 days for public review and comment, closing on January 5, 2026. You can access the proposal and submit feedback here:

English: [Proposal to update the province's black bear management approach | Environmental Registry of Ontario](#)

French: [Proposition visant à mettre à jour l'approche de gestion de l'ours noir de la province | Registre e...](#)

Summary of Proposed Changes

1. **Black Bear Population Objectives:** Population objectives, described as ranges with defined upper and lower limits, will guide management decisions. Preliminary Population Objective Ranges (PORs) are proposed, based primarily on ecological data. We are seeking public input to help incorporate social, cultural, and economic considerations to refine the final objectives.
2. **Harvest Management Guidelines:** Final PORs will serve as benchmarks for assessing the status of black bear populations and guide harvest management decisions. New adaptive management tools are proposed (e.g., a resident draw to be used in areas of concern), alongside harvest sustainability indicators to support sustainable management. A defined allocation process will improve transparency and equitability in allocation between harvest sectors.
3. **Regulatory Amendments:** Proposed regulatory changes will extend protections for cubs and females with cubs into the fall and clarify the prohibition on the possession of bear bile to further promote long-term sustainable black bear management.

If the guidelines and final Population Objective Ranges are approved, the ministry has proposed a 5-year province-wide transition plan. During this transition period, harvest management decisions will not be applied based on the final Population Objective Ranges, except as a pilot on the Saugeen Bruce Peninsula, where unique concerns about the small, isolated population require immediate attention. The transition plan will allow the ministry to complete necessary preparations for implementation of the new guidance.

Black bears are an important part of Ontario's ecosystem and natural heritage. These proposed changes aim to support responsible black bear management, taking into account ecological considerations, public interests, and the diverse perspectives of all Ontarians. We encourage all interested individuals and organizations to review the proposal and share your perspectives. Your feedback will help inform decisions and ensure that a wide range of views are considered in the development of black bear management approaches.

We look forward to hearing from you. If you have any questions, or would like to discuss the proposed changes further, please contact wildlifepolicy@ontario.ca.

Thank you,

Stephen Casselman
A/Director, Fish and Wildlife Policy Branch
Ontario Ministry of Natural Resources

Please note: As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.



Taking pride in strengthening Ontario, its places and its people

Headquarters – Chief of EMS
105 S. Junot Ave.
Thunder Bay ON P7B 4X6

Tel: (807) 625-3271 Fax: (807) 684-2657
E-mail: Shane.Muir@thunderbay.ca



To: SNEMS District Stakeholders

From: Shane Muir, Chief – Superior North Emergency Medical Services

Date: November 25, 2025

Update: Tentative Memorandum of Settlement Reached with Unifor Local 229

We are pleased to share that near the end of the day yesterday, a tentative Memorandum of Settlement (MOS) was reached between the City of Thunder Bay and Unifor Local 229, representing Superior North EMS District Paramedics. As a result, any potential work stoppage has been avoided, and all Superior North EMS services will continue without interruption.

The union is expected to begin its ratification votes on or around December 8, 2025. If the tentative settlement is ratified, Human Resources and Superior North EMS leadership will present the details of the agreement to City Council in January 2026. Until that presentation, the terms of the tentative settlement remain confidential. City Council will be updated should any issues arise during the union's ratification process.

In summary:

- A tentative deal has been reached.
- The strike has been avoided.
- Superior North EMS operations will continue as normal.
- Final approval is contingent upon union ratification and subsequent presentation to City Council.

We are pleased to have reached a freely negotiated settlement and extend our appreciation to our dedicated paramedics for their ongoing commitment to serving our communities.

Media inquiries can be directed to me at shane.muir@thunderbay.ca or 807-629-8884.

Headquarters – Chief of EMS
105 S. Junot Ave.
Thunder Bay ON P7B 4X6

Tel: (807) 625-3271 Fax: (807) 684-2657
E-mail: Shane.Muir@thunderbay.ca



Sincerely,

A handwritten signature in black ink, appearing to read "Shane Muir". The signature is fluid and cursive, with the first and last names clearly distinguishable.

Shane Muir
Chief – Superior North EMS

Cc: J. Collin, City Manager
K. Robertson, Commissioner – Community Services Department
E. Kadikoff, Deputy Chief – District Operations SNEMS
A. Soulias, Commander – EMS Operations
SNEMS District Superintendents
E. Anderson, Manager – Employee Relations
S. Harkness, Senior Employee Relations Consultant

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

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

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

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



Ontario

234-2025-4982

November 25, 2025

Dear Head of Council:

Through the *Protect Ontario by Building Faster and Smarter Act, 2025* ([Bill 17](#)), which received Royal Assent on June 5, 2025, changes were made to the *Planning Act* that will help streamline and standardize municipal development processes.

This includes changes that enable the Minister of Municipal Affairs and Housing, by regulation, to permit variation from a zoning by-law “as of right” if a proposal is within a prescribed percentage of the required setback (the minimum distance a building or structure must be from a property line) on specified lands. This new authority was intended to reduce planning applications for minor variances.

Today, our government announced further action to streamline planning approvals by exercising my authority established under Bill 17 to amend Ontario Regulation 545/06 ([Zoning By-laws, Holding By-laws and Interim Control By-laws](#)) to allow variations to be permitted “as-of-right” if a proposal is within 10% of setback requirements applicable to specified lands. Specified lands include any parcel of urban residential lands outside of the Greenbelt Area, and exclude areas such as hazardous lands, and lands near shorelines and railways. These changes in [Ontario Regulation 257/25](#) were filed on November 21, 2025 and took effect upon filing.

Any variances sought beyond the prescribed percentage of the setback requirement would be subject to the usual minor variance or rezoning approval process and other zoning standards (e.g., height limits, etc.) would continue to apply, helping to mitigate potential land use compatibility issues.

This “as-of-right” permission is intended to remove the need for certain variances that are the most minor in nature, resulting in fewer applications submitted and fewer hearings for minor variances before a municipal committee of adjustment for these proposals.

The proposed regulation works with the [Additional Residential Units regulation](#) (Ontario Regulation 299/19) to help create additional residential units, such as basement suites, by eliminating additional barriers related to setbacks.

We look forward to continued collaboration with our municipal partners as we work together to achieve our goal of building the homes that Ontarians need.

Sincerely,



Hon. Robert J. Flack
Minister of Municipal Affairs and Housing

- c. Robert Dodd, Chief of Staff, Municipal Affairs and Housing (MMAH)
Martha Greenberg, Deputy Minister, MMAH
David McLean, Assistant Deputy Minister, Housing Planning and Policy Division,
MMAH
Municipal Chief Administrative Officer



October LRCA Board Meeting
Lakehead Region Conservation Authority
October 29, 2025, at 4:30 PM
130 Conservation Road/Microsoft Teams

Members Present:

Albert Aiello, Grant Arnold, Robert Beatty, Donna Blunt, Rudy Buitenhuis, Dan Calvert, Trevor Giertuga, Sheelagh Hendrick, Greg Johnsen, Brian Kurikka, Jim Vezina

Also Present:

Tammy Cook, Chief Administrative Officer
Mark, Ambrose, Finance Manager
Ryne Gilliam, Lands Manager
Melissa Hughson, Watershed Manager
Melanie O'Riley, Administrative Clerk/Receptionist, recorder of minutes

1. CALL TO ORDER

The Chair called the meeting to order at 4:30 p.m.

2. ADOPTION OF AGENDA

THAT: the Agenda be adopted as published.

Motion: #111/25

Motion moved by Greg Johnsen and motion seconded by Brian Kurikka. **CARRIED.**

3. DISCLOSURE OF INTEREST

None.

4. MINUTES OF PREVIOUS MEETING

THAT: the Minutes of the Lakehead Region Conservation Authority Eighth Regular Meeting held on Wednesday, September 24, 2025 be adopted as published.

Motion: #112/25

Motion moved by Robert Beatty and motion seconded by Greg Johnsen. **CARRIED.**

5. IN-CAMERA AGENDA

THAT: we now go into Committee of the Whole (In-Camera) at 4:32 p.m.

Motion: #113/25

Motion moved by Greg Johnsen and motion seconded by Robert Beatty. **CARRIED.**

THAT: we go into Open Meeting at 4:44 p.m.

Motion: #114/25

Motion moved by Grant Arnold and motion seconded by Robert Beatty. **CARRIED.**

THAT: the In-Camera Minutes of the Lakehead Region Conservation Authority September 24, 2025 meeting be adopted as published.

Motion: #115/25

Motion moved by Brian Kurikka and motion seconded by Jim Vezina. **CARRIED.**

THAT: Staff Report FIN-10-2025 be received AND FURTHER THAT the 2026 Salary Grid be approved with an effective date of January 1, 2026.

Motion: #116/25

Motion moved by Jim Vezina and motion seconded by Grant Arnold. **CARRIED.**

THAT: the Salary Grid be increased to account for cost-of-living increases on January 1st of the given year in the amount of 2.0% in 2027 and 2.0% in 2028.

Motion: #117/25

Motion moved by Sheelagh Hendrick and motion seconded by Albert Aiello. **CARRIED.**

6. BUSINESS ARISING FROM PREVIOUS MINUTES

None.

7. CORRESPONDENCE

None.

8. STAFF REPORTS

8.1. Multipurpose Room Renovation

Members reviewed and discussed Staff Report LM-10-2025 related to the Contract for the LRCA Administration Boardroom Renovation Project which recommended awarding the contract to RML Contracting Ltd.

THAT: the Contract for LRCA Administration Board Room Renovation Project be awarded to RML Contracting Ltd. at a cost of \$184,388.00 not including HST AND FURTHER THAT \$80,000.00 will be appropriated from the Operating Reserve to the project.

Motion: #118/25

Motion moved by Sheelagh Hendrick and motion seconded by Albert Aiello. **CARRIED.**

8.2. Floodway Diversion Channel Dredging Project

Members reviewed and discussed Staff Report NMFC-07-2025 related to the 2025 Neebing-McIntyre Floodway Diversion Channel Sediment Removal and Regrading project which was recommended to be awarded to PNI Contraction Ltd.

THAT: the 2025 Neebing-McIntyre Floodway Diversion Channel Sediment Removal and Regrading project be awarded to PNI Contracting Ltd. for the material, equipment and labour necessary to remove the accumulated sediment for a cost of \$373,695.00, not including HST as outlined in their Tender Form dated October 17, 2025.

Motion: #119/25

Motion moved by Albert Aiello and motion seconded by Sheelagh Hendrick. **CARRIED.**

9. CHIEF ADMINISTRATIVE OFFICER'S REPORT

9.1. Monthly Treasurer's Report

Members were provided with the Monthly Treasurer's Report for September's Administration and Capital.

10. PASSING OF ACCOUNTS

THAT: having examined the accounts for the period August 1, 2025 to August 31, 2025 cheque #3637 to #3661 for \$109,814.06 and preauthorized payments of \$161,561.38 for a total of \$271,375.44, we approve their payment.

Motion: #120/25

Motion moved by Sheelagh Hendrick and motion seconded by Albert Aiello. **CARRIED.**

11. REGULATORY ROLE

Members were provided with the Plan Review program comments and Section 28 permits issued since last meeting.

12. PROJECTS UPDATE

12.1. Communications Manager Projects Update

It was noted that the Communications Manager, Environmental Planner and Planning Regulations Technician were attending the annual Conservation Areas Workshop on October 27-29.

It was noted that the LRCA hosted a Flint-Knapping and Archaeology Workshop. The workshop was co-hosted by Dr. Dave Norris of Woodland Heritage Northwest, Clarence Surette of Lakehead University, and Chris McEvoy of the LU Anthropology Department. Approximately 30 people participated.

It was noted that the annual Fall Migratory Birding Day was held on October 4th at Mission Island Marsh Conservation Area.

12.2. Lands Manager Projects Update

It was noted that the Mills Block Redevelopment Project was in progress.

It was noted that someone poured used motor oil and filters in the concrete vault washroom at Little Trout Bay Conservation Area. Cost of removal and disposal is expected to be approximately \$1800.00.

12.3. Watershed Manager Projects Update

It was noted that Lake Superior's water level continues to be below average.

It was noted that the CAO, Watershed Manager, Development Regulations Officer and the Planning and Regulations Technician attended the Planning Workshop hosted by the Ministry of

Municipal Affairs and Housing in Thunder Bay. The workshop included a presentation by Tammy Cook, CAO, regarding LRCA's Plan Review Program.

It was noted that the five-year Memorandum of Understanding's (MOU) regarding the Plan Review program with all member municipalities will expire at the end of 2025. Updated Mou's have been sent out for execution by each council.

It was noted that Staff attended, presented and participated in the 3rd Annual Northwest Climate Gathering held on October 18, 2025.

It was noted that the Stewardship Team's Seeds for Conservation Program grew 35 species and 12,232 plants at the LRCA office in 2025. Of the 12,232 plants grown, 8,273 were planted in various locations throughout the city and 3,959 plants were overwintered.

13. NEW BUSINESS

It was noted that the Office will be closed January 2, 2025.

It was noted that the LRCA received a WSIB rebate of \$21,991.63.

14. NEXT MEETING

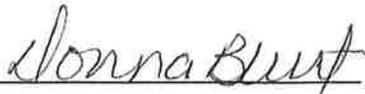
The next meeting will be held on November 26, 2025 at 4:30 p.m.

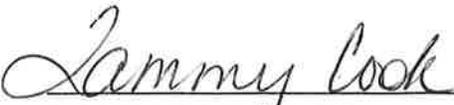
15. ADJOURNMENT

THAT: the time being 5:10 p.m. **AND FURTHER THAT** there being no further business we adjourn.

Motion: #121/25

Motion moved by Sheelagh Hendrick and motion seconded by Albert Aiello. **CARRIED.**


Chair


Chief Administrative Officer



Special LRCA Board Meeting
Lakehead Region Conservation Authority
November 17, 2025, at 4:30 PM
130 Conservation Road/Microsoft Teams

Members Present:

Albert Aiello, Grant Arnold, Robert Beatty, Donna Blunt, Rudy Buitenhuis, Dan Calvert, Greg Johnsen, Brian Kurikka, Jim Vezina

Members Present Virtually:

Trevor Giertuga

Members Not Present:

Sheelagh Hendrick

Also Present:

Tammy Cook, Chief Administrative Officer
Mark, Ambrose, Finance Manager
Ryne Gilliam, Lands Manager
Melissa Hughson, Watershed Manager
Ryan Mackett, Communications Manager
Melanie O'Riley, Administrative Clerk/Receptionist, recorder of minutes

1. CALL TO ORDER

The Chair called the meeting to order at 4:30 p.m.

2. ADOPTION OF AGENDA

THAT: the Agenda be adopted as published.

Motion: #122/25

Motion moved by Brian Kurikka and motion seconded by Robert Beatty. **CARRIED.**

3. DISCLOSURE OF INTEREST

None.

4. CORRESPONDENCE

4.1. Consultation on the proposed boundaries for the regional consolidation of Ontario's conservation authorities

Members received correspondence related to the proposed boundaries for the regional consolidation of Ontario's conservation authorities as outlined in Environmental Registry of Ontario posting ERO #025-1257 – Proposed boundaries for the regional consolidation of Ontario's conservation authorities.

5. CHIEF ADMINISTRATIVE OFFICER'S REPORT

5.1. Review of proposed regional consolidation of conservation authorities and Bill 68 Schedule 3

The CAO provided a presentation outlining Environmental Registry of Ontario posting ERO #025-1257 – Proposed boundaries for the regional consolidation of Ontario's conservation authorities and Bill 68, Plan to Protect Ontario (Budget Measures), 2025 (No.2), Schedule 3 related to the proposed Ontario Provincial Conservation Agency.

Members reviewed and discussed the proposed changes after the presentation. Further discussion on the matter and a resolution will be brought forward at the next meeting for consideration.

6. NEXT MEETING

The next meeting will be held on November 26, 2025 at 4:30 p.m.

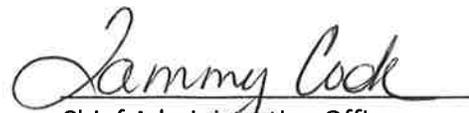
7. ADJOURNMENT

THAT: the time being 6:05 p.m. AND FURTHER THAT there being no further business we adjourn.

Motion: #123/25

Motion moved by Jim Vezina and motion seconded by Grant Arnold. **CARRIED.**


Chair


Chief Administrative Officer



130 Conservation Road, PO Box 10427
 Thunder Bay, ON P7B 6T8
 Phone: (807) 344-5857 | Fax: (807) 345-9156

November 28, 2025

To: Member Municipalities of the LRCA

Re: Notice of Board Approval
 Lakehead Region Conservation Authority 2026 Budget

As outlined in O. Reg. 402/22: Budget and Apportionment, Conservation Authorities are required to follow a prescriptive budgetary process. The process provides for a provincially consistent approach for open and transparent drafting and approval of Conservation Authority budgets. As part of the process, Conservation Authorities are required to provide notice throughout the Authority's budget process. Accordingly, notice was provided on September 23, 2025 regarding the draft budget; and on October 14, 2025 advising of the date to approve the final budget. This notice is to advise that on November 26, 2025 the Board of Directors approved the final 2026 budget. Levy notices will be sent out in early 2026 to each Member Municipality via regular mail.

A summary of the budget, including each Member Municipalities apportionment for 2026 is attached, and is available on the LRCA website: <https://lakeheadca.com/governance/budget>. There has been no change to the levy-all applicable to all member municipalities between the draft and final budgets; however, the total budget has decreased due to pausing collecting sole-benefitting levy from the City Thunder Bay due to the uncertainty related to the proposed regional consolidation of conservation authorities as outlined in Environmental Registry of Ontario Notice 025-1257.

Overall, the levy-all (i.e., levy applicable to mandatory programs that each municipality is provided) has increased 3.5% when compared to 2025; however, each municipalities increase varies, as it is calculated using the applicable Current Value Assessment and varies between 1.2 to 4.6%. Further discussions will be held with the City of Thunder Bay regarding their sole-benefitting levy for programs that are only provided to them (i.e., Neebing-McIntyre Floodway, Victor Street erosion and floodplain mapping).

The Board of Directors of the LRCA are continuing to advocate for the LRCA to not consolidate with the proposed Huron-Superior Regional Conservation Authority and are recommending that the LRCA remain a stand-alone conservation authority representing northwestern Ontario. The anticipated consolidation has been reported to begin in late 2026 and into 2027; therefore, the 2027 budget process will be impacted by the outcome of any consolidation. Once the province makes a decision on the matter I will continue to keep all members updated.

If you have any questions, concerns or comments related to the Budget, please contact the undersigned.

Yours truly,



Tammy Cook

Chief Administrative Officer

Attachments: LRCA, 2026 Final Budget Summary Table
LRCA, 2026 Final Budget Summary

LRCA Budget Summary

Lakehead Region Conservation Authority 2026 Budget Version 2.0										
Program	Annual Cost									Total Cost 2026
	Source of Funding									
	Levy-All	Sole-Benefiting Levy City of Thunder Bay	Provincial Funding	Federal Funding	Other		Self Generated	Surplus/ Deferred	Reserve *	
Donations					Grants and Other					
Category 1 Mandatory Programs and Services										
Corporate Services										
Administration	235,500	-	30,188	-	-	-	326,502	98,677	30,000	720,867
Community Relations	113,366	-	-	-	-	-	7,000	3,569	-	123,935
Vehicle and Equipment Program	-	-	-	-	-	-	53,000	-	14,100	67,100
IT	47,962	-	-	-	-	-	-	621	-	48,583
Corporate GIS	26,273	-	-	-	-	-	-	-	-	26,273
	423,101	-	30,188	-	-	-	386,502	102,867	44,100	986,758
Risk of Natural Hazards										
Flood Plain Mapping	-	-	-	-	-	-	-	-	-	-
Technical Studies	2,449	-	-	240,903	-	-	-	62,488	-	305,840
Communications and Outreach	19,190	-	-	-	-	-	-	1,495	-	20,685
Flood Forecasting and Warning	10,986	-	39,571	-	-	-	-	-	-	50,557
Drought and Low Water Response	2,909	-	-	-	-	-	-	-	-	2,909
Infrastructure: Neebing-McIntye Floodway	-	-	68,681	-	-	-	500	173,759	-	242,940
Infrastructure: Victor Street Erosion	-	-	12,500	-	-	-	-	10,373	-	22,873
Review of Proposals under Act	2,321	-	-	-	-	-	-	180	-	2,501
Plan Review Comments	45,532	-	-	9,300	-	-	15,000	23,147	-	92,979
Administering and Enforcing the Act (Section 28)	184,411	-	-	-	-	-	25,000	10,379	-	219,790
	267,798	-	120,752	250,203	-	-	40,500	281,821	-	961,074
Conservation and Management of Lands owned and controlled by the Authority										
Conservation Areas	244,015	-	-	-	-	20,000	95,000	45,857	-	404,872
Conservation Areas Capital	151,324	-	-	-	-	-	-	-	52,300	203,624
Administer Section 29 Regulations	8,681	-	-	-	-	-	-	-	-	8,681
Other Owned Land	63,026	-	-	-	-	-	5,156	-	29,365	97,547
	467,046	-	-	-	-	20,000	100,156	45,857	81,665	714,724
Source Water Protection										
Source Water Protection	-	-	77,313	-	-	-	-	-	-	77,313
	-	-	77,313	-	-	-	-	-	-	77,313
Other Programs and Services										
Provincial Groundwater Monitoring Network (PGMN)	16,507	-	-	-	-	-	-	630	-	17,137
Provincial Water Quality Monitoring Network (PWQMN)	9,430	-	-	-	-	-	-	538	-	9,968
	25,937	-	-	-	-	-	-	-	-	25,937
Total Category 1	1,183,882	-	228,253	250,203	-	20,000	527,158	431,713	125,765	2,766,974
Category 2 Non-Mandatory Programs and Services at the request of a Municipality										
Mapping Services	-	-	-	-	-	-	16,000	-	2,319	13,681
Mosquito and Pennock Creek Monitoring	-	-	-	-	-	8,061	-	-	-	8,061
Total Category 2	-	-	-	-	-	8,061	16,000	-	2,319	21,742
Category 3 Non-Mandatory Programs and Services										
Education										
Environmental Education	-	-	-	-	17,000.00	6,200	10,198	25,667	-	59,065
Nature Interpretive Programming	-	-	-	-	14,000	18,900	19,000	-	-	51,900
	-	-	-	-	31,000	25,100	29,198	25,667	-	110,965
Stewardship										
Superior Stewards Program	-	-	40,000	-	-	-	-	-	-	40,000
Tree Seedling Program	-	-	-	-	-	-	6,000	-	5,720	11,720
Seeds for Conservation	-	-	-	-	-	-	45,000	-	-	45,000
Stewardship	-	-	-	-	-	-	-	-	-	-
MECP NWP Admin Controls Protocol	-	-	8,500	-	-	-	-	-	-	8,500
ECCC Eco Action Indigenous Community Garden	-	-	-	49,550	-	-	-	-	-	49,550
ECCC GFLEI Floodway Habitat Corridor	-	-	-	77,500	-	-	-	-	-	77,500
MECP Restoration Maintenance of Current Sites	-	-	30,000	-	-	-	-	-	-	30,000
ISC Phragmites	-	-	40,000	-	-	-	-	-	-	40,000
Parks Canada	-	-	30,000	-	-	-	-	-	-	30,000
Wolf River Sea Lamprey	-	-	-	1,886	-	-	-	-	-	1,886
Neebing McIntyre Sea Lamprey	-	-	-	11,842	-	-	-	-	-	11,842
	-	-	148,500	140,778	-	-	51,000	-	5,720	345,998
Total Category 3	-	-	148,500	140,778	31,000	25,100	80,198	25,667	5,720	456,963
Total	1,183,882	-	376,753	390,981	31,000	53,161	623,356	455,061	131,485	3,245,679

* Negative Reserve amounts are appropriations to Reserves .

31 2026 LRCA Budget Summary

2026 Draft Budget	
3.50% Levy-All increase compared to 2025	
Total Levy	
Levy-All	\$1,183,882 (36.01%)
Total Provincial Grant Revenue	\$376,753(11.46%)
Total Federal Grant Revenue	\$390,981(11.89%)
Total Donation Revenue	\$31,000(0.94%)
Total Other Grants	\$53,161(1.62%)
Self-Generated Revenue	\$623,356(18.96%)
Deferred/Surplus	\$497,325(15.13%)
Reserve Appropriations	\$131,485(4%)
Total Budget	\$3,287,943

** Section 39 Transfer Payment unconfirmed for 2026

2026 Total Levy-All Compared to 2025						
Municipality	2025 CVA %	2025 Levy \$	2026 CVA %	2026 Levy \$	\$ Change	% Change
Thunder Bay	85.66	979,814	85.62	1,013,626	33,812	3.45
Conmee	0.45	5,147	0.44	5,204	57	1.20
Dorion	0.29	3,318	0.29	3,433	115	3.49
Gillies	0.25	2,860	0.25	2,960	100	3.51
Neebing	2.26	25,853	2.25	26,638	785	3.04
O'Connor	0.48	5,490	0.48	5,684	194	3.51
Oliver Paipouge	5.63	64,399	5.69	67,363	2,964	4.60
Shuniah	4.99	56,964	4.98	58,959	1,994	3.50
	100	1,143,845	100	1,183,866	40,021	3.50

*CVA – Current Value Assessment

2026 Sole-Benefitting Levy Compared to 2025						
Municipality	2023	2024	2025	2026	2025 vs 2026 \$ Change	2025 vs 2026 % Change
Thunder Bay	716,497	744,916	770,138	0	(770,138)	*

*Due to uncertainty related to potential CA regional consolidation, sole-benefitting levy paused in 2026.

2026 Total Levy Compared to 2025						
City portion of Levy-All + City Sole-Benefitting Levy						
Municipality	2023	2024	2025	2026	2025 vs 2026 \$ Change	2025 vs 2026 % Change
Thunder Bay	1,641,731	1,697,120	1,749,951	1,013,626	(736,326)	(42.08%)

32 2026 LRCA Budget Summary

2026 Budget Notes

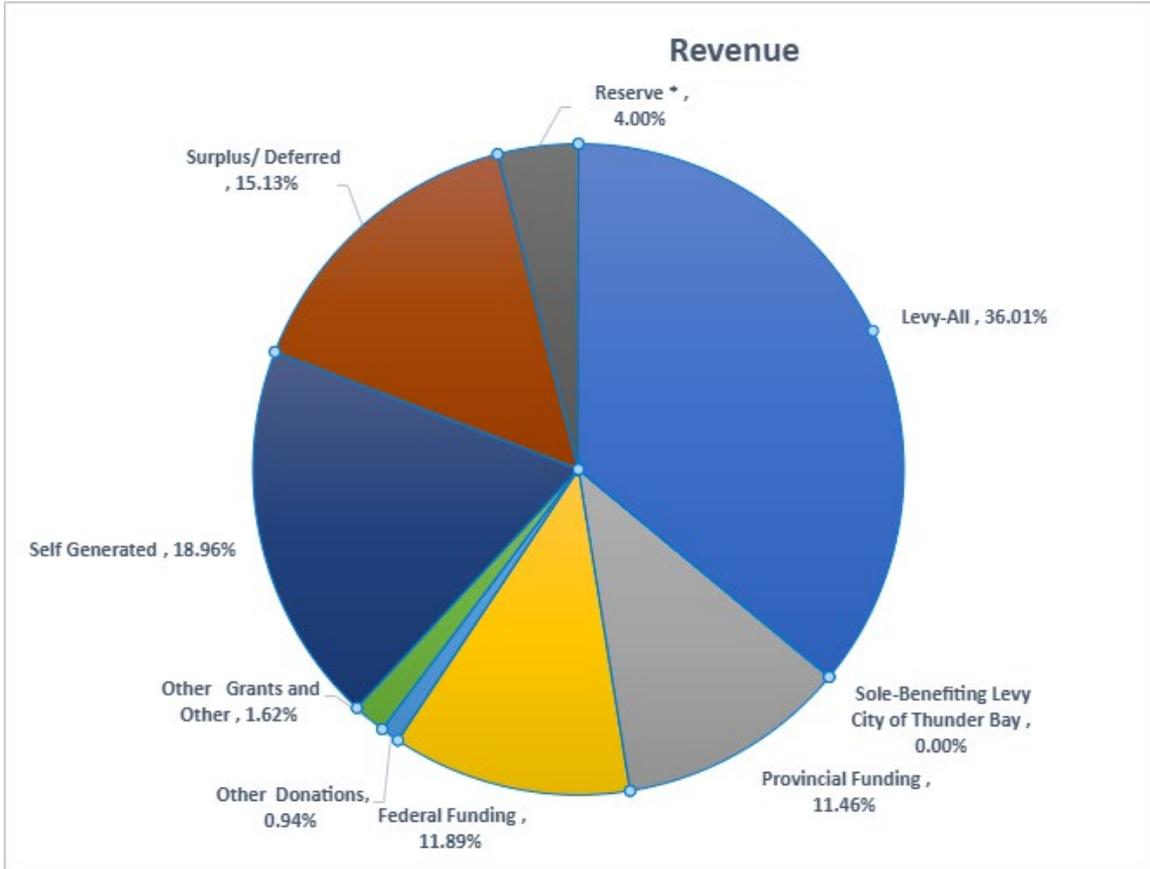
- Levy-all increase 2026 versus 2025 = 3.50%
 - 2025 increase – 3.08%
- Minimal to no increases are feasible in the short term but are not realistic for the long-term operation of the LRCA.
- Provincial funding anticipated to be provided in 2026 (included as revenue in budget)
 - Section 39 Transfer Payment - \$150,940
 - Source Water Protection Transfer Payment - \$77,313
 - Other One-Time Grants - \$148,500

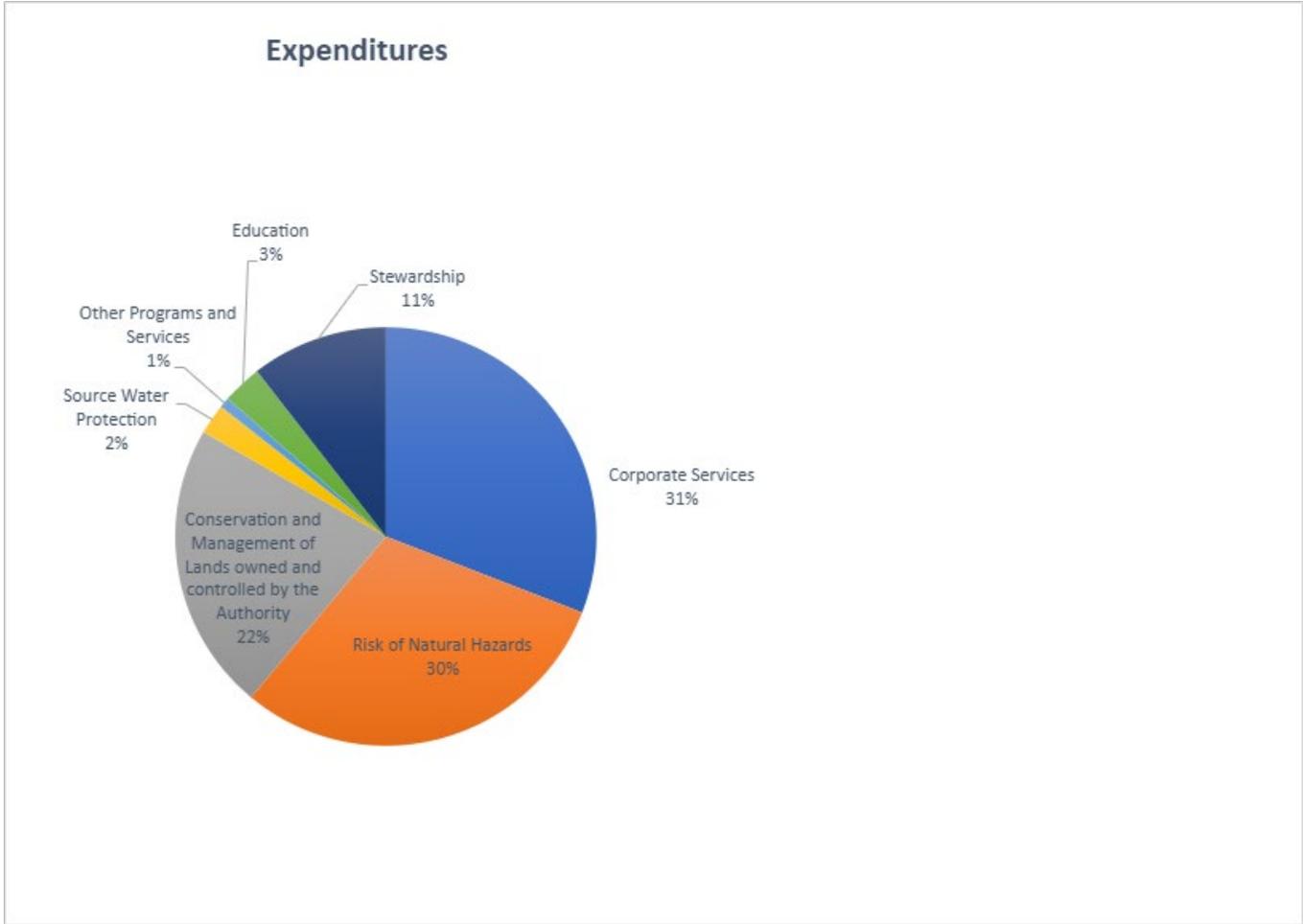
2026 Budget Highlights

Highlights of the 2026 Budget expenditures include:

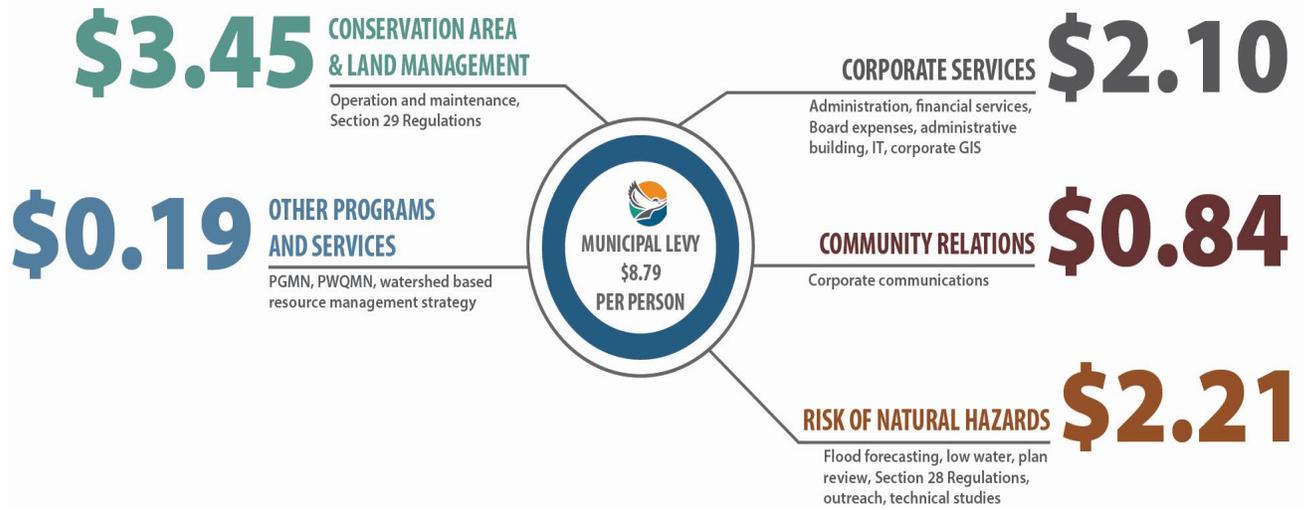
- Continuation of annual programming including:
 - Plan Review,
 - Development Regulations,
 - Watershed monitoring,
 - Flood Forecasting and Warning,
 - Operation and maintenance of LRCA owned properties,
 - Stewardship (no levy), and
 - Education programming (no levy).
- Capital improvements at the Conservation Areas:
 - Replace two concrete vault toilets with one at the Hazelwood beach area.
 - Repairs to the privy at Mission Island.
 - Repairs to asphalt cracks in the trail and parking lot and paint lines at Mission Island.
 - Decommission old parking lot at Mills Block.
- Other items:
 - Office plumbing repair.
 - Garage storage units.
 - Continuation of wayfinding signage installation using new designs in Conservation Areas.
 - Update of Asset Management Plan.
 - 10-year update of Forest Management Plans.
 - Design/construction of Urban Conservation Area (LRCA Administration Office location).
- Planned Reserve withdrawals:
 - Administration - \$30,000
 - Vehicle and Equipment - \$31,100
 - Forest Management - \$35,085
 - Conservation Area Capital - \$52,300

33 2026 LRCA Budget Summary





35
2026 LRCA Budget Summary



FOR IMMEDIATE RELEASE

December 1, 2025

FONOM and NOMA Meet with Federal Ministers to Advance Nation-Building Priorities for Northern Ontario

OTTAWA, ON — The Federation of Northern Ontario Municipalities (FONOM) and the Northwestern Ontario Municipal Association (NOMA) are meeting in Ottawa on December 1 and 2 to press the Carney Government for urgent, coordinated action on Northern Ontario’s most pressing national issues.

President **Dave Plourde** (FONOM) and President **Rick Dumas** (NOMA) are leading the joint delegations, representing more than **140 municipalities** spanning thousands of kilometres across Northeastern and Northwestern Ontario.

Together, FONOM and NOMA bring a clear message: **Northern Ontario is not peripheral — it is essential to Canada’s economic strength, national security, and future prosperity.** The challenges facing the North today require national leadership, national investment, and a true Team Canada approach.

A Defining National Moment

From the forest communities along Highway 11 to the mining, energy, and transportation corridors of the Northwest, Northern Ontario powers Canada’s supply chains, resource industries, and economic growth.

Yet the region is experiencing acute pressure across multiple fronts — transportation, labour shortages, housing, community safety, and regulatory barriers that slow down major natural resource projects.

“The choices we make today will determine whether Canada builds a stronger future or risks falling behind,” said *FONOM President Dave Plourde*. “Northern Ontario can lead Canada’s next century — but only with strong federal and provincial partners.”

“NOMA and FONOM are united,” added *NOMA President Rick Dumas*. “If we want a more resilient economy, safer communities, and a competitive nation, the North must be part of the plan — not an afterthought.”

Key Priorities Presented to the Carney Government

1. Modernizing the Trans-Canada Highway (Highways 11 and 17)

Northern Ontario's stretch of the Trans-Canada Highway remains largely two-lane, unsafe, and vulnerable to closure. When the highway shuts down, **Canada's national economy does too.**

FONOM and NOMA are calling for:

- Federal designation of Highways 11 and 17 as nationally significant corridors
- A blended approach of **twinning where possible** and implementing **2+1 highways** through the Canadian Shield
- Immediate passing lanes, safety barriers, and signage
- A renewed cost-shared federal-provincial funding model

The Trans-Canada must be treated as **core national infrastructure — equal to ports, railways, and airports.**

2. Rural and Northern Immigration & Workforce Growth

Budget 2025's major investments in housing and infrastructure will fail without workers to build them. Northern Ontario faces severe shortages in construction, healthcare, trades, transportation, and forestry.

FONOM and NOMA are requesting:

- A fully funded, permanent **Rural Community Immigration Pilot (RCIP)**
- Dedicated Northern municipal allocations under the **Ontario Immigrant Nominee Program**
- Workforce planning integrated with federal housing and infrastructure programs
- Investments in housing, childcare, and healthcare to help retain newcomers

To build Canada strong, we must build Canada's workforce — and the North is ready to grow.

3. Bail Reform & Community Safety

Northern municipalities continue to face rising violent offences, mental health crises, addiction-related incidents, and repeat offenders released multiple times under the same surety.

FONOM and NOMA are urging:

- Full implementation of Bill C-14 with Northern capacity supports
- Closing the "repeat surety" loophole

- Modernizing the Mental Health Act to allow graduated involuntary stabilizations
- Establishing **Transitional Withdrawal Management Centres** across the North
- A Northern Community Safety and Prevention Fund
- Integrated justice-health-policing teams

Community safety demands both stronger laws and stronger supports.

4. Natural Resources, Energy, and Economic Growth

Northern Ontario holds the critical minerals, forests, natural gas potential, and deep-water port capacity Canada needs to become a global leader in clean energy, advanced manufacturing, and resource security.

But barriers persist: slow permitting, regulatory duplication, energy shortages, softwood lumber tariffs, and limited infrastructure.

FONOM and NOMA are calling for:

- A unified **One Project, One Process (1P1P)** environmental and permitting model
- Major investments in transmission lines, grid expansions, and natural gas/LNG/CNG access
- Federal action—and urgency—on softwood lumber tariffs
- Investments in Great Lakes ports like Thunder Bay and Sault Ste. Marie
- Supports for value-added processing of minerals and forest products
- Stronger Indigenous partnership models

Unlocking the North is key to Canada’s economic and geopolitical future.

5. A New Team Canada Approach

Municipalities are on the front lines of housing, infrastructure, public safety, and economic development — yet too often excluded from decision-making.

FONOM and NOMA propose:

- A **permanent Northern Policy Table** connecting municipal, provincial, federal, and Indigenous leadership
- Annual federal–provincial–municipal summits under a “Team Canada North” model
- Integrated planning across economic, health, childcare, and mental health priorities
- Evidence-based, bipartisan policymaking
- Direct municipal access to funding tools

Building Canada Strong, Together

FONOM and NOMA believe Northern Ontario is ready to lead — ready to build the homes, highways, mines, mills, energy systems, and communities Canada needs.

“When we build up Northern Ontario, we build up all of Ontario — and we build up Canada,” said *Plourde*.

“The North is a national asset,” added *Dumas*. “With the right partnership, we can deliver generational prosperity, stability, and opportunity for the whole country.”

—30—

Media Contacts:

Dave Plourde, President, FONOM
705-335-1615 | fonom.info@gmail.com

Rick Dumas, President, NOMA
807-683-6662 | admin@noma.on.ca

For Immediate Release

December 1, 2025

FONOM and NOMA Respond to Algoma Steel Layoff Announcement

OTTAWA, ON - The Federation of Northern Ontario Municipalities (FONOM) and the Northwestern Ontario Municipal Association (NOMA) are expressing deep concern following Algoma Steel’s announcement of 1,000 layoff notices—an immeasurable blow to workers, families, and the community of Sault Ste. Marie.

“This is a difficult and uncertain moment for workers, their loved ones, and the entire community,” said **FONOM President Dave Plourde**. “FONOM stands firmly with the people of Sault Ste. Marie as they navigate the impacts of this decision. We will continue to advocate for a strong, stable steel sector and for the return of these jobs as quickly as possible.”

“Northern Ontario’s workers and communities should never be caught in the crossfire of a global trade dispute,” said **NOMA President Rick Dumas**. “NOMA remains committed to working with all orders of government to see this trade war resolved, industry stabilized, and good-paying jobs restored in Sault Ste. Marie.”

FONOM and NOMA call on both the provincial and federal governments to work collaboratively with industry and labour partners to address the immediate impacts of these layoffs while taking concrete steps to protect and strengthen the steel sector across Northern Ontario.

– 30 –

Media Contacts:

Dave Plourde, President, FONOM
705-335-1615 | fonom.info@gmail.com

Rick Dumas, President, NOMA
807-683-6662 | admin@noma.on.ca

For Immediate Release

Northern Ontario Hill Days: NOMA and FONOM Bring a Unified Northern Voice to Ottawa

Thunder Bay, ON / North Bay, ON — December 3, 2025 — The Northwestern Ontario Municipal Association (NOMA) and the Federation of Northern Ontario Municipalities (FONOM) have concluded two highly productive days of meetings on Parliament Hill as part of **Northern Ontario Hill Days**, a coordinated advocacy mission that brought municipal leaders directly to federal decision-makers to advance the priorities of Northern communities.

Over the two-day mission, representatives from NOMA and FONOM met with **MPs from all parties, Cabinet Ministers, Opposition Leaders, and senior federal officials**, underscoring a shared message: **supporting the North is essential to strengthening Canada's economy, infrastructure, and communities.**

High-Impact Meetings Across Parliament Hill

Throughout the mission, the delegation engaged in focused discussions with:

- **Staff from the Leader of the Official Opposition**
- **MP Marcus Powlowski (Thunder Bay–Rainy River)**
- **MP Pauline Rochfort (Nipissing–Timiskaming)**
- **Finance Minister François-Philippe Champagne**
- **Minister Patty Hajdu**
- **Minister Mélanie Joly**
- **Parliamentary Secretary for Infrastructure and Housing Jennifer McKelvie**
- **Parliamentary Secretary for Immigration Peter Fragiskatos**
- **Housing Critic Scott Aitchison (CPC)**
- **MP Eric Melillo (Kenora / Kiiwetinoong - CPC)**
- **Senior staff in the Prime Minister's Office**

These discussions centred on the urgent needs of Northern communities and the unique role the region plays in national economic growth, resource development, supply chain reliability, and community safety.

Advancing Key Priorities for Northern Communities

NOMA and FONOM presented a coordinated set of priorities, including:

- **Strengthening the Trans-Canada Highway System**

Northern Ontario is home to the most vulnerable stretch of the Trans-Canada Highway. The delegation called for federal investment in 2+1 highway models, redundancy around critical pinch points, and long-term resilience planning to ensure the continuity of Canada's national supply chain.

- **Addressing Labour Shortages Through Tailored Immigration Pathways**

Municipal leaders emphasized that severe labour shortages are slowing growth across essential services, small businesses, and major industrial projects. The delegation pressed for rural- and Northern-specific immigration solutions to attract and retain workers and to support regional post-secondary institutions facing enrolment pressures.

- **Community Safety and Meaningful Bail Reform**

Delegates urged the federal government to take decisive action on chronic reoffending, improve accountability within the bail system, and support measures that restore safety and confidence in Northern communities.

- **Unlocking Economic Growth and Critical Minerals Development**

NOMA and FONOM highlighted the global significance of Northern Ontario's critical mineral potential and called for accelerated permitting, strategic infrastructure investments, and continued support for Indigenous-led partnerships.

Quotes:

“Northern Ontario’s highways are Canada’s highways. The Trans-Canada corridor through our region is the most vulnerable stretch in the entire country, and without real federal investment in redundancy, expansion, and safety upgrades, the national supply chain remains at constant risk. At the same time, our communities are facing historic labour shortages across every sector. We made it clear in Ottawa that Northern Ontario is ready to grow, but we need the workers—and the safe, reliable transportation infrastructure—to support that growth.”

— **Rick Dumas, President, Northwestern Ontario Municipal Association (NOMA)**

“Municipalities across Northern Ontario are confronting a community safety crisis driven by chronic and repeat offenders, and we pressed the federal government for meaningful bail reform that protects victims, reinforces accountability, and ensures our communities can feel safe again. At the same time, labour shortages are holding back everything from small businesses to major resource projects. Northern Ontario needs a federal partner committed to real solutions on both fronts if we are going to thrive.”

— **Dave Plourde, President, Federation of Northern Ontario Municipalities (FONOM)**

A Strong and Collaborative Presence

Northern Ontario Hill Days showcased unprecedented collaboration between the two regional associations, presenting a united and solutions-focused voice to federal leaders. Together, NOMA and FONOM affirmed that **a strong, growing Northern Ontario is foundational to building a strong and competitive Canada.**

Looking Ahead

NOMA and FONOM expressed their commitment to continuing this momentum through **annual federal engagement**, ensuring that the issues facing Northern communities remain front and centre in national discussions.

Both organizations also extended an invitation to federal leaders, stating that they **look forward to welcoming MPs, Ministers, and the Prime Minister** to their upcoming conferences to continue dialogue, strengthen relationships, and advance shared priorities for Northern Ontario.

—30—

Media Contacts:

Dave Plourde, President, FONOM
705-335-1615 | fonom.info@gmail.com

Rick Dumas, President, NOMA
807-683-6662 | admin@noma.on.ca



Board of Directors Meeting Minutes

Date: Wednesday, September 24, 2025

Time: 9:00 a.m. – 12:00 p.m.

Location: Hybrid – In-Person - 874 Tungsten St, Unit C – NOMA office & Virtual (Zoom)

Absent: Kevin Kahoot, Kristen Oliver, Mark Figliomeni, Ken Boshcoff

1. Call to Order

Meeting called to order at **8:55 a.m.** by **President Rick Dumas.**

2. Approval of Agenda

Moved by: Eric Pietsch

Seconded by: Jason Young

Decision: **Approved**

3. Approval of Minutes – Pervious Meeting June 18, 2025

Moved by: Eric Pietsch

Seconded by: Jason Young

Decision: **Approved**

4. In Camera Session

Motion to move In Camera (8:57 a.m.): Eric Pietsch

Seconded by: Wendy Brunetta

Decision: **Approved**

Motion to move to back to Open Session: Jason Young

Seconded by: Doug Hartnell

Decision: **Approved**

Session concluded and resolved back to open session at **9:17 a.m.**

5. Financial Report

- Executive Coordinator (EC) **Jason Veltri** presented the financial report.

Motion: THAT the Financial Report be received and approved as presented.

Moved by: Wendy Landry

Seconded by: Kerri Marshall

Decision: **Approved**

6. Executive Coordinator's Report



EC Veltri provided updates on:

- **Advocacy & Government Relations**

- Coordinated multiple letters to federal and provincial ministers on:
 - Highway 11/17 twinning (2+1 model) as a national project priority.
 - Forestry sector crisis, including Kapuskasing Paper closure risk.
 - NGEF Phase 3 and natural gas/LNG/CNG expansion to support housing and employment lands.
 - Environmental assessment reform, urging adoption of Ontario’s 24-month “1P1P” framework.
- Drafted joint statements with FONOM on forestry and housing supply risks.
- Prepared media releases and policy responses on federal “Major Projects” announcement, Ontario’s Ring of Fire roadway upgrades, and other infrastructure commitments.

- **Events & Representation**

- Supported NOMA President and Executive Vice President at **CEN CAN Mining Expo** in Thunder Bay:
 - Assisted with keynote engagements and media.
 - Coordinated NOMA presence at opening ceremony and Jackleg drilling competition.
- Organized NOMA participation at **AMO 2025**, ensuring strong delegation requests are submitted. AMO was well received, great conversations.
- Helped coordinate NOMA’s role in multiple federal and provincial funding announcements across member municipalities.

- **Communications & Media**

- Issued media statements on:
 - Highway 11/17 nation-building priority.
 - Forestry sector crisis (joint with FONOM).
 - Ontario Ring of Fire roadway upgrades.
 - Passing of former NOMA President Wendy Bell.
- Developed sponsorship packages, media lists, and social media content to amplify NOMA advocacy.
- Created branded materials: templates, land acknowledgement graphics, conference branding (2026 “Resilience” theme).

- **2026 NOMA Conference – “Resilience”**



Northwestern Ontario Municipal Association

- New **IT registration system** selected and being configured for delegate and sponsor management – PheedLoop is an Ontario based IT Company.
- **Sponsorship package** to be held at 2025 rates – added a new category of Swag Item Sponsor.
- **Delegate rates** – Early Bird rates being held at 2025 registrations rates – Member \$475.00/Non-Member \$640.00 and Regular Rates – Member \$535.00/ Non-Member \$725.00 – Increased slightly from 2025, and Gala Dinner \$120.00 – Increased by \$10.00. Possible Day rates to be considered.
- **Venue contract** signed with Valhalla Hotel; deposit paid to secure space.
- **Audio/Visual services** booked to ensure high-quality production.
- Two **Keynote Speakers** confirmed, and further invitations sent to high profile guests to join conference in speaking capacity.
- **Tourism Development Grant of \$30,000 approved**, supporting conference growth and promotion.
- **Hotel room blocks** being negotiated with partner hotels to accommodate delegates.

Motion: THAT the Executive Coordinator Report be received and approved as presented.

Moved by: Eric Pietsch

Seconded by: Doug Hartnell

Decision: **Approved**

7. President’s Report – Rick Dumas

President Dumas reported on:

Advocacy & Government Relations

- Issued formal letters to federal and provincial ministers on:
 - Expansion of RNIP and dedicated immigration streams for Northwestern Ontario.
 - Environmental assessment reform, calling for a national “One Project, One Process” framework.
 - Energy transmission (Greenstone Transmission Line, East–West Energy Corridor).
 - Support for Confederation College operational funding.

Media Statements (June – September 2025)

- **Highway 11/17 Advocacy**
 - Statement responding to PM Carney’s “Nation Projects” announcement — applauding federal leadership but stressing that Hwy 11/17 must be treated as a national priority and Canada’s northern 400-series highway.
- **Ontario Ring of Fire Infrastructure**



Northwestern Ontario Municipal Association

- Statement on the Ontario government’s investment to upgrade roadways at the southern gateway to the Ring of Fire, emphasizing Indigenous and municipal partnerships, environmental safeguards, and regional economic growth.
- **Prime Minister Carney’s Industrial Strategy**
 - Statement welcoming the federal government’s bold plan for reskilling, flexible financing, and “Buy Canadian” procurement — tying the strategy to NOMA’s priorities for resilience and diversification in Northwestern Ontario.
- **Environmental Assessment Reform**
 - Letter calling for federal adoption of Ontario’s 24-month environmental assessment framework and the creation of a “One Project, One Process” (1P1P) national standard.
- **Confederation College Support (advocacy letter)**
 - Letter urging the Province for increased operational funding for Confederation College, highlighting its unique role in 7 NW municipalities.
- **Wendy Bell Tribute**
 - Statement mourning the passing of former NOMA President and Marathon Mayor Wendy Bell, extending condolences to her husband Spence, family, and community.

Events & Conferences

- NOMA participation at the CEN CAN Mining Expo:
 - Opening ceremony and keynote speeches.
 - Networking with industry leaders and government officials.
 - Joined with EVP Mota in Jackleg drilling competition at CEN CAN.
- Attendance and delegations for AMO 2025 Conference in Ottawa.

Partnerships & Collaboration

- Strengthened collaboration with FONOM, OFIA, and municipal/Indigenous partners on joint advocacy.

Motion: THAT the Executive Coordinator Report be received and approved as presented.

Moved by: Jason Young

Seconded by: Fred Mota

Decision: **Approved**

8.0 New Business

- **Presentations:**
 - *Gary Christian – North Superior Workforce Planning Board*



Northwestern Ontario Municipal Association

8.1 **Discussion: Signing Authorities change** – Change from Two signatures to One – this is to expedite payments of organization bills and payments to staff for salaries and benefits. Discussion held on ensure proper oversight by finance committee and reporting by the Executive Coordinator.

Motion:

THAT NOMA moves to a single signing authority to support expedited bill payments, expense reimbursements, and payroll via e-transfer.

Mover: Eric Pietsch

Seconder: Lisa Teeple

Decision: **Approved**

8.2 **Resolution:** ERO 025-0923 Phase 3

NOMA Resolution — Support for NGEF Phase 3 & Enabling Local Housing and Employment Lands

Mover: Fred Mota

Seconder: Andrew Poirier

Decision: **Approved**

WHEREAS the Province has posted ERO 0250923, *Consultation on the Future of Community Natural Gas Expansion*, seeking feedback on how Phase Three (3) could best support access to natural gas for community development; and

WHEREAS expanding access to natural gas has been identified as one tool—among a mix of energy solutions—to support affordability and economic growth in Ontario communities, with Phases One (1) and Two (2) estimated to enable connections for approximately 17,000 buildings across 59 communities to date; and

WHEREAS the Northwestern Ontario Municipal Association (NOMA) represents 37 municipalities working toward housing supply and employment-land readiness that contribute to Ontario’s objective to build at least 1.5 million homes by 2031; and

WHEREAS timely, right-sized servicing—including, where appropriate, natural gas alongside electricity, liquefied natural gas (LNG), compressed natural gas (CNG), and other emerging energy technologies—can help enable housing, commercial, industrial, agricultural, and institutional development across Northwestern Ontario; and

WHEREAS certain communities, particularly along the North Shore of Lake Superior such as Marathon and Terrace Bay, face unique natural and geographic constraints due to the rugged terrain of the Canadian Shield, which can make traditional pipeline expansion impractical, and



therefore LNG and CNG represent practical, cost-effective alternatives to provide reliable energy access; and

WHEREAS Ontario’s energy future requires a balance of affordability, reliability, sustainability, and regional practicality, recognizing northern climate, distance, industrial loads, and natural barriers; and

WHEREAS coordinated regional advocacy, shared technical information, and streamlined permitting can reduce costs and timelines for member municipalities pursuing housing and employment-land projects;

THEREFORE BE IT RESOLVED THAT NOMA:

1. Supports the Ministry of Energy and Mines’ consultation on the Future of Community Natural Gas Expansion (NGEP Phase 3) and endorses access to natural gas—including pipeline expansion, LNG, and CNG—as part of a diversified energy mix to advance member municipalities’ housing, employment-land, and economic development objectives.
2. Aggregates and submits a NOMA regional submission to ERO 0250923 that reflects member priorities, including:
 - priority application types (e.g., housing, employment lands, industrial users, community facilities);
 - alignment with Official Plans/Secondary Plans and designated growth areas;
 - sites and corridors where gas access (or LNG/CNG alternatives) would enable development;
 - Phase 1/2 learnings (if applicable) and practical barriers (timing, permitting, costs, land access, servicing coordination).
3. Provides support to members by:
 - coordinating information sessions with utilities, the Ontario Energy Board (OEB), and provincial ministries;
 - sharing template materials (council resolutions, business cases, letters of support);
 - facilitating peer-to-peer exchanges on employment-land servicing, housing-ready infrastructure, and funding applications;
 - promoting approaches that integrate energy planning with water/wastewater, roads, broadband, and electricity upgrades.
4. Advocates to the Province, the OEB, and federal partners for complementary funding and policy tools that:
 - reduce upfront municipal and household connection costs;
 - recognize northern project economics, geographic challenges, and low-density contexts;



Northwestern Ontario Municipal Association

- explicitly include LNG and CNG as eligible options under NGEF Phase 3;
 - streamline approvals and enable predictable, transparent program criteria;
 - support Indigenous partnership, environmental stewardship, and long-term operating affordability.
5. Forwards this resolution to all Northwestern Ontario MPPs, the Minister of Energy and Mines, the Ontario Energy Board, the Association of Municipalities of Ontario (AMO), the Federation of Northern Ontario Municipalities (FONOM), Indigenous governing partners, and all member municipalities.

8.3 Conferences and Forums Discussion

A discussion was held with the board on upcoming conferences and training sessions that board members and staff could attend. Board has recommended that the Executive Coordinator and President attend the AMO Health Democracy Forum in Toronto in October and explore attending the Northern Policy Institute's Magnetic North 2025 conference in Sudbury in December.

Upcoming Conferences and Forums for information:

- [AMO Healthy Democracy Forum](#) – Toronto, ON – October 18-19, 2025 – Toronto -
- [AMO Municipal Trade & Tariffs Forum](#) – Toronto, ON – October 24, 2025
- [Northern Policy Institute – Magnetic North 2025](#) – Sudbury, ON December 4-5, 2025
- [Ontario Critical Minerals Forum](#) – November 18-19, 2025 – Toronto, ON
- [Destination Northern Ontario Conference](#) – November 25-27 – Request for NOMA to participate in a Highways Session as a Panelist

8.4 Discussion: Federal Advocacy Day on the Hill in Ottawa

A discussion was held about speaking with FONOM and planning and participating in an Advocacy Day on Parliament Hill. Executive Coordinator to explore possible dates and costs involved and work with FONOM to seek their participation.

8.5 Discussion: Annual or Semi-Annual payment of Board Honorariums

A discussion was held to move payment of yearly board honorariums to semi-annual in October and April, to support board work and ensure that there is no conflict with the municipal elections and possible turnover of board members.

THAT NOMA move to a semi-annual payment schedule for board honorariums;

AND THAT the Executive Coordinator issue these honorarium payments to all board members on April 1 and October 1 of each year;



Northwestern Ontario Municipal Association

AND THAT the Executive Coordinator bring forward, at the November 2025 Board meeting, a draft policy outlining the payment process for board honorariums for the Board's review and consideration.

Mover: Eric Pietsch

Seconded: Fred Mota

Decision: **Approved**

8.6 Inviting NWMO CEO to speak with NOMA Board at November 2025 meeting

Discussion was held and directions were provided to Executive Coordinator to invite the CEO of NWMO to the next NOMA board meeting in November.

8.7 Sending letters to all three municipal leagues

Discussion was held and directions were provided to Executive Coordinator to draft a letter to all three municipal leagues to seek their feedback and do a check in with them all.

9.0 District Updates

- Updates were received from all three district municipal associations.

10.0 Issue Tracker & Advocacy Updates (If any)

Forestry & Softwood Lumber Tariffs – Rick Dumas & Wendy Landry	Police Costs – Andrew Poirier & Roger Nesbitt
Highways 11/17 – 2+1 Highway – Rick Dumas & Eric Pietsch & Andrew Poirier	Rural Building Faster Fund – Fred Mota & Rick Dumas & Roger Nesbitt
OMPF – Rick Dumas	Housing – Kristen Oliver
Immigration – Rick Dumas & Fred Mota	Healthcare – Wendy Brunetta
Mining – Rick Dumas and Fred Mota	Nuclear Waste MGMT Org – Kevin Kahoot & Jason Young & Roger Nesbitt
Land Use Planning & Energy – Jim Vezina	

11.0 Next Meeting

Date: November 26, 2025

Time: 9am to 12pm

Location: Thunder Bay, ON & virtual link provided

11. Adjournment

- Meeting adjourned at **12:05 p.m.**
- **Motion to adjourn:** Doug Hartnell

**Northwestern Ontario Municipal
Association**



Minutes prepared by:

Jason Veltri, Executive Coordinator

Date approved by NOMA Board: November 24, 2025



MEMORANDUM

TO: Assessment Review Board Stakeholders

FROM: Ken Bednarek, Associate Chair
Kelly Triantafilou, Registrar

DATE: December 3, 2025

RE: **Zoom to end support for its Workplace and Web Browser Applications on Windows 32-bit Operating System (OS)**

As a result of Zoom ending its support for 32-bit systems, starting December 15, 2025, Zoom will only work on computers with a Windows 64-bit operating system. To join a Zoom meeting, you must use the 64-bit Zoom Workplace application or a compatible 64-bit web browser. This doesn't affect Apple MacOS computers.

This change made by Zoom affects all their users and not just the Assessment Review Board users attending virtual proceedings. Typically, this change affects older computers running operating systems that are no longer supported by Microsoft and may not be secure.

The Assessment Review Board is committed to providing support to users to help them to continue accessing virtual proceedings and events via Zoom. Users can still participate in or attend their Zoom meeting on their smartphones or tablets running on Apple iOS or Android, as these will not be impacted. They can also join their Zoom meeting by calling in, using a landline phone or making a voice call from their cellphone. More information is available on the Zoom website about [Zoom system requirements for iOS, iPadOS, and Android](#).

Users who are impacted and need access to a computer or phone to attend their proceeding can submit an Accommodation Request Form. An accommodation, or alternative arrangement, may be provided to support a need related to the Ontario Human Rights Code, or a need or concern related to procedural fairness.

For approved accommodation requests, Tribunals Ontario can provide access to alternative supports, including access terminals that include computer, internet access, a telephone, and on-site support to assist with basic technology issues or questions. Other options such as loaner phones/top-up minutes through Tribunals Ontario's phone program, or a written hearing may be provided.



Users who may need support should make their request in advance to allow the Assessment Review Board to consider the request and make appropriate arrangements before the hearing.

This information sheet will help our users check their Windows version and web browser version. More information is also available on the Zoom website about Zoom Workplace App end of support for Windows 32-bit operating system and changes to Zoom Web App browser support.

Although we have no control over this development, we understand the inconvenience it may cause some of our users. We will continue to support our users navigate through the change.

If you have any questions, please contact us at ARB.Registrar@ontario.ca.

Sincerely,

Kelly Triantafilou
Registrar

Ken Bednarek
Associate Chair



Our File No.: SSB-30

November 5, 2025

Dear Stakeholder:

RE: The District of Thunder Bay Social Services Administration Board (TBDSSAB) is seeking interested candidates to apply to our new Indigenous Advisory Table

The District of Thunder Bay Social Services Administration Board (TBDSSAB) is seeking interested candidates to apply to its new Indigenous Advisory Table.

TBDSSAB supports people to improve their lives and become self-sufficient. As a provincially mandated organization, our organization delivers and/or funds programs delivered by community partners in the following sectors:

- Service Manager for Child Care and Early Years Programs
- Service Manager and Delivery of Homelessness Prevention Programs
- Service Manager and Delivery of Community Housing
- Delivery of Ontario Works

The primary purpose of the Board's Indigenous Advisory Table (The Table) will be to advise on matters identified by the TBDSSAB Board or the Table in order to address local priorities and better meet the needs of service recipients.

Members serve for a two-year term (January 2026 – December 2027). Please see Indigenous Advisory Table Terms of Reference (PDF) for more detailed information.

Interested candidates are invited to submit a one-page application letter summarizing their interest in becoming a member of the Indigenous Advisory Table by email, fax or mail to:

Office of the Chief Executive Officer
231 May Street South
Thunder Bay, ON P7E 1B5
Fax: 807.345.6146
Email: EA.Inbox@tbdssab.ca



**THE DISTRICT OF THUNDER BAY
SOCIAL SERVICES ADMINISTRATION BOARD**

The deadline for Application Letter submission is **4:00 p.m. on December 29, 2025.**

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ken Ranta', written in a cursive style.

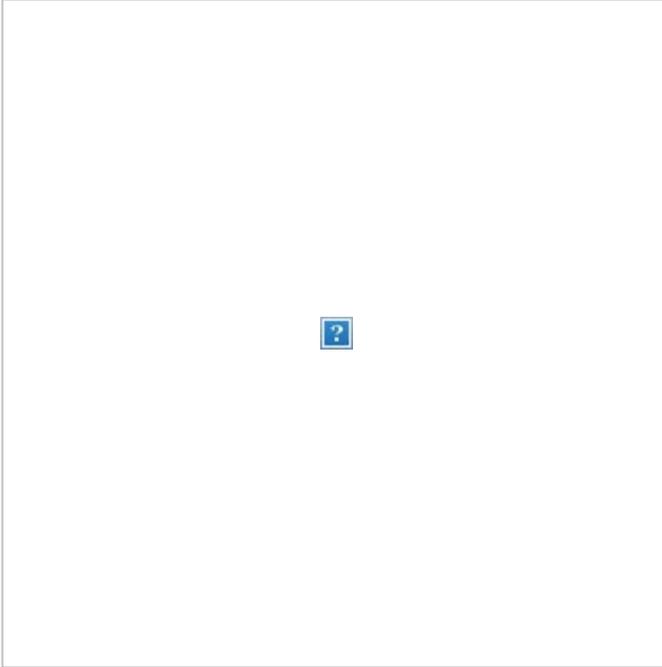
Ken Ranta
Chief Executive Officer

KR/gf

Enclosure: BRD-01:167 Terms of Reference - Indigenous Advisory Table

From: [TBDSSAB Communications](#)
To: [Conmee Clerk](#)
Subject: TBDSSAB Update from the Board Newsletter
Date: December 4, 2025 5:21:16 PM

[View this email in your browser](#)



Update from the Board

TBDSSAB Board Newsletter | December 4, 2025

[Click Here to Download as PDF](#)

- [Message from the Chair](#)
- [Next Meeting](#)
- [Spotlight: Indigenous Advisory Table](#)
- [December Holiday Hours](#)
- [Board Reports: November 20, 2025](#)
- [Feedback](#)

Message from the Chair

Please find below the latest issue of Update from The Board, the monthly newsletter from the Board of Directors of The District of Thunder Bay Social Services Administration Board.

Please circulate to members of your respective Municipal Councils and Local Roads Boards.

The purpose of this newsletter is to keep our municipal stakeholders informed about TBDSSAB activities by providing an overview of TBDSSAB Board information and reports following all monthly meetings.

Some highlights from the November meeting:

- Administration presented the proposed 2026 Operating and Capital budgets. Budget approval will take place in December.
- The Board received reports related to third quarter operations, financials, and strategic plan progress.
- Administration provided draft advocacy position papers for the January 2026 Rural Ontario Municipal Association (ROMA) conference.

Thank you,

Jim Vezina

Vice-Chair, TBDSSAB

This edition of Update from the Board covers TBDSSAB's Board meeting on **November 20, 2025**, as well as key initiatives taking place in this time span.

Our aim is to provide an overview of TBDSSAB Board information and reports in a timely manner following all monthly meetings.

Next Meeting

The next Board meeting will be held **Thursday, December 11, 2025 at 10:00am.**

The Board meeting is scheduled to take place in person. For more information about Board meetings, please visit the [Board Meetings page](#) on our website.

Spotlight: Indigenous Advisory Table

The District of Thunder Bay Social Services Administration Board (TBDSSAB) is seeking interested candidates to apply to our new Indigenous Advisory Table.

The primary purpose of the Board's Indigenous Advisory Table (The Table) will be to advise on matters identified by the TBDSSAB Board or the Table in order to address local priorities and better meet the needs of service recipients.

The deadline for Application Letter submission is **4:00 p.m. on December 29, 2025.**

[Click here to read the full Call for Nominations with more information.](#)

December Holiday Hours

Please note the following changes to TBDSSAB's office hours during December:

- December 4, 2025: Geraldton, Schreiber and Marathon offices **closed at 12pm.**
- December 5, 2025: Geraldton, Schreiber, Marathon & Nipigon offices **closed.** Thunder Bay office **closed at 12pm.**
- December 24, 2025: **Closed at 12pm.** Kakabeka office closed all day.
- December 25 & 26, 2025 (Christmas & Boxing Day): **Closed**

- December 31, 2025: **Closed at 12pm.** Kakabeka office closed all day.
- January 1, 2026 (New Years Day): **Closed**
- January 2, 2026: Regular hours resume.

Regular office hours vary by location. Please visit our website or call to confirm the hours at your local office: www.tbdssab.ca/service-area

Board Reports: November 20, 2025

Proposed 2026 Operating and Capital Budget

Download: [RPT 2025-41-CS Proposed 2026 Operating And Capital Budget](#) (PDF)

2025 Third Quarter Financial Report

Download: [RPT 2025-42-CS 2025 Third Quarter Financial Report](#) (PDF)

2024-2027 Strategic Plan 2025 3rd Quarter Update

Download: [RPT 2025-43-CEO 2024-27 Strategic Plan 2025 3rd Quarter Update](#) (PDF)

ROMA 2026 Position Papers

Download: [RPT 2025-44-CEO ROMA 2026 Position Papers](#) (PDF)

Q3 Operational Report

Download: [RPT 2025-45-ISS Q3 Operational Report](#) (PDF)

Board Municipal Presentation Policy 2025 Oct 30

Download: [MEM K Etrei to Board Municipal Presentation Policy 2025 Oct 30](#) (PDF)

Memo: B Hamilton to Board re: Staff Recognition

Download: [MEM B Hamilton to Board Re Staff Recognition 2025Nov5](#) (PDF)

TBDSSAB Shuniah Representative 2025 Oct 10

Download: [Shuniah Council Res 10 Oct 2025 TBDSSAB Shuniah Representative](#) (PDF)

Letter: MMAH to TBDSSAB re: COCHI OPHI

Download: [LTR From MMAH Re COCHI OPHI Approval 2025 Oct 16](#) (PDF)

Letter: Minister Calandra to Families re: CWELCC

Download: [LTR From MOE Re CWELCC Nov 10 2025](#) (PDF)

Board reports for past meetings are available on our website:
<https://www.tbdssab.ca/board/reports>

Feedback

We appreciate feedback and comments regarding the content of this newsletter.

Contact:

Carole Lem, Communications & Engagement Officer

E: Carole.Lem@tbdssab.ca T: 807-766-4219



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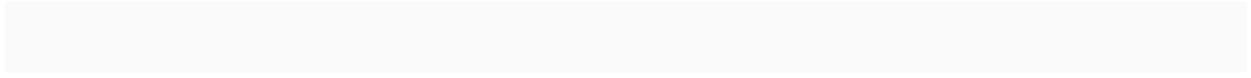
We send monthly emails to municipal partners and local roads boards within The District of Thunder Bay. Our aim is to keep our municipal stakeholders informed about TBDSSAB activities by providing an overview of TBDSSAB Board information and reports following all monthly meetings.

Our mailing address is:

The District of Thunder Bay Social Services Administration Board
231 May St S
Thunder Bay, ON P7E 1B5
Canada

[Add us to your address book](#)

Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe from this list](#).



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

Environmental Assessment
Modernization Branch

135 St. Clair Avenue West
4th Floor
Toronto ON M4V 1P5

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

Direction de la modernisation des processus
d'évaluation environnementale

135, avenue St. Clair Ouest
4^e étage
Toronto ON M4V 1P5



December 5, 2025

Subject: Update on the proposed environmental assessment regulation for municipal infrastructure

Good afternoon,

I am writing to share an update on the proposed Municipal Project Assessment Process (MPAP), a new environmental assessment (EA) regulation for certain municipal infrastructure projects. If implemented, this regulation would replace the current Municipal Class Environmental Assessment (MCEA).

The Ministry of the Environment, Conservation and Parks (ministry) continues to modernize Ontario's EA program. Our goal is to reduce delays for critical infrastructure projects, while maintaining strong environmental protections and opportunities for public consultation.

Background

In March 2023, we posted an initial proposal on the Environmental Registry to review EA requirements for municipal infrastructure projects.

In February 2024, we began consulting on a more detailed proposal for regulations under Part II.4 of the amended Environmental Assessment Act. These regulations would identify municipal projects subject to the streamlined EA process outlined in the proposed MPAP regulation.

Next steps

We appreciate the feedback received so far. In response to input received during earlier consultations, we are considering changes to the February 2024 proposal. These updates are outlined in the [updated proposal posting](#).

The ministry is seeking your input as we finalize the streamlined EA project list and process regulation.

Provide comments

For details on the updated proposal and to provide your input, visit:
<https://ero.ontario.ca/notice/019-7891>.

The comment period is open until **February 3, 2026 (60 days)**.

If you have questions, please contact the EA Modernization team at:
EAmmodernization.mecp@ontario.ca.

Thank you for your continued engagement.

Sincerely,

A handwritten signature in black ink that reads "A. Cross". The signature is written in a cursive, flowing style.

Annamaria Cross
Director, Environmental Assessment Modernization Branch
Ministry of the Environment, Conservation and Parks

Please note that this document can be provided in an alternate accessible format upon request

Thunder Bay District Municipal League



Conference Day 1 & Annual General Meeting

March 5, 2025

8:00AM: Registration & Opening Breakfast

9:00AM: Call to Order and Opening Remarks:

Reeve Wendy Wright, President, TBDML

Official Welcome/Land Acknowledgement:

Mayor Suzanne Kukko, Nipigon

Opening Ceremony:

Mariyln Netemegesic

9:45AM: Advocacy Updates from TBDML and NOMA

10:30AM: Refreshment Break

10:45AM: Northern Policy Institute – Transportation and Immigration

11:30AM: Chantelle Bryson, Potestio Law – Abuse of Staff and Council

12:15PM: Lunch & Networking

1:30 PM: Sharon Bak – Bak Emergency Services (Topic title TBD)

2:15PM: Ontario Clean Water Agency (OCWA) – Topic TBD

3:00PM: Refreshment Break

3:15PM: OMERS – Pension Overview

4:00PM: Annual General Meeting

Dinner at Ducky's will commence at _____

Please note that this document can be provided in an alternate accessible format upon request

Thunder Bay District Municipal League



Conference Day 2

March 6, 2025

8:00AM: Registration & Breakfast

9:00AM: TBD

9:45AM: TBD

10:15AM: Refreshment Break

10:30AM: Shawna Beaulieu – Thunder Bay & District Humane Society/OSPCA

11:15AM: Chelsea DeGagne & Cally Manning - NOHFC Programs

12:00PM: Lunch

12:30PM Shane Muir – SNEMS District Updates

1:00PM: Members of Parliament (Invited)

MPP Kevin Holland – Thunder Bay-Atikokan

MPP Lise Vaugeois – Thunder Bay-Superior North

MP Patty Hajdu – Thunder Bay-Superior North

The schedule will be further amended to include presentations from:

Brad Smith – Employment Contracts (and possibly Collective Agreements)

MTO – Capital Projects and possible delegation opportunities

Councillor Gary Adduono – Community Organization Partnerships

NWMO – Project update and 2nd DGR siting process

TBDHU Workplace Wellness Team - Comprehensive Workplace Wellness Program Model



Thunder Bay District Municipal League

November 26, 2025

Dear Sponsor,

Thank you for considering an investment in the growth and prosperity of the Thunder Bay District. The Thunder Bay District Municipal League (TBDML), representing 17 municipalities across our District, is proud to celebrate its 109th year at our 2026 Conference and Annual General Meeting, held March 5-6 at the Branch 32 Legion in Nipigon, Ontario.

This event brings together elected officials, municipal staff, and stakeholder representatives—leaders who shape the future of our communities. Your sponsorship offers a unique opportunity to connect directly with decision-makers, showcase your organization, and demonstrate your commitment to development within the District.

Sponsorship packages are attached, offering multiple ways to promote your brand and engage with our delegates.

Your support helps make this event a success—and strengthens the bonds that keep our District thriving. If you have any questions, please don't hesitate to reach out.

We look forward to partnering with you.

Warm regards,

A handwritten signature in cursive script, appearing to read "Nikita Cava".

Nikita Cava
Executive Director
Thunder Bay District Municipal League



Thunder Bay District Municipal League

Sponsorship Packages

The Thunder Bay District Municipal League seeks the financial support of various firms and organizations to sponsor League events and activities. Sponsorships may be in the form of a direct cash donation, prizes, or services.

We are most appreciative of the generous support of our sponsors.

Our sponsorship packages include:

Amount	Sponsor Designation	Recognition
\$100-299	Copper	Name of organization in official programme
\$300-\$499	Refreshment Break/Bronze	Name of organization in official program and the first 3 sponsors in this category will be recognized during refreshment break (sign at coffee table). May also choose to place a ¼ page black and white ad in the conference programme.
\$500-\$999	Silver	Name of organization in official programme, one free conference registration, and may place a ½ page black and white ad in the conference programme.
\$1000-\$1999	Gold	Name of organization in official programme, one free conference registration, one free dinner ticket and the first three sponsors in this category will be recognized during meal time or networking event. May also choose to place a ¾ page black and white ad in the conference programme.
\$2000 and over	Platinum	Name of organization in official programme, two free conference registrations, one free dinner ticket, and banner will be displayed in the conference room during presentations. The first sponsor in this category will have the opportunity to address the delegates with a 5-minute presentation. May also choose to place a full page black and white ad in the conference programme.

In recognition of your sponsorship, your organization will receive:

A certificate of appreciation will be presented/sent to all sponsors. A listing of all sponsors, sorted by sponsorship level, will be included in the printed conference programme and on the League website, where applicable.

Sponsorship Registration

Please be advised that sponsorships and advertising materials must be received by February 20th, 2026

(Complete this section for sponsorships)

Name of Organization: _____

Contact information: _____

Level of Sponsorship: _____

Signature: _____

Please contact Nikita Cava, Executive Director at (807)621-4874 or email ed.tbdml@gmail.com to discuss your sponsorship package.



Thunder Bay District Municipal League 2026 Conference & AGM Registration Form

The 2026 Thunder Bay District Municipal League Conference & AGM will be held in Nipigon, Ontario at the Branch 32 Legion (102 5th Street) on March 5th & 6th, 2026.

As we will no longer be using Eventbrite, we kindly request that all delegates pay by cheque. If you are unable to pay by cheque or would prefer an alternative payment option, please contact Nikita Cava (Executive Director) directly to discuss further.

Please utilize this registration form as your invoice. Please don't hesitate to reach out to Nikita with any questions.

Name(s):

Municipality/Organization: _____

Email/contact info:

General Registration Fee: \$300 x ____ = _____ Speaker Registration Fee: \$225 x ____ = _____

Total: _____

Dinner RSVP x _____

(please note that b RSVPing for dinner it does not establish payment for your dinner on Thursday March 5th at Ducky's, we are only requesting RSVPs so that the restaurant can prepare accordingly. Payment will still need to take place on the evening of the dinner and everyone is responsible for their own plate.)

Please indicate any food allergies:

Please make cheque payable to "Thunder Bay District Municipal League" and mail along with this registration form to:

PO Box 82
Kakabeka Falls, ON
P0T 1W0

**Ministry of Emergency
Preparedness and Response**
25 Morton Shulman Ave, Toronto,
ON M3M 0B1

**Ministre de la Protection civile et de
l'Intervention en cas d'urgence**
25, av. Morton Shulman, Toronto,
Ontario M3M 0B1



DATE: December 9, 2025

MEMORANDUM TO: **Community Emergency Management Coordinators**

FROM: Matthew Pegg
Deputy Minister and Commissioner of Emergency
Management

SUBJECT: **Passage of Bill 25, Emergency Management
Modernization Act, 2025 amending the *Emergency
Management and Civil Protection Act***

I am pleased to share that Ontario has reached an important milestone in modernizing its emergency management framework through amendments to the [Emergency Management and Civil Protection Act](#) (EMCPA).

On December 3, 2025, the Government of Ontario passed [Bill 25](#), the *Emergency Management Modernization Act, 2025*. Schedule 1 of the *Emergency Management Modernization Act, 2025* amends the EMCPA to enable a more effective, coordinated and comprehensive approach to provincial and community emergency management.

These legislative amendments are informed by valuable feedback, best practices in emergency management, and lessons learned from past emergencies. I want to extend my sincere thanks for the feedback from emergency management partners, which has been essential in shaping this legislation and ensuring it reflects the needs and realities of communities.

The amendments to the EMCPA will be implemented through a phased approach, with initial amendments aimed at strengthening provincial coordination and capabilities and enhancing community capacity in emergency management.

Some amendments are now in effect, with no new requirements for partners. These include:

- **Establishing the purposes of the Act**, including to support coordination with municipalities, Indigenous communities, public and private sector organizations, and other governments.
- **Introducing a clear definition of “emergency management”** encompassing prevention, mitigation, preparedness, response, and recovery.
- **Clarifying the role of the Ministry of Emergency Preparedness and Response** as the provincial lead and one window for coordinating provincial emergency management activities under the oversight of the **Minister of Emergency**

**Ministry of Emergency
Preparedness and Response**
25 Morton Shulman Ave, Toronto,
ON M3M 0B1

**Ministre de la Protection civile et de
l'Intervention en cas d'urgence**
25, av. Morton Shulman, Toronto,
Ontario M3M 0B1



Preparedness and Response and the direction of the Commissioner of Emergency Management.

- **Strengthening executive oversight** of provincial emergency management.
- **Authorizing the Minister** of Emergency Preparedness and Response to oversee municipal, ministry, and provincially regulated critical infrastructure entities' emergency management programs, and enter into agreements and arrangements with public and private partners and individuals in emergency management.
- **Recognizing Ontario Corps** as a key provincial resource and capability that can be engaged to support communities across the province, who request assistance.

These changes aim to strengthen provincial emergency management coordination and lay the foundation for deeper collaboration with communities and emergency management partners.

Remaining amendments to the EMCPA are expected to come into force at a later date. Subject to future regulations, key changes affecting municipalities will include:

- Enabling flexibility regarding requirements for municipal emergency management programs and plans based on needs and capacity.
- Allowing two or more municipalities to voluntarily develop and implement joint emergency management programs and plans.
- Clarifying the process for and ensuring accountability of municipal emergency declarations under the EMCPA.

The Ministry of Emergency Preparedness and Response remains committed to working closely with emergency management partners throughout the implementation of these changes, including the development of supporting regulations. Your continued support and feedback will be vital in shaping the next phase of this work, and I look forward to ongoing collaboration.

If you have any questions on the amendments, please contact the Strategic Policy and Governance Branch in the Ministry of Emergency Preparedness and Response at EMOPolicy@ontario.ca.

Thank you again for your valued partnership.

Sincerely,

Original signed by

Matthew Pegg
Deputy Minister and Commissioner of Emergency Management



SAVE THE DATE

Municipal Services Office - North
Ministry of Municipal Affairs and Housing

2025 Northern Municipal Council Workshop - Virtual Learning Series

Date: January 29, 2026 (last session in the virtual learning series)
Location: Microsoft teams

Agenda:

The Municipal Services Office – North is pleased to invite you to attend the 6th and last session in the virtual council workshop series. This final instalment will offer an essential learning opportunity in the area of municipal-Indigenous stakeholder relationship building. We encourage you to mark your calendar and take part in this valuable series—you won't want to miss it.

Virtual series details and registration links:

Note: To facilitate the registration process, please ensure you register for the session individually using the link beside each session. Kindly note that each participant is required to complete the registration on their own behalf.

1. Building Effective Engagement Relationships with Indigenous Communities

Date and time: January 29, 2025, from 4:30 PM to 7:00 PM EST

Agenda:

Time	Presentation	Speakers	Registration
4:30 PM to 4:40 PM	Welcoming Remarks	Sarah Cormier, Senior Municipal Advisor, MMAH, MSO-N Sudbury	Click here to register
4:40 PM to 5:40 PM	Stronger Together: Building First Nation–Municipal Partnerships: Hear about practical tools, resources, and knowledge products that can support collaboration between First Nations and municipalities. The goal is to foster	First Nation-Municipal Community Economic Development Initiative (CEDI)	

	<i>understanding and encourage partnerships that drive mutual economic benefits through learning, capacity building, and shared development.</i>		
5:40 PM to 6:40 PM	Indigenous Voices in Municipal Councils: <i>This panel features Indigenous representatives who serve on municipal councils. They will share their perspectives on strengthening Indigenous–municipal relationships and their experiences representing their communities at the local level.</i>	Cheryl Fort, Mayor, Township of Hornepayne Susan Nelson, Councillor, Township of Cochrane Wendy Landry, Mayor, Municipality of Shuniah,	
6:40 PM to 6:45 PM	Closing Remarks	Leisel Edwards, Municipal Advisor, MMAH, MSO-N Thunder Bay	

Inquiries:

**Municipal Services Office – North
(Sudbury)**

Enrique Paraco, Municipal Advisor
Email: enrique.paraco@ontario.ca
Phone: 705-280-0641

**Municipal Services Office – North
(Thunder Bay)**

Leisel Edwards, Municipal Advisor
Email: leisel.edwards@ontario.ca
Phone: 249-885-2953

**The Corporation of the Township of Conmee
Administrative Report**

Date: December 16, 2025

To: Mayor and Council

Subject: Renewal of Municipal Insurance Policy – 2026 Term

File Number: 01-C10-0000 Administrative Activity Reports

Submitted by: Karen Paisley, Clerk

RECOMMENDATION:

That Council authorize the Clerk to proceed with renewal of the municipal insurance program with Intact Public Entities through Westland Insurance Group Ltd. for the term December 31, 2025 to December 31, 2026 at a premium of \$68,324 plus applicable taxes.

BACKGROUND:

The Township's current insurance policy expires on December 31, 2025. Westland Insurance has provided a renewal proposal from Intact Public Entities, which continues to offer comprehensive coverage for property, liability, crime, automobile, and facility user risks. The renewal maintains the same core coverages as the expiring policy, with adjustments to reflect inflationary trends and updated property valuations. **Note:** Detailed renewal documentation from Westland Insurance and Intact Public Entities is included in the closed session materials due to confidentiality provisions. Public discussion will be limited to the recommendation and summary information provided in this report.

DISCUSSION:

The proposed renewal premium is \$68,324 plus applicable taxes, representing an overall increase of 4.6% compared to the prior term. This increase is primarily due to inflationary adjustments on property values and modest rate increases across liability and automobile coverage. Building values have been updated to ensure insurance-to-value compliance. Optional coverages such as earthquake, flood, drone, and fraudulently induced transfer coverage are available upon request but are not included in the current proposal. The Township's claims history remains favorable, with only two property claims since 2021 totaling \$21,058. The premium will be funded through the 2026 operating budget under insurance expenses.

**The Corporation of the Township of Conmee
Administrative Report**

Date: December 16, 2025

To: Mayor and Council

Subject: SASI Water – Water Supply Options for Rink Flooding

File Number: 01-C10-0000 Administrative Activity Reports

Submitted by: Karen Paisley, Clerk

RECOMMENDATION:

That Council receive the SASI Water Review for information and provide direction on whether to proceed with testing the old well for potential rink use or continue using temporary water hauling as needed until a long-term solution is determined.

BACKGROUND:

SASI Water completed a review of the Township's water system following recent well recovery and quarterly testing. The new well is functioning perfectly, with clear water under normal flow conditions. Flow restrictors installed earlier have significantly improved performance. However, during stress testing (simulating rink flooding or cistern filling), water quality from the new well deteriorated, producing excessively dirty water. This indicates that high-volume draws from the new well are not suitable for rink flooding.

The old well was previously abandoned due to poor water quality. Retrofitting the old well for potable use would cost approximately \$20,000. Before considering its use for rink flooding, recovery testing is required to confirm viability.

DISCUSSION:

To proceed with flooding for this winter, staff contacted Templeman Water Haulage, which has already provided two fills at a cost of \$340 per fill. This option is significantly more cost-effective than SASI's proposed hauling rate of \$700 per load.

The SASI Water Review provided technical details on the new well and the old well. SASI recommends that the new well remain dedicated to building water supply. Council is asked to provide direction on whether to proceed with testing the old well for potential rink use or continue using temporary water hauling as needed until a long-term solution is determined. Council direction is also requested for current flooding needs.

From: [Andrew Dubinsky](#)
To: [Conmee Clerk](#)
Subject: SASI Water Review
Date: December 10, 2025 6:35:39 PM

Karen,

The water system is now working perfectly, on the last quarterly testing there was no scaling and the water tested as originally designed, those flow restrictors made a huge difference.

Back in October during the well recovery testing it started with a draw down of 5 gallons per minute for 1 hour and thru that the water stayed crystal clear. After measuring the 1 hour recovery, SASI ran the pump with no restriction to simulate cistern filling or rink use. During this full flow rate the water quality drastically changed and excessively dirty water started coming from the well. Once this was discovered, Andrew with SASI talked with you and the Roads Supervisor and discussed adding flow restrictors and all were in agreement to proceed along with the cistern cleaning. From experience when stressing a well, like they plan on doing with the rink flooding, it can take days for everything to settle and the water returns to normal again.

I reviewed the water quality from the old well and you were right to abandon that as a water source for your building, a rough estimate to clean that water up would be upwards of \$20,000 retrofit to the existing water treatment system. Before committing to using the old well some well recovery testing will be required to verify that it is even a viable option.

I have 2 options to proceed with out changing the current new well set up that we just finished getting working correctly.

Option #1) short term fix is to haul water to get the rink going for this year. SASI can haul water with our tanker truck for a cost of \$700.00 per load and it is estimated that you would need up to 10 or more loads to flood the rink properly. This price is assumed that SASI will be hauling nights or weekends when the truck is available.

Option#2) Flood the rink with the old well. A short term option for this winter would be to modify the well head for the ability to run some 1.5” hoses to the rink for flooding then rolling back up when done. Then next summer, run a water line from the old well to the rink for flooding only and completely disconnect the old well from the cistern. SASI can work on quoting this if you want to proceed with this option. The only unknown is the capacity of the old well to ensure it is a viable option.

Let me know if you require any further information for your council meeting.

Sincerely,

Andrew Dubinsky
General Manager
SASI Water
807-622-8880

MOE - Well Technician # T-4147
MOE - Well Contractor # C-7712
CWQA - Water Service Technician and Installer
CBWA - Certified Plant Operator
WCWC - Licensed Small Works Technician #676677
LU - Business Administration Degree

Quenching your thirst one drop at a time!

**The Corporation of the Township of Conmee
Administrative Report**

Date: December 16, 2025

To: Mayor and Council

Subject: Lakehead Rural Planning Board Adopted Official Plan – Request for Comments

File Number: 01-C10-0000 Administrative Activity Reports

Submitted by: Karen Paisley, Clerk

RECOMMENDATION

That Council receive this report and direct staff to prepare and submit comments on the Lakehead Rural Planning Board Adopted Official Plan to the Ministry of Municipal Affairs and Housing by February 2, 2026.

BACKGROUND

The Ministry of Municipal Affairs and Housing (MMAH) is the approval authority for the Lakehead Rural Planning Board's Adopted Official Plan for the geographic townships of Gorham, Ware, and the Dawson Road Lots (Lots 1–20). The Official Plan was adopted on November 6, 2025 and circulated to adjacent municipalities, including Conmee, for comment. The Planning Act requires that adjacent municipalities be consulted because land use policies in the adopted plan may have implications beyond the planning area's boundaries. MMAH has requested that comments be submitted through the LUPIN Portal or by email no later than February 2, 2026.

DISCUSSION

The adopted Official Plan establishes land use policies for the period 2025 to 2051 and replaces the previous plan adopted in 2013. It sets out goals and objectives to maintain rural character, protect environmental features, and manage growth. The plan projects a population increase from 2,077 in 2021 to 2,546 by 2051, with approximately 218 new dwellings anticipated. Land use designations include Rural, Lake Residential, and Environmental Protection. Policies address aggregate extraction, mining, natural heritage, cultural heritage, and hazard mitigation, including flood plains and wildland fire risk.

As an adjacent municipality, Conmee may be affected by certain policies in the adopted plan. Potential issues for Council to consider include the following:

Development and aggregate extraction in Gorham and Ware may increase truck traffic along Highway 11/17, which serves as a regional haul route and connects to Conmee's transportation network. Increased heavy vehicle traffic could have implications for road safety and maintenance costs.

The plan identifies high to extreme wildland fire hazard areas in Gorham and Ware. These hazards may require cross-boundary emergency management coordination to ensure effective

response and mitigation strategies. Conmee should consider whether additional collaboration or resource sharing will be necessary.

Environmental protection policies include restrictions on development near Provincially Significant Wetlands, fish habitat, and other sensitive natural features. While these policies are positive for conservation, they may influence recreational use and emergency access in adjacent areas.

Waste disposal sites and abandoned mine hazards are noted within the planning area. Although these sites are outside Conmee, any environmental impacts or remediation activities could affect shared watersheds or transportation corridors.

Infrastructure policies confirm that no municipal water or sewer services are planned; development will rely on private wells and septic systems. This approach is consistent with rural servicing standards but may increase demand for emergency services if development intensifies.

Council's input is important to ensure that Conmee's interests are considered in the approval process. Staff recommend that Council authorize preparation of a formal submission to MMAH highlighting these considerations.

CONCLUSION

It is recommended that Council direct staff to prepare and submit comments to MMAH by February 2, 2026. These comments will address potential impacts on transportation, emergency management, and environmental protection, and will ensure that Conmee's interests are represented during the provincial review of the Lakehead Rural Planning Board's Adopted Official Plan.

Prepared for:

LAKEHEAD RURAL PLANNING BOARD

3250 Highway 130
Rosslyn, ON
P7K 0B1

Attn:

Kerri Reid
Secretary-Treasurer

Prepared by:

J.L. RICHARDS & ASSOCIATES LIMITED

834 Mountjoy Street S, PO Box 10
Timmins, ON
P4N 7C5
Tel: 705-360-1899

Lakehead Rural Planning Board
**Official Plan for the Geographic Townships of
Gorham, Ware, and the Dawson Road Lots, Lots 1-20
Concession A and B, East of the Kaministiquia River**



November 6, 2025
JLR No.: 32162-000

**Lakehead Rural Planning Board
 Official Plan for the Geographic Townships of Gorham, Ware, and the
 Dawson Road Lots, Lots 1-20 Concession A and B, East of the
 Kaministiquia River**

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**Lakehead Rural Planning Board
 Official Plan for the Geographic Townships of Gorham, Ware, and the
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 Kaministiquia River**

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1.0 INTRODUCTION

This Official Plan (Plan) covers the unorganized geographic townships of Gorham, Ware, and a portion of the Dawson Road Lots, Lots 1 to 20, Concessions A and B ('Planning Area') which are within the Lakehead Rural Planning Area. The first official plan for the Townships was established in 2013.

The Lakehead Rural Planning Board (Planning Board) administers this Plan and an implementing zoning by-law.

The Planning Board has initiated a new official plan for the Townships. The Plan is enabled under Section 17 of the Planning Act (Act), as amended. With the adoption of this Plan, the Planning Board will repeal the existing Official Plan, which was adopted in 2013, and amendments thereto. The adoption of this Plan will enable a new official plan for the townships.

1.1 Legislative Context

Section 14 of the Act gives responsibility to the planning board of a territory without municipal organization to prepare a plan suitable for adoption as the official plan of the planning area. Section 14(1) of the Act also requires that the planning board shall provide advice and assistance in respect of such planning matters affecting the planning area as are referred to by the board.

As directed by Section 16 of the Act, official plans shall contain goals, objectives, and policies established primarily to manage and direct physical change and the effects on the social, economic, and natural environment of an area without municipal organization. The Act also identifies matters of provincial interest, which are further defined by the 2024 Provincial Planning Statement (PPS). This Plan was drafted, reviewed, and adopted in conformity with the requirements of the Act and is consistent with the 2024 PPS and other policy statements issued under the Act.

The Plan conforms to the 2011 Growth Plan for Northern Ontario (GPNO) and aims to build upon those strategic directions identified in the GPNO to strengthen Northern Ontario.

The Plan will be reviewed in accordance with the Planning Act and may also be amended by the Planning Board to reflect changing circumstances or new priorities in the interim. When amendments are made to the Plan, appropriate amendments will also be made to implementing by-laws so that any such by-law is in conformity with the Plan.

1.2 Responsibilities of the Lakehead Rural Planning Board

With respect to official plans, the Lakehead Rural Planning Board has the responsibility to:

1. Prepare an official plan that is in conformity with the Act, the GPNO, the PPS, and good planning principles.
2. Review the official plan from time to time and make amendments as requested or as necessary, or as required by five-year legislated review periods.
3. Advise and secure the views of the public, local authorities, agencies, and boards with respect to their official plans and amendments.
4. Administer a zoning by-law governing the Planning Area.
5. Promote good planning concepts and principles within the Planning Area.
6. Educate the residents of the Planning Area as to sound planning practices.

The Planning Board is also the approval authority for decisions regarding land use planning matters such as consents, minor variances, zoning by-law amendments and official plan amendments. The LRBP also has the authority to pass holding, interim control, and temporary use by-laws as necessary. The Minister has also delegated consent granting authority to the Planning Board.

1.3 Vision

The vision for the Planning Area is to sustain the balance of existing residential, recreational, and mineral aggregate land uses by promoting environmental protection and maintaining the rural character and quality of life by ensuring land use compatibility.

1.4 Goals and Objectives of the Plan

This Official Plan is a statement of public policies, set out in maps and text, intended as a guide to consistent and rational public and private decisions regarding future development within the Planning Area. All planning decisions are required to conform to the Official Plan as per Section 24(1) of the Planning Act.

1.4.1 Goals

The goals of this Plan reflect the present and future needs and values of the Planning Board and the residents of the Planning Area. The goals of this Plan are to:

1. Establish policies which manage and direct physical change and the effects on the social, economic and natural environment, of the Planning Area, over the next 25 years.
2. Protect and maintain the rural quality of life.
3. Promote environmental protection and conservation.
4. Encourage resource based economic development within the Planning Area as a means of supporting the local population and contributing to the larger surrounding local area and economy.
5. Ensure that development does not contribute to an increased demand for the provision of public services.
6. Protect the financial well-being of Ontario and of surrounding municipalities.
7. Ensure that the Planning Area's resources are managed sustainably.
8. Secure the health, safety, convenience, and welfare of the residents of the planning area.
9. Reduce the element of speculation arising from uncertainty concerning the manner and sequence of new development, and to serve as a guide to public agencies in assessing the merits of proposals brought before them.

1.4.2 Objectives

The objectives of this Plan include the following:

1. The Planning Board shall maintain a 25-year supply of residential lands sufficient to meet projected demand and shall encourage development that supports efficient and effective provision of local services at current levels.
2. The Planning Board shall preserve and enhance, where possible, the environmental quality of the area and minimize impacts of land uses on the natural environment and protect the integrity of ecosystems.
3. The Planning Board shall encourage recreational opportunities that are compatible with the natural environment and are economically feasible.

4. The Planning Board shall have regard for the importance of natural resources within the planning area with respect to their contribution to the economic and social well-being of the planning area and its residents, as well as the larger surrounding region.
5. The Planning Board shall have regard for the importance of the aggregate industry in Gorham and Ware Townships. The planning area represents an important source of aggregate, being the prime source of construction aggregate for the City of Thunder Bay, and for public road work throughout the area.
6. The Planning Board shall encourage the protection of cultural heritage resources by, among other means, the designation of such properties under the Ontario Heritage Act.

1.4.3 Planning Principles

The key planning principles will be:

1. Residential development will remain low density, subject to compliance with all other policies and guidance within this Plan.
2. Evolution of a settlement area is not anticipated within the time frame of this Plan.
3. Development will not negatively impact nearby municipalities or the Province, or create undue demands on the services and infrastructure normally provided by those municipalities or the Province.

1.4.4 Population and Household Projections

For the purposes of this review, this planning period is 2025 to 2051. It must be noted that population and household projections for small and slow growing populations have a considerable amount of variability.

Furthermore, precise statistical data for territories without municipal organization is generally absent from Statistics Canada. Most of the geographic area of the Townships have been captured by Statistics Canada through the identification of two designated places: Kaministiquia and Lappe. A designated place is defined by Statistics Canada as a small community that does not meet the criteria used to define municipalities or population centres (areas with a population of at least 1,000 and a density of 400 persons per square kilometre). The boundaries of these designated places roughly align with the boundaries of the Kaministiquia Local Services Board and the Lappe Local Services Board, but does not match precisely with the boundaries of the Planning Area. However, the information contained therein is the most relevant statistical information available for parts of the Planning Area.

Based on the Background Report, the population growth in the Planning Area has remained relatively stable over the last 15 years. The population is estimated to increase from 2,077 in 2021 to 2,546 by 2051. The number of households is expected to grow by 218 dwellings for a total of 1,060 households by 2051. Assuming one household per dwelling, by 2051, there will be demand for an additional 218 dwellings to accommodate new households over the planning period, approximating a need for approximately seven new dwellings per year. The vacant land supply analysis reveals that there are 128 vacant residential parcels in the Planning Area based on MPAC data for properties with road access which could accommodate future residential development. A need for 90 new lots over the life of this Plan has been identified. Therefore, this Plan will permit 90 consents over the planning period.

2.0 GENERAL POLICIES

The following land use policies apply to all lands in Gorham and Ware Townships, and the Dawson Road Lots, Lots 1-20, Concession A and B, east of the Kaministiquia River unless specifically mentioned for exclusion.

The designation of land for a particular use in this Plan only indicates that the land so designated may be considered for the designated use, subject to the more detailed criteria of this Plan and other legislation. There is no guarantee that any individual parcel may be used for any permitted use in a particular designation.

The policies of this plan and land use designations are implemented by a zoning by-law enacted and administered by the Lakehead Rural Planning Board and replacing previous Minister's Zoning Orders. Lands shall be zoned consistent with land use Schedules A1 and A2 and zoned also to reflect land use constraints that are shown on Schedules B1 and B2.

2.1 Additional Residential Units

1. Additional residential units (also known as accessory apartments, basement apartments, or in-law suites) are self-contained dwelling units with a separate entrance, located within and subordinate to an existing dwelling unit or within an accessory building, subject to the policies below. Additional residential units will be permitted where a year-round residential use is permitted, subject to the following:
 - a) Only one additional residential unit is permitted on a lot;
 - b) The additional residential unit may be located within the main building or permitted ancillary structure (e.g. detached garage);
 - c) The principal dwelling unit is located in a land use designation that permits the residential use;
 - d) There is adequate private water and sewer capacity to accommodate the additional residential unit;
2. Additional residential units shall not be permitted in the Lake Residential designation.
3. An additional residential unit shall not be severed from the property containing the primary residential use.
4. An additional residential unit in an accessory building shall not be more than 30 metres from the main dwelling.
5. Additional dwelling units shall meet health and safety standards, the Ontario Building Code, Fire Code, and other applicable legislation.
6. The Zoning By-law will provide additional regulations for additional residential units in accordance with the Planning Act.

2.2 Bed and Breakfast

1. Bed and Breakfast establishments may be permitted in areas where residential uses are permitted subject to an amendment to the zoning by-law.
2. Bed and Breakfast establishments are permitted based upon the following criteria:
 - a) The establishment shall be located on an open road maintained year round by the Local Roads Board or the Ministry of Transportation (MTO).
 - b) The establishment shall be located within an existing residential dwelling.
 - c) The establishment shall have sufficient site area to accommodate on-site recreation amenities, adequate on-site parking, and provide adequate buffering for any adjacent use.

- d) The establishment shall have a minimum of one bedroom more than the bedrooms that are committed to bed and breakfast use, and such use shall be managed and carried out by the occupant of the residential building.

2.3 Climate Change

This Plan shall promote sustainability through energy conservation, water conservation, air quality improvement, and waste reduction by encouraging:

1. Energy conservation and the use of renewable energy systems.
2. Reuse and multiple uses of treated water, including stormwater.
3. Planting of native and non-native trees, shrubs, and other ground vegetation that are resilient to climate change for temperature reduction and infiltration.
4. Innovative waste collection and diversion programs.
5. Adaptive reuse of older and existing building stock.
6. Infrastructure and public service facilities to be provided in an efficient manner that prepares for the impacts of a changing climate.
7. Walking, bicycling, and carpooling as alternatives to private automobile use.
8. Protection, enhancement, and restoration of significant natural heritage features and areas.
9. Greater use of permeable surfaces and pervious pavement, where appropriate, to reduce flood risk.
10. Any new development to be located away from natural and human-made hazards in order to protect human health and safety from the risks posed by a changing climate.

2.4 Crown Lands

The Planning Board recognizes that resource management activities on Crown Lands are desirable for environmental, social, and economic reasons.

1. The Ministry of Natural Resources and Forestry (MNRF) is encouraged to have regard for the policies and schedules of this Plan and to consult with the Lakehead Rural Planning Board with respect to the use and disposition of Crown Lands.
2. The MNRF is encouraged to require that a Letter of Conformity from the Lakehead Rural Planning Board be obtained prior to the issuance of work permits on Crown Lands.
3. Resource management activities shall be conducted in accordance with the standards and guidelines established by the MNRF.
4. Authorization for occupation or use of Crown Lands shall be required from MNRF.
5. Development proposals on lands adjacent to Crown Lands shall be reviewed in consultation with the MNRF.

2.5 Forestry

This Plan promotes the maintenance and rehabilitation of forest resources. Forest resources provide a significant economic, social, and environmental benefit in the form of income from forest products, recreation, education, soil and water conservation, wildlife habitat, buffers between land uses, and natural amenities.

1. Property owners are encouraged to seek the assistance of the MNRF in the management of their forest resources.
2. The maintenance of a forest setback or continued forest cover along lakes, rivers, and stream banks is encouraged.
3. Reforestation in areas where forest resources have been depleted is encouraged.

2.6 Group Homes

A group home is defined as a housekeeping unit in a residential dwelling in which up to 6 residents, excluding staff, live as a family under responsible supervision.

1. Group homes are permitted in all areas where year-round residential uses are permitted.
2. All group homes shall be licensed or approved under provincial statute and be in compliance with the zoning by-law.

2.7 Home Based Businesses

The zoning by-law shall contain regulations with respect to home-based businesses. These regulations shall indicate, among other matters, the zones in which home based businesses are permitted and the types of activities which shall be considered.

1. Generally, home-based businesses shall include home occupations or professions which are conducted entirely within a dwelling unit, while home industries are conducted primarily within an accessory building and/or involve open portions of the parcel.
2. Home based businesses shall not be offensive or create a nuisance such as noise, odour, traffic generation, or other means.
3. The home-based business shall be secondary to the main use of the property and not generate adverse or incompatible effects with the surrounding area.
4. Home based businesses with entrances located adjacent to provincial highways shall meet any requirements for permits required by MTO.

2.8 Mobile Home Park

There are six mobile home parks in Gorham Township. Mobile home parks are subject to the following policies:

1. New mobile home parks shall not be permitted in any designation as the density and servicing requirements are not compatible with the desired rural environment.
2. Expansions to mobile home parks will be discouraged.
3. Any expansion to any existing legal mobile home park will require an amendment to this Plan and an associated amendment to zoning.

2.9 Recreation and Open Space

The Planning Area is fortunate to have parks and open space amenities that allow for both formal and informal recreational activities all year round. Most notable is the Wishart Conservation Area and the Hazelwood Lake Conservation Area which are operated by the Lakehead Region Conservation Authority (LRCA). Both feature recreational trails, and the Hazelwood Lake Conservation Area also includes a beach, picnic area, canoe launch area, and various paddling routes. Other community amenities include the Kam Community Centre and the Lappe Ski Centre which includes ski trails, a skating rink, and houses the Lappe Nordic Ski Club. It is noted that these features are not operated by the Planning Board.

The existing recreation and open space facilities that are available to the residents of the Planning Area are considered suitable. However, due to the varied scenic qualities of the Planning Area, opportunities are available to provide for additional recreational and open space facilities.

1. The provision of additional public and private recreational and open space facilities at appropriate locales for the use by local residents, district residents, and tourists is encouraged.

2. Any new public and private recreational opportunities shall not provide an undue financial burden on the Planning Area or conflict with existing land uses.
3. The Planning Board shall encourage opportunities for public access to shorelines as part of the development approval process.

2.10 Wayside Pits and Quarries, Portable Asphalt Plants, and Portable Concrete Plants

Wayside pits and quarries, portable asphalt plants, and portable concrete plants are temporary operations established by or on behalf of a public road authority on short notice solely to fulfill an immediate road construction or maintenance need.

1. Wayside pits and quarries, portable asphalt plants, and portable concrete plants are permitted throughout the Township without the need to amend this Plan or the Zoning By-law except in areas determined to be incompatible with extraction and associated activities including areas of existing sensitive land uses or environmental sensitivity such as designated natural heritage features or defined adjacent lands.
2. Adequate buffering and visual screening shall be provided to minimize any adverse effect of dust and noise on adjacent roads, land uses, waterbodies, and watercourses. Sites are regulated in accordance with the Aggregate Resources Act.
3. An archaeological assessment shall be required if the subject site is located in an area of archaeological potential. Areas of archeological potential are identified through the application of criteria established by the Province or an Archaeological Management Plan.

3.0 LAND USE POLICIES

3.1 Rural

Lands designated as Rural on Schedules A1 and A2 are intended to protect the natural amenities of the area and provide opportunities for timber, agriculture, wildlife, tourism, and resource-based recreational activities. Some limited residential development is permitted in accordance with the policies of this Plan. The amount and type of development in the Rural area shall be consistent with maintaining its rural, natural heritage landscape. The majority of rural lands within the Townships are designated Rural.

3.1.1 Rural Residential

Rural residential uses shall be permitted in the Rural designation on existing lots of record and on lots created through the consent process in accordance with the consent policies of this Plan.

1. Recreational dwellings and limited low density residential development is permitted in the Rural designation and shall generally be single detached dwellings.
2. New rural residential uses shall be compatible with nearby land uses, as required in section 2.8.
3. In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:
 - a) Resource use would not be feasible; or
 - b) The proposed land use or development serves a greater long-term public interest; and
 - c) Issues of public health, public safety and environmental impact are addressed.

4. New rural residential uses shall not conflict with existing agricultural operations and must comply with the Minimum Distance Separation I criteria, as amended from time to time.
5. No new rural residential lot shall be smaller than 2.0 hectares unless a smaller lot size is supported by a hydrogeological study and can be safely serviced by a private water supply and sanitary sewage disposal system, approved by the Thunder Bay District Health Unit, in accordance with the policies of this plan and Ministry of Environment, Conservation, and Parks (MECP) guidelines.

3.1.2 Agricultural

Agricultural uses, including farm operations, agriculture-related uses, on-farm diversified uses, and normal farm practices, are permitted in the Rural designation subject to the policies below: New land uses including the creation of lots, and new or expanding livestock facilities shall comply with Minimum Distance Separation (MDS) Formulae and will be placed in the proper zoning category.

1. Where the MDS Guidelines provide options for planning authorities, these will be evaluated on a site-specific basis. The application of MDS scenarios where flexibility exists will be established in the implementing zoning by-law.
2. Existing agricultural uses are permitted to continue in and adjacent to natural heritage features.

3.1.3 Mineral Mining

The entire Planning Area is characterized as having a high Metallic Mineral Potential Estimation Tool (MMPET) index. MMPET mapping has not been included in the land use schedules since the entirety of the Planning Area has high mineral potential. There are two abandoned mine hazards currently present in the Planning Area as shown in Schedule A1. Mining activity is regulated by the Mining Act and administered by the Ministry of Mines. Various Acts administered by the MECP and other Federal and Provincial legislation also apply. As such, this Plan does not regulate mining exploration or underground mining operations. Notwithstanding, surface operations associated with mines may be subject to the Planning Act, this Plan, and MECP guidelines respecting incompatible uses. The following policies shall apply to mining uses in the Rural designation:

1. For lands to be used for a mineral mining operation, an amendment to the Zoning By-law shall occur where such lands are not pre-zoned.
2. Permitted uses in the Rural designation may include mining and mining-related uses, mineral aggregate uses, smelting and refining uses, pits and related uses, and accessory uses and structures associated with mining.
3. In considering an amendment to the Zoning By-law to permit a mining or mining-related use or the expansion of an existing use, the Planning Board will consider:
 - a) The impact on the environment, particularly new mining operations, which must be located where there will be little or no impact on natural heritage features and areas.
 - b) Indirect impacts on utilities and services.
 - c) The impact on surrounding land uses.
 - d) The aesthetic appearance of the proposed development.
 - e) The benefit of the mining or mining-related use.
4. Mineral exploration is permitted without a Zoning By-law Amendment.
5. This Plan recognizes the concept of an influence area in order to offer mutual protection from incompatible uses for sensitive land uses or the extraction and

processing activities in areas protected for mineral mining operations. Unless a detailed study recommends otherwise, 1,000 metres from the edge of a mining operation or abandoned mine site (AMIS) will be considered as an influence area. When development is proposed within a 1,000-metre radius of AMIS site, the Ministry of Mines is to be contacted for information regarding mine hazards. Development proposals will be considered based on studies of compatibility, environmental impact assessment, groundwater, noise, dust, vibration, and other appropriate matters.

6. Past producing mining operations or active mining operations are subject to the provisions of the Mining Act with respect to rehabilitation and/or closure.

3.1.4 Aggregate Resources

Aggregates such as sand, gravel, and other materials are non-renewable resources. Aggregate resource extraction should be considered an interim land use. Rehabilitation of aggregate extraction operations is required, and sites will be returned to productive uses compatible with surrounding land uses. This Plan provides for the continuation and expansion of existing pits and quarries and the introduction of new pits and quarries, and accounts for potential impacts of pits and quarries on other land uses.

Pits and quarries are regulated under the Aggregate Resources Act (ARA). The Planning Area is designated under the ARA. Therefore, the ARA and associated regulations apply to private land and Crown Land within the Planning Area.

The following policies shall apply to aggregate resource uses in the Rural designation:

1. Proposed new or expanding pits and quarries are permitted by this Plan, subject to a Zoning By-law Amendment. The supporting information from the applicant shall include, but not necessarily be limited to, the following:
 - a) The location, nature, and extent of the aggregate resource.
 - b) The nature and location of adjacent land uses.
 - c) The location of access and haulage routes.
 - d) Reports from qualified professionals regarding traffic, haulage routes, separation distances, noise, blasting, hydrogeology, drainage, environmental impact, archaeological assessment, heritage impact assessment, and any other relevant matters.
 - e) Mining or quarry plans and supporting information related to site development, landscaping and buffering, operations, decommissioning, and progressive and final site rehabilitation.
 - f) Initiatives proposed to be undertaken for mineral aggregate resource conservation such as the use of accessory aggregate recycling facilities within operations.
2. Aggregate resources shall be considered and protected when making all land use planning decisions.
3. Aggregate resources and aggregate extraction shall be protected from development that may preclude or hinder their extraction or expansion of continued use, and the resources shall be utilized in accordance with proper controls.
4. The implementing Zoning By-laws will zone existing pits and quarries.
5. The minimum separation distance for an aggregate operation is intended to offer mutual protection from encroachment by incompatible uses for both sensitive uses and extractive activities. The minimum separation distance shall be no less than:
 - a) 300 metres from a pit; or
 - b) 500 metres from a quarry.

6. The minimum separation distance in Section 3.1.4.5 may be reduced following submission and acceptance of appropriate studies and mitigation plans to the Planning Board demonstrating how compatibility is to be achieved between the potentially conflicting uses.

Additional information regarding aggregate extraction can be found in Section 4.0.

3.1.5 Commercial and Industrial

Rural commercial and industrial uses which provide for the basic and immediate needs of the rural population shall be permitted. Other commercial and industrial uses should be discouraged and directed to locate in municipal areas. Commercial and industrial uses shall be permitted subject to the following requirements:

1. A zoning by-law amendment is required for all commercial and industrial uses except for forestry-related commercial uses.
2. The proposed use shall be located on provincial highways or on open roads maintained year-round by the Local Roads Boards.
3. The use must be appropriate for the proposed location and be compatible with surrounding land uses.
4. Appropriate landscaping, screening, and buffering shall be provided.
5. Adequate parking and loading spaces will be provided.
6. Advertising signage and outdoor storage of goods and materials will be appropriately controlled.
7. The uses shall be dry uses that do not require large amounts of water for processing, cooling, washing, or manufacturing.
8. Site conditions shall be suitable for the long-term provision of individual on-site sewage services and water services.
9. The proposed use shall meet the requirements and separation distances set out in MECP's D-Series Guidelines, as amended from time to time.
10. For a use that may have the ability to compromise or contaminate the subject lands, the proponent shall submit a remediation plan to be used upon the discontinuation of use to the satisfaction of the Planning Board and the applicable Ministry(ies).

3.1.6 Tourist and Recreational

Tourist and/or recreational uses including, but not limited to, sports and recreation clubs, tourist facilities, shoreline parks, boat launches, nature trails, and wildlife reserves are permitted in the Rural designation. Recreational and tourist commercial uses such as marinas, golf courses, campgrounds, bed and breakfast establishments, antique outlets, tent and trailer parks, and other such uses are also permitted in accordance with the following:

1. Tourist and recreational uses shall be appropriate for the proposed location and be compatible with surrounding uses.
2. Adequate parking and loading spaces shall be provided.
3. Advertising signage and outdoor storage of goods and materials will be appropriately controlled.

3.1.7 Institutional

Institutional uses that provide local public services such as schools, public offices, cemeteries, and fire halls shall be permitted in the Rural designation, subject to a Zoning By-law Amendment.

3.2 Lake Residential

Lands designated Lake Residential on Schedule A1 and A2 relate to the development pattern of permanent and seasonal residential uses which directly front on and functionally relate to several of the lakes in the Planning Area. It is intended that development on lands in the Lake Residential designation shall only occur where significant natural heritage features and areas are preserved, and where the ecological functions, including lake water quality, are maintained.

Permitted uses in the Lake Residential designation include seasonal dwellings, existing year-round residential dwellings, outdoor recreational uses, and limited tourism related uses.

3.2.1 Residential

Residential development in the Lake Residential Area is permitted in accordance with the following provisions:

1. On existing lots of record or on lots created through the consent process in accordance with the consent policies of this Plan.
2. Each lot shall be large enough to accommodate the safe and efficient use of private water supply and sanitary sewage disposal systems approved by the Thunder Bay District Health Unit.
3. Each lot shall be a minimum of one hectare in area and have 45 metres shoreline frontage, or, where safe servicing can be provided in accordance with the policies of this plan and MECP's guidelines, may be smaller.
4. The development is on an open public road maintained year round by the Local Roads Board or MTO.
5. No new extensions of public roads are permitted to accommodate new residential development.
6. Development shall take place in areas suitable for the use taking into consideration such factors as location, surrounding uses, drainage, water quality, and soil conditions.
7. No adverse environmental impacts are anticipated from the development with respect to the trophic level and water quality of the lake.
8. New residential uses within a buffer area of 90 metres from an area identified as an Aggregate Resource Area, whether on a new lot or on a lot of record, shall require a zoning by-law amendment.

3.2.2 Tourist and Recreational

Minor recreational and tourism uses shall be permitted in the Lake Residential designation including passive recreational uses and open space uses such as picnic areas, boat launches, scenic lookouts, hiking and riding trails, conservation uses, and nature preservation.

Commercial recreation uses may be considered subject to:

1. An amendment to the zoning by-law.

2. Studies demonstrating the suitability of the land by considering the location, surrounding uses, water quality, drainage, soil conditions, and traffic generation.
3. Consultation with the MECP and MNRF.
4. Establishing that the use will not result in overuse of the lake.

3.2.3 Lakes at Capacity

Surprise Lake, Trout Lake, and Greenpike Lake all have extensive development and total phosphorus concentrations suggesting that they are already over capacity. As such, a Lakeshore Capacity Assessment is required prior to lot creation or further development within 300 metres of these lakes as they already have a history of water quality issues.

There are specific circumstances outlined in the Lakeshore Capacity Assessment Handbook (2010) when development may be allowed on at-capacity lakes or on lakes that have modeled or measured dissolved oxygen concentrations that are less than NDMNRF's criterion for lake trout lakes.

1. New lot creation and other planning approvals should only be allowed if the following circumstances exist:
 - a) Lot creation is to separate existing habitable dwellings, each of which is on a lot that is capable of supporting a Class 4 sewage system, provided that the land use would not change and there would be no net increase in phosphorus loading to the lake.
 - b) Where all new tile fields would be located such that they would drain into a drainage basin which is not at capacity; or
 - c) Where all new tile fields would be set back at least 300 metres from the shoreline of lakes, or such that drainage from the tile fields would flow at least 300 metres to the lake.
 - d) Each lot shall be a minimum of 2.6 hectares in area and have 60 metres of frontage to accommodate the requirements listed in 3.2.3.1 a to c.

3.2.4 Vegetative Buffers

Shoreline vegetative buffers are essential to maintaining and improving water quality. Shoreline vegetation acts as a filter, protecting lakes, streams and rivers from runoff from lawns and roads. Vegetation also stabilizes the shoreline and helps prevent erosion from storm runoff, wave action and ice. Wildlife and fish also benefit from shoreline vegetation on land and in the water.

1. New development along shorelines, such as boathouses, docks or other accessory structures, will be integrated, where possible, into the landscape such that vegetation is maintained and enhanced within the shoreline buffer area to:
 - a) protect the riparian and littoral zones and associated habitat;
 - b) protect the quality of the water by preventing erosion, siltation and
 - c) nutrient migration;
 - d) maintain shoreline character and appearance; and,
 - e) minimize the visual impact of development.
2. The Planning Board will encourage maximizing the natural vegetation along with shoreline by maintaining a shoreline buffer area in a natural state to a depth of 30 metres from the normal high water mark of a lake or river, while allowing for a shoreline access corridor and a fire separation break around buildings.

3.3 Environmental Protection

Lands designated as Environmental Protection on Schedule A1 and A2 are intended to avoid negative impacts to life or property arising from flooding, erosion, or unstable soils. Additional information regarding natural hazards can be found in Section 7.0.

Due to a lack of data on flood plain mapping, the environmental protection designation is based on the "Use Limitation" designation as identified in old mylar maps.

1. The following uses may be permitted where the effects and risk to public safety are minor so as to be managed or mitigated in accordance with provincial standards and any such development shall exclude any buildings or structures related thereto: agricultural and related uses; forestry; open space; recreation uses; resource extraction; uses which assist in conserving or managing water, wildlife or natural heritage features, and existing uses.
2. Institutional and other sensitive uses shall not be permitted.
3. New buildings, structures, or placement or removal of fill, or alteration of waterways shall not be permitted.
 - a) Except where such are intended for flood or erosion control or are normally associated with watercourse protection works or bank stabilization projects and are approved by MNRF.
4. A zoning by-law amendment to permit development in this designation is subject to:
 - a) A topographical survey.
 - b) Building elevation plan.
 - c) Stormwater management plan.
 - d) Servicing plan.
 - e) Demonstration of how the mitigation measures and appropriate setbacks for erosion, flooding, and instability hazards are adhered to.
 - f) Demonstrate that new or existing hazards are not created or aggravated.

4.0 AGGREGATE EXTRACTION

Under present legislation, mining activity is regulated by the Mining Act and administered by the Ministry of Mines. Various Acts administered by the Ministry of the Environment, Conservation and Parks (MECP) and other Federal and Provincial legislation also apply. Pits and Quarries are regulated by the Ministry of Natural Resources and Forestry (MNRF) under the Aggregate Resources Act (ARA). As such, Official Plans do not regulate mining exploration or underground mining operations. This Plan shall protect the mineral and aggregate resource areas as is practicable in order to supply local, regional, and provincial needs.

According to the Metallic Mineral Potential Estimation Tool, the entirety of the Townships has high mineral potential. Listed within the Ontario Mineral Inventory (OMI) database are 11 sites within the Planning Area and three within 1 km of the Planning Area boundary. The OMI sites are most associated with gold. Other minerals found in the Townships include granite, silver, zinc, copper, nickel, platinum group elements, molybdenum, and iron.

There are two known and recorded Abandoned Mines Information System (AMIS) sites within the Planning Area (shown on Schedules A1 and A2). The sites are Class C, which are not expected to have potential concerns regarding receiving environments or on-site public health concerns, however they have potential for serious injury or death to occur.

AMIS #	AMIS Name	Class	Hazards
08495	Thunderhead	C	Open adit
08496	Gorham	C	Adit portal

There are several active pits and quarries in the Townships. The information is summarized below:

Township	Pit	Quarry	Both
Gorham	22	0	5
Ware	6	1	2
Dawson Road Lots	0	0	0
Total	28	1	7

1. Mineral and/or aggregate resource operations, deposits, and areas of potential mineral resources will be protected from incompatible land uses that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety, or environmental impact.
2. Lands with active mineral or aggregate resource operations shall be zoned accordingly and non-resource operations should be restricted. Development on lands adjacent to mineral resource operations or adjacent to areas of deposits will be permitted if:
 - a) The development would not preclude or hinder the continuation of existing operation.
 - b) The development would not preclude the development of the resource.
 - c) Issues of public health, public safety, and environmental impact are addressed.
3. Rehabilitation of mineral resource lands will be required after extraction and other related activities have ceased. Lands may be re-zoned from mineral resource uses following rehabilitation.
4. Development will be restricted through zoning in areas of past mining activity until it can be demonstrated to the satisfaction of the Ministry of Northern Development (MND) and Ministry of Mines (MM) that the area does not constitute an abandoned mine hazard or until measures have been taken to address and mitigate known or suspected abandoned mine hazards that may impact the proposed development.
5. Abandoned mine hazards may pose a risk to public health and safety and the environment. The Planning Board shall require applicants for any proposed development within 1,000 metres of an Abandoned Mine Hazard Site to consult with the Ministry of Mines regarding the nature of the hazard, and to undertake any remediation measures as required under the Mining Act.

5.0 NATURAL HERITAGE

The Planning Area is comprised of numerous water bodies, forests, and picturesque natural heritage including Hazelwood Lake, Surprise Lake, Trout Lake, and many smaller lakes and rivers. Planning for and protecting natural heritage systems contributes to restoring and enhancing ecologically sustainable and resilient landscapes. Benefits to identifying and preserving natural heritage features include water purification, flood control, soil retention, improved air quality, pollination, climate change mitigation, and places for outdoor recreation and activities.

5.1 Significant Wetlands

Wetlands are lands that are seasonally or permanently covered by water, as well as lands where the water table is close to or at the surface. The four major types of wetlands are swamps, marshes, bogs, and fens. Wetlands are valuable in their natural state for biological, social, and hydrological reasons.

There are three Provincially Significant Wetlands partially located in the Planning Area as of the date of adoption of this Plan: Neebing River, McVicars Creek, and Lappe.

1. Development and site alteration within Provincially Significant Wetlands is not permitted. The only permitted uses shall be:
 - a) Open space and passive recreational uses which do not involve site alterations and do not adversely affect the natural features or ecological functions of the wetland.
 - b) Conservation uses which improve the ecological functions of the wetland.
 - c) Uses of a scientific or educational nature.
2. Development and site alteration shall also not be permitted on adjacent lands within 120 metres of a Provincially Significant Wetland unless an Environmental Impact Study (EIS), which is carried out by a qualified professional, has evaluated the ecological function of the adjacent lands, and has demonstrated that there shall be no negative impact on the adjacent lands' natural features or their ecological function.
3. Existing agricultural activities are permitted in Provincially Significant Wetlands and lands within 120 metres.
4. New utilities/facilities shall be located outside Provincially Significant Wetlands, where possible.

5.2 Fish Habitat

The Planning Area's shorelines, streams, and lakes support a variety of fisheries. Fish habitat areas may include staging and/or spawning grounds, and nursery, rearing, food, and migration areas on which fish depend in order to carry out their life cycle. However, these habitats are vulnerable to degradation from a variety of sources. NDMNRF is the provincial fisheries manager and shall be consulted to determine what fish community information may be available for a specific location prior to development. Known fish spawning areas and significant fish habitat are indicated on the Schedule B1 and B2 to this Plan.

Serious harm to fish that are part of a commercial, recreational, or Aboriginal fishery or harm to fish that support such a fishery is prohibited under the Fisheries Act.

The following lakes, rivers, streams, and their tributaries are recognized as fish habitat areas:

Bentley Lake	Oliver Lake	Bentley Creek	McVicar Creek
Chubb Lake	Onion Lake	Current River	Pine River
Dufault Lake	Surprise Lake	Depot Creek	Portage Creek
Golding Lake	Thompson Lake	Ferguson Creek	Strawberry Creek
Greenpike Lake	Town Lake	Kaministiquia River	Surprise Creek
Hazelwood Lake	Trout Lake	McIntyre Creek	

It is possible that other resources could be identified.

1. Development and site alteration shall not be permitted in identified fish habitat except in accordance with provincial and federal requirements.
2. Development and site alteration shall not be permitted within 30 metres of fish habitat, except in accordance with relevant provincial and federal requirements. Development that proposes a decrease to the 30-metre setback shall only take place where it has been demonstrated, through a fish habitat assessment, that a net environmental gain of the productive capacity of the area will be achieved. In this assessment, a fish habitat biologist shall be required to provide a detailed impact analysis exploring development design and location options for the purpose of clearly demonstrating avoidance of any predicted harmful impacts.
3. Development in areas within 120 metres of fish habitat shall be permitted only where an EIS, which is carried out by a qualified professional in accordance with Section 4.2 of this Plan, has

demonstrated that there shall be no negative impact on the habitat or its ecological function. In the case of adjacent lands, the ecological function of the adjacent lands must also be evaluated.

4. For any development or works in water and on shorelands (including those that are privately owned) within the Planning Area, property owners should complete a self-assessment to determine if their project requires review under the Fisheries Act. The self-assessment tool can be found here: <http://www.dfo-mpo.gc.ca/pnw-ppe/review-revue-eng.html>.

5.3 Habitat of Endangered and Threatened Species

Habitat of Endangered Species and Threatened Species is defined based on the Endangered Species Act and the Species at Risk in Ontario (SARO) list.

1. Proposals for development and site alteration shall be screened for areas of documented occurrences of endangered and threatened species including general and regulated habitats and shall be required to demonstrate compliance with the Endangered Species Act. In order to protect the exact location of such habitat or species, these areas are not mapped and MECP may be consulted for further information.
2. Where there is potential habitat of endangered and/or threatened species, an ecological site assessment (ESA) will be required in support of a planning application. Development and site alteration may be permitted in the Habitat of Endangered or Threatened Species and adjacent lands. For adjacent lands to Habitat of Endangered and Threatened Species, reference will be made to the regulations of the Endangered Species Act.

5.4 Significant Wildlife

Significant wildlife habitat provides an important ecological function and contributes to the quality or diversity of a geographic area or natural heritage system. Significant wildlife habitat provides food, shelter, water, and space to sustain specific animal, plant, or other organism groups. Significant wildlife habitat may also be characteristic of that used by species during an important or vulnerable point of their life cycle, such as breeding or migration. Significant wildlife habitat identified in the Planning Area includes nesting sites, deer and moose wintering areas, and aquatic feeding areas.

1. Development in areas of significant wildlife habitat or within 120 metres of significant wildlife habitat shall be permitted only where an EIS, which is carried out by a qualified professional in accordance with Section 4.2 of this Plan, has demonstrated that there shall be no negative impact on the habitat or its ecological function. In the case of adjacent lands, the ecological function of the adjacent lands must also be evaluated.
2. Mitigation measures beyond 120 metres of the feature may be required to ensure no negative impact on the habitat or its ecological function.
3. Opportunities to maintain, enhance, and improve the quality of air, land, water, and plant and animal life, and maintain the biodiversity of indigenous natural systems, and protect natural links and corridors used for wildlife migration is encouraged.

5.5 Areas of Natural and Scientific Interest (ANSI)

ANSIs are areas of land and water containing natural landscapes or features which have been identified as having life science or earth science values related to protection, appreciation, scientific study, or education. These areas have been identified by MNR. There are currently no ANSIs identified in the Planning Area.

1. Development and site alteration shall not be permitted within significant ANSIs or on adjacent lands within 120 metres of significant ANSIs unless an EIS, which is carried out by a qualified

professional, has demonstrated that there shall be no negative impact on the natural features or their ecological functions.

6.0 CULTURAL HERITAGE

The Planning Board shall encourage the conservation, protection, and rehabilitation of cultural heritage resources, as well as encourage and foster public awareness, participation, and involvement in the conservation of these resources. Cultural heritage resources include, but are not limited to the following: archaeological remains and sites; cemeteries and burial grounds; buildings and structural remains of historic and/or architectural value; and human-made districts or cultural landscapes of historic and scenic interest.

The Planning Board shall develop a protocol and collaborative process for conserving cultural heritage resources with the Fort William First Nation (FWFN). The FWFN shall be notified immediately upon any potential archaeological findings, and meaningfully consulted and accommodated prior to any archaeological work commencing.

All new development shall be planned in a manner that preserves and enhances the context in which the cultural heritage resources are situated.

1. All new development shall have regard for cultural heritage resources and shall wherever possible incorporate these resources into the development plans.
2. Property specific evaluations may be required as a condition of development approval where it is thought that cultural resources may be contained on the lands.
3. The Planning Board shall require archaeological assessment by archaeologists licensed under the Ontario Heritage Act. Development and site alteration shall not be permitted in areas where there are known cultural heritage resources and/or areas exhibiting archaeological potential within the Planning Area unless an archaeological assessment has been carried out. These archaeologists must be approved by FWFN prior to commencing any archaeological work in the Planning Area.
4. Alterations to known archaeological sites must only be performed by licensed archaeologists.
5. Any significant archaeological resource or site identified may be preserved in-situ to ensure that the integrity of the resource is maintained and/or, if recommended by archaeological assessment, may be excavated by a licensed archaeologist. Where significant archaeological resources must be preserved on site, development and site alteration will be permitted only where the archaeological resources have been assessed, documented, and conserved. The FWFN shall be notified immediately upon any potential archaeological findings, and shall be meaningfully consulted and accommodated prior to any archaeological work commencing.
6. The Planning Board shall ensure adequate archaeological assessment and consult appropriate government agencies, including the Ministry of Public and Business Delivery when a known or suspected cemetery or burial site has the potential to be affected by land use development. The provisions under the Ontario Heritage Act and the Funeral, Burial, and Cremation Services Act shall apply.
7. The Planning Board shall have regard for the conservation of all significant cultural heritage resources during the undertaking of public works or environmental projects. When necessary satisfactory measures and/or heritage impact assessments will be required to mitigate any adverse impact to significant resources as outlined by the heritage conservations policies of this plan.
8. The Planning Board shall encourage local utilities companies to place equipment and devices in locations which do not detract from the visual character of cultural heritage resources, and which do not have a negative impact on the archaeological integrity of those resources.

9. The Planning Board shall require any person who proposes to demolish or alter a property designated under Part IV of the Ontario Heritage Act to submit an application to the Planning Board for approval under the Ontario Heritage Act. The application shall be accompanied by the material prescribed in O. Reg 385/21.
10. The Planning Board shall conserve cultural heritage resources when considering the establishment of new areas for mineral extraction, the establishment of new operations, or the expansion of existing operations. When necessary, the Planning Board shall require satisfactory measures to mitigate any negative impacts on cultural heritage resources.
11. An archeological assessment will be required for any ground disturbing activity associated with wayside pits and quarries if the subject property is located in an area of archaeological potential.
12. The Planning Board shall enter into a data sharing agreement with the Province in order to obtain data and maps of registered/known archaeological sites located within the Townships. In addition, data and maps of any designated or locally significant cultural heritage resources located within the Townships shall be maintained for planning review. The Planning Board shall regularly update archaeological resource mapping under the provisions of the Provincial data sharing agreement.
13. The Planning Board with the advice of the MTCS may undertake the preparation of an Archaeological Management Plan, which will identify and map known archaeological sites registered with the Provincial Archaeological Sites Database, as well as areas within the Planning Area having archaeological potential. The Management Plan may also outline policies, programs, and strategies to protect significant archaeological sites.
14. The integrity of archaeological resources can be maintained by adopting archaeological zoning by-laws under Section 34 of The Planning Act or other similar provisions, to prohibit any land use activities or the erection of buildings or structures on land which is a site of a significant archaeological resource.

7.0 PROTECTION OF PUBLIC HEALTH AND SAFETY

This section of the Plan addresses natural and human made hazards. Natural, physical, and environmental processes can produce unexpected events that may result in damage to property, injury or loss of life, and changes to the natural environment. Natural hazards include flooding, erosion, unstable bedrock, slope failure, and wildland fires.

Human-made hazards result from human activities that modify or disturb the landscape in a way that can threaten the health or safety of humans or the environment. This includes industrial or commercial land uses that contaminate or pollute the ground or water.

7.1 Natural Hazards

The intent of the Plan is to protect human life and property by restricting development within areas identified as being susceptible to natural hazards such as flooding, unstable slopes, and wildland fires.

The following development is strictly prohibited from developing in areas of natural hazards:

1. Uses associated with hospitals, nursing homes, schools, and day cares, where there is a threat to safe evacuation of the sick, the elderly, persons with disabilities, or the young during an emergency as a result of flooding, failure of flood-proofing, and/or erosion.
2. Essential emergency services such as fire, police, ambulance stations, and electrical substations that could be impaired in the case of flooding, failure of flood protection works, and/or erosion.
3. Uses associated with the disposal, manufacture, treatment, or storage of hazardous substances and outdoor industrial storage.

7.1.1 Flood Plain

For the purposes of this Plan, a flood plain shall mean low lying lands and watercourse corridors defined by the 1:100 year flood.

1. Development shall not be permitted within the flood plain except for:
 - a) Flood and/or erosion control structures.
 - b) Shoreline stabilization.
 - c) Minor additions and/or renovations to existing structures.
 - d) Minor recreational facilities which, by their nature, must locate near watercourses.
 - e) Uses such as agriculture, forestry, conservation, wildlife management, and similar activities, provided that no associated buildings and structures are located on the flood plain.
2. In areas where 1:100 year flood information is unavailable, a report, prepared by a qualified engineer in support of a development application may be required to determine the boundaries of the flood plain.
3. The Planning Board may permit development on existing lots of record in a flood plain provided sufficient information accompanies the application in the form of a report prepared by a qualified engineer demonstrating that:
 - a) The proposed development and its occupants will be protected from the effects of a 1:100 year flood.
 - b) The potential upstream and downstream impact of the development proposal will not significantly affect the hydrology or hydraulics of the flood plain.
 - c) Adequate flood proofing measures are incorporated in the development.
 - d) The development is limited to uses which by their nature must locate within the floodplain, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.
 - e) Safe vehicular access will be available to the site during times of flooding.
4. Modifications to the flood plain through filling, excavation, or by other means shall not be permitted.
5. Appropriate setbacks may be established in the implementing Zoning By-Law for development adjacent to a flood plain.

7.1.2 Unstable Slopes

Erosion, unstable soils, and steep slopes can cause the loss of land, such that the land may be unable to support structures, and therefore pose a threat to life and property. Development shall only be permitted where the effects of such hazards can be avoided or successfully mitigated.

Areas that are susceptible to erosion, unstable soils, and steep slopes have not been mapped in this Plan. As such, this issue should be considered at the time of development review and site assessment.

1. Land uses that are in conformity with the underlying land use designation may be permitted, subject to satisfying the policies of this Section, except for those uses that are explicitly prohibited. The following will be considered in the review of development proposals within hazard areas associated with unstable slopes, and the Planning Board may consult the Province on technical aspects in this regard:
 - a) The existing physical hazards.
 - b) The potential impacts of these hazards.

- c) The proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering and resource management practices and techniques.
 - d) The costs and benefits in economic, social, and ecological terms of any engineering works or resource management practices needed to overcome these impacts.
 - e) Protection of natural heritage features.
2. Existing buildings and structures shall be recognized as permitted uses.

7.1.3 Wildland Fires

Wildland fire hazard and associated risks are created when human activity and development intersect with forested areas. MNRF has reviewed and classified hazardous forest types for wildland fire that are associated with the risk of high to extreme wildland fire. Lands having a high to extreme risk for wildland fire are shown on Appendix A to this Plan.

1. Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. Development may be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards, as identified by MNRF.
2. In the absence of detailed municipal assessments, proponents submitting a planning application may be required to undertake a site review to assess for the presence of areas of high to extreme risk for wildland fire on the subject lands and adjacent lands (to the extent possible). If development is proceeding where high to extreme risk for wildland fire is present, measures should be identified by proponents to outline how the risk will be mitigated.
3. Wildland fire mitigation measures which would result in development or site alteration shall not be permitted in significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions, or in the habitat of endangered and threatened species except in accordance with provincial and federal requirements.

7.2 Human-Made Hazards

The intent of the Plan is to protect people and property from human-made hazards such as contaminated sites, waste disposal sites, mine hazards, and non-compatible land uses.

7.2.1 Potentially Contaminated Sites

Contaminated sites are those lands where the environmental condition of the property has been harmed through past activities. While such lands represent a potential hazard due to real or potential environmental contamination, opportunities for brownfield redevelopment may exist. Brownfield sites represent opportunities for potential redevelopment and reintegration into the local community if they are properly remediated to suit a new use of the site.

1. Contaminated sites are not mapped as part of this Plan. The Planning Board will maintain an inventory of contaminated or hazardous sites. The list will describe the location, size of site, and nature of the contamination or hazard at each site. The purpose of the list will be to alert the public of potential contaminated or hazardous sites based on information provided to the Planning Board or gathered during the

course of the Planning Board's routine operations. The Planning Board will take every reasonable effort to maintain a complete and accurate list. This list is to be updated as new information is made available to the Planning Board, but no less frequently than once per year.

2. Prior to development on a site that is known or suspected to be contaminated, a Phase I Environmental Site Assessment (ESA) will be required.
3. Where a Phase I ESA reveals that a site may be contaminated, a Phase II ESA will be required, in accordance with the relevant provincial regulations, to be prepared by a qualified professional to determine the location and concentration of one or more contaminants on the proposed development site.
4. A Record of Site Condition (RSC) may be required prior to, or as a condition of, development approval on a site which may be or is contaminated in accordance with the Environmental Protection Act and relevant provincial legislation or their successors. The RSC details requirements related to site assessment and cleanup and must be acknowledged by the MECP and uploaded to the Brownfields Environmental Site Registry, confirming that the site has been made suitable for the proposed use. The RSC and MECP acknowledgment will be provided to the Planning Board Council prior to final development approval.
5. All contaminated lands may be subject to holding provisions in the Zoning By-law.
6. The Planning Board will encourage owners of potentially contaminated sites to remediate their sites to the appropriate MECP standards so that they may be reintegrated into the community.
7. For policies related to development in and adjacent to waste disposal sites, refer to Section 8.4.

7.2.2 Waste Disposal Sites

The existing or prior use of lands for waste management may have an effect on future land use and use of adjacent lands. Development within proximity to waste disposal sites will be carefully regulated to minimize land use conflicts and the potential for any adverse impacts.

1. Development shall be prohibited on all waste disposal sites located in the Planning Area, including closed sites.
2. Use of any closed Waste Management Sites, including buffer areas, will be in accordance with the Certificate of Approval.
3. Development proposed within 500 metres of an open, closed, or inactive Waste Management Site shall be accompanied by a study prepared by the proponent that meets the requirements of the MECP Guideline D-4: Land Use on or Near Landfills and Dumps. The study must demonstrate that there is no evidence of leachate, methane gas migration, rodents, vermin, or other contaminants present in the soils or ground water supply. The study will also address any mitigation measures required.

MECP has identified the following landfill sites:

1. Goulet Gravel Ltd. – R.R. #16, Site 6 – Gorham Township
ECA # 8410-4ULKTH

Described as a Waste Disposal Site (Processing) to be used for the processing of solid non-hazardous construction and demolition waste generated within the geographic area of the Districts of Thunder Bay, Rainy River, and Kenora.

2. 336101 Ontario Limited – Lappe Landfill Site – Kam Current Road – Lot 13, Gorham Township

ECA #A7310904

The purpose and conditions associated with this site have changed since its establishment in 1989. As of May 10, 2021, it is used and operated as a 35-hectare Waste Disposal Site (Landfill) within a total site area of 65 hectares, with a maximum capacity not to exceed 3,000,000 cubic metres, for the disposal of 100% solid non-hazardous industrial and commercial waste.

MECP has identified the following former landfill sites:

1. Kapush Gravel Basin Inc.—Dog Lake Road—Lot 16, Gorham Township

ECA #A7310903

Notice 1 (April 8, 2010): 5-year landfill recovery operations.

2. MNRF – Trout Lake WDS and Transfer Site – Ware Township

ECA #4863-7UEKBG (Sept 4, 2009): Described as a Waste Disposal Site (Transfer) to be used for the transfer of municipal solid waste, yard waste, and demolition materials.

ECA #A7252703 (May 27, 2010): Closure, post-closure maintenance, and monitoring of a 0.8 hectare waste disposal site within a total site area of 23.8 hectares. Outlines the closure conditions for the site, which amended the ECA above.

3. Dawson Road Landfill – Dawson Road Lots

ECA #A7064901

Closed in September 2004

MECP is not aware of any hauled septage disposal sites registered in the area.

7.2.3 Mine Hazards

Mine hazards may include any feature of a mine or any related disturbance of the ground that has not been rehabilitated, that may pose a risk to human health and property. The approximate locations of potential mine hazards are shown on Schedule A1.

1. For lands occupied by a mine hazard, Ministry of Mines will work with proponents to assess whether hazards under investigation on the property require rehabilitation and will advise as to the proper reclamation protocols, if necessary.
2. Any development on, abutting, or adjacent to lands affected by mine hazards must be supported by consultation with Ministry of Mines, and may require a study prepared by a qualified professional engineer including topics such as:
 - a) Current ownership and rehabilitation status.
 - b) Nature and extent of the mine features.
 - c) Physical stability.
 - d) Chemical stability.
 - e) Contamination.
 - f) Other possible hazards; and
 - g) Risk to public health and safety.
3. Ministry of Mines will work with the Planning Board to confirm whether a mine hazard is present prior to requiring a proponent of development to undertake a study as identified above.
4. Adjacent lands to potential mine hazards are indicated by a 1-kilometre buffer shown on Schedule A1 of this Plan.

7.2.4 Unidentified Hazards

In some circumstances, the scope or extent of a hazard may not be known.

1. Where a proposal is on or near lands that include a suspected hazard or if the extent of a known hazard has not been confirmed, the Planning Board must be satisfied that the proposed development will not be affected. The development proposal should be designed to avoid the hazard or engineered to withstand the hazard where permitted. The Planning Board may require supporting technical studies prepared by a qualified individual to determine the extent of the hazard and appropriate mitigation measures.

7.3 Land Use Compatibility

Noise, vibration, odour, and other contaminants resulting from certain uses can impact adjacent land uses and the residents, businesses, and visitors of the Planning Area. Managing these adverse effects is important to ensuring the health and well-being of residents and the compatibility of neighbouring uses so as not to create conflicts.

In reviewing any development application, Council shall be satisfied that the proposed use will be, or can be made to be, compatible with surrounding uses in accordance with MECP guidelines.

1. Influence areas and minimum separation distances between industrial land uses and sensitive land uses will be determined in accordance with MECP Guideline D-6: Compatibility between Industrial Facilities and Sensitive Land Uses. Proponents may be required to provide supporting technical studies, prepared by qualified individuals in accordance with MECP guidelines, to assist in the evaluation of proposed developments and, where applicable, to determine influence areas, address potential impacts, and identify appropriate separation distances and other mitigation measures.
2. In the absence of technical studies, prepared according to MECP Guideline D-6 which identify an actual influence area, the minimum separation distances required between industrial uses and residential or other sensitive land uses shall be:
 - a) Class I Industries: 70 metres.
 - b) Class II Industries: 300 metres.
 - c) Class III Industries: 1,000 metres.
3. With the support of technical studies, prepared under MECP Guideline D-6, the following minimum separation distances in accordance with MECP guidelines shall apply between industrial uses and residential or other sensitive land uses:
 - a) Class I Industries: 20 metres.
 - b) Class II Industries: 70 metres.
 - c) Class III Industries: 300 metres.
4. Where residential or other sensitive land uses are proposed in proximity to aggregate operations or lands zoned to permit future aggregate operations, the standards for Class III Industries shall apply.
5. Separation distances between sensitive land uses and sewage treatment facilities shall be measured in accordance with MECP Guideline D-2.
6. New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with MDS Formulae, as amended from time to time.
7. Separation distances or appropriate remedial measures use will be established in the Zoning By-law or through development approval processes.
8. For any proposed residential development or other sensitive land use, such as hospitals and nursing homes, in close proximity to a major source of noise, vibration, or emissions, such as a provincial highway, an airport, a railway or aggregate operation, or where a development which could be a major source of noise proposes to locate in close proximity to existing residential development or other sensitive land use, the proponent may be required to conduct a noise,

vibration, emissions study, or other technical study. The study shall be prepared in accordance with Provincial guidelines, including MECP Environmental Noise Guideline NPC-300 or its successors, satisfactory to the Planning Board. The recommendations may be incorporated into a development agreement.

9. Development proposals for uses that involve the storage or processing of hazardous materials must demonstrate, to the satisfaction of the Planning Board, that they will comply with all relevant Provincial and/or Federal regulations.
10. Development proposals shall be developed in accordance with MECP policy guideline D-5-4 and shall ensure that there is no risk of contamination to potable water supply wells and groundwater resources.
11. Proponents of industrial development shall be required to provide supporting technical studies, to assist in the evaluation of proposed developments and, where applicable, to determine influence areas, address potential impacts, and identify appropriate separation distances and other mitigation measures. Consideration may also be given to the extent to which increased site plan requirements can reduce the potential impacts.
12. Hydrogeological studies shall be required for proposed industrial developments involving storage and disposal of contaminant to the ground, to determine the subsurface conditions and, where necessary, implement appropriate remediation and monitoring program.

8.0 INFRASTRUCTURE

The Planning Area is serviced through a system of infrastructure, which plays an important role in defining the Planning Area and ensuring its sustainability, in terms of community health and environmental awareness.

The intent of this Plan is to permit only that development which is appropriate to the infrastructure and services that are currently or planned to be available, and to avoid the unjustified expansion of existing infrastructure and public service levels. It is recognized that servicing in an unincorporated area is generally difficult and expensive to provide due to dispersed development patterns consistent with the rural character and the lack of government structures. It is not expected that there will be additional significant demands for community services or facilities above the level that presently exists.

Principles for the use and planning of infrastructure and public service facilities in the Planning Area shall include:

1. The existing services provided by the volunteer fire departments, the Ontario Provincial Police, and other such agencies are considered adequate to meet the needs of the residents of the planning area.
2. The existing public and separate school facilities within the Planning Area fulfill the educational needs of the residents for the foreseeable future.
3. The joint use of recreational facilities between the community at large and the school boards is encouraged, where appropriate.
4. The co-location of existing community services and infrastructure in community hubs, is encouraged where appropriate.

8.1 Servicing

8.1.1 Water Supply

The major source of water supply in Gorham and Ware Townships and the Dawson Road Lots is from private individual wells. In addition, there are six private communal water systems serving six existing mobile home parks in Gorham Township.

The need for a public water service is not considered feasible over the life of this Plan. Therefore, it is intended that the responsibility for water supply will be with each property owner.

1. Each individual property owner is responsible for obtaining a Certificate from a licensed well driller attesting to the availability of a supply of potable water which meets the quality and quantity standards set out by the Province of Ontario.
2. A proven water supply being not less than 18 litres per hour and meeting acceptable water quality standards shall be required for any newly created well that is to be used for residential, commercial, or institutional purposes that involves occupancy of a building. Evaluation of new development will be undertaken using MECP's Procedure D-5-5 to ensure that drinking water will meet treatable drinking water quality standards for the health parameters.
3. Each lot shall be a minimum of 0.8 hectares in area to ensure that private wells remain the primary source of water in all areas.
4. It is intended that the private communal water supply systems serving the mobile home parks will not be extended beyond the boundaries of the mobile home parks.
5. Surface and ground water resources and features will be protected and, where possible, enhanced.
6. Development near to valuable water features will be required to demonstrate that there will be no negative impact.

8.1.2 Sewage Disposal

Private septic tanks and tile field systems are the primary means of sewage disposal. Private sewage treatment systems exist in the six mobile home parks in Gorham Township.

The need for public sanitary sewage disposal is not considered feasible over the life of this Plan. Therefore, each individual property owner is responsible for the provision of private sanitary sewage disposal approved by the Thunder Bay District Health Unit. Private sewage disposal systems will remain the primary source of sewage disposal in all areas.

1. All newly created lots that are intended for occupancy shall be required to demonstrate the capacity to support a Class IV leaching system.
2. It is intended that lot sizes remain large enough to allow the safe and efficient operation of private sewage disposal systems.
3. It is intended that the communal private sewage disposal systems serving the mobile home parks will not be extended beyond the boundaries of the mobile home parks.
4. All new private sewage disposal systems are subject to the approval of the Thunder Bay District Health Unit provided septage capacity has been confirmed and where site conditions are suitable for the long term. The Health Unit may require a servicing report prior to approval.
5. Prior to permitting new development on the basis of private sewage, proponents shall provide a letter from the holder of an Environmental Compliance Approval (ECA) for a treatment facility, indicating that capacity for the development's sewage exists, for hauled sewage generated by the development.

8.1.3 Stormwater and Drainage

Stormwater management assists in protecting and improving water quality. The Planning Board will ensure that consideration is given to stormwater management, the quality and quantity of stormwater runoff, and off-site impacts for proposed development.

The management and removal of storm water is the responsibility of the property owner and must be managed to the satisfaction of the MNRF, MTO, and/or the MECF (the latter two where dewatering is in excess of 50,000 l/day).

Best management practices such as low impact development and erosion control are encouraged to be implemented through an integrated stormwater management approach to reduce cost and infrastructure requirements and protect natural watercourses.

1. No development shall be permitted which would interfere with or reduce the drainage capacity of any natural watercourse.
2. Any development which involves the channelization, diversion, damming, walling, dredging of a natural watercourse, or the installation of a culvert, causeway, or dock in a natural watercourse, shall be in accordance with the provisions of the Lakes and Rivers Improvement Act and the Ontario Water Resources Act.
3. A storm water management plan shall be required for any large development, any development that abuts a watercourse or a waterbody, or that impacts a Provincial Highway, Local Roads Board road, or any First Nation identified cultural value (e.g. harvesting sites) per Traditional Knowledge Study.
4. Stormwater management plans for development adjacent to and in the vicinity of a Provincial Highway must be prepared in accordance with MTO guidelines and must be reviewed and approved by MTO.

8.2 Public Utilities

8.2.1 TransCanada Pipelines

TransCanada Pipelines is a major public utility that crosses through the Townships of Gorham and Ware and is regulated by the National Energy Board Act.

1. All permanent buildings, structures, and excavations shall be set back 15 metres from the limits of the TransCanada Pipeline right-of-way. Consultation with TransCanada Pipeline is encouraged to occur prior to construction.
2. Where the creation of a new lot is proposed within 500 metres of a gas transmission facility, circulation to the jurisdiction operating such facility shall occur, and the input provided shall be considered in the decision-making process.
3. TransCanada Pipeline facilities are permitted in all land use designations and zones.
4. It is not the intent of this Plan to preclude access to or use of Provincially Significant Wetlands for the purposes of operating, maintaining, upgrading, and/or expanding the existing and future facilities of TransCanada Pipeline Limited provided that all the requirements of the National Energy Board Act are adhered to.

8.2.2 Centra Gas Ontario Inc.

Centra Gas Ontario Inc. is a major utility that operates a transmission line through the Township of Ware and distribution lines along road allowances throughout the Planning Area. Centra Gas Ontario Inc. is regulated by the Ontario Energy Board Act.

1. Centra Gas Ontario Inc. facilities are permitted in all land use designations and zones.
2. The location of all permanent buildings, structures, and excavations on lands adjacent to transmission and distribution facilities shall be determined in consultation with Centra Gas Ontario Inc.

8.3 Transportation

The Planning Area is served by an integrated transportation network which ensures the safe and efficient movement of people and goods within the Planning Area and between adjacent municipalities. The Planning Area's transportation system includes provincial highways, local Roads Board roads and private roads.

The existing road system is considered adequate to accommodate the anticipated future development over the life of this Plan. Therefore, it is the intent of this Plan to discourage development of new roads and encourage new development to locate on the existing road system.

8.3.1 Provincial Highways

This system of roads applies to all numbered provincial highways under the jurisdiction of the MTO. Within the Planning Area, Highway 102 is considered part of the King's Highway and Highways 591 and 589 are secondary highways. The primary purpose of provincial highways is to move people and goods between major centres and through the Planning Area. Access to provincial highways is restricted to allow for this primary purpose.

1. Right-of-way widths and setbacks will be determined by MTO.
2. MTO's statutory authority for its permit control system, including highway access control, is set out in the Public Transportation and Highway Improvement Act (PTHIA). Any development located within MTO's permit control area under the PTHIA is subject to MTO review and approval prior to the issuance of entrance, building, and land use permits. The Ministry's permit control area extends 45 metres from the property limit of the highway right of way and 180 metres from the centre point of the intersection of a side road with the provincial highway. These permits must be obtained prior to any construction being undertaken within MTO permit control area.
3. Where development is proposed within the MTO permit control area, the following studies may be required as determined in consultation with MTO:
 - a) A traffic impact study, prepared by a professional and certified engineer, to address the both the impact of any new development upon the provincial highway system, as well as any associated highway improvements that are required prior to the approval of the development.
 - b) A noise study and possible mitigation measures.
 - c) A drainage and storm water management report and plan to address any impacts to the highway and/or downstream properties.
4. Direct access onto a provincial highway is discouraged and/or restricted. Development is encouraged to utilize local roads and/or service roads.
5. Where access to a highway is a possibility, it will only be considered to those properties that meet the requirements for the MTO's access management practices and principles. Early consultation with MTO is encouraged.
6. Outdoor storage and/or loading areas are to be visually screened or appropriately located so as not to be visible to the traveling public.

7. Any proposed snowmobile or trail crossing of a Provincial Highway will require the prior approval of the MTO.
8. Trails are not permitted along the right of way of a Provincial Highway.
9. For highway safety reasons, wind turbines located adjacent to a Provincial Highway will be set back a minimum distance measured from the highway property line equal to the distance of the height of the wind turbine structure plus the length of one blade.

8.3.2 Local Roads Board Roads

There are two local roads boards within the Planning Area: Gorham Local Roads Board and Ware Local Roads Board. They each provide differing levels of road maintenance through the year.

1. Should the construction of a new road or extension of an existing road be warranted, the road shall be designed and constructed to a standard approved by one of the Local Roads Boards, and the road shall be suitable for assumption into the road system by a Local Roads Board.
2. The Local Roads Boards are not responsible for the costs associated with the design and construction of new roads or the extension of existing roads. These costs are the direct responsibility of the proponent for the new road and/or road extension.
3. The Local Roads Boards may, by way of public vote at an annual meeting, add new roads into its system, however, it is generally the intent of this official plan that the number and length of new roads to be added to the existing roads network shall be limited.
4. The Local Roads Boards may require applicants to provide an assessment of the cost impacts of development on the road network, in particular, costs associated with upgrading, expanding, or extending the road network, or winter and/or summer maintenance costs.
5. Year-round maintenance will be provided on roads under the jurisdiction of the Local Roads Board and MTO, unless it is in the public interest not to do so.

8.3.3 Private Roads

For the purposes of this Plan, private roads are roads that are not owned or maintained by the Province or local Roads Boards, that service two or more properties in separate ownership. Private roads within the Planning Area are roads that are maintained through private agreements.

1. The Planning Board will encourage property owners to maintain and to upgrade existing private roads to a standard that will facilitate their use by emergency vehicles.
2. New or extended private roads must have a legal right-of-way established over the full length of the private road.

8.4 Waste Disposal

Section 7.2.2 lists the existing open and closed waste disposal sites within the Planning Area.

All non-hazardous solid waste disposal sites in the Planning Area are located on Crown Lands. No additional solid waste disposal sites or expansion to the existing facilities is anticipated over the life of this Plan unless considered and justified by an amendment to this plan.

1. The redevelopment of waste disposal sites or new waste disposal sites will be in accordance with MECP requirements, and depending on the volume, shall require approvals under the Ontario Environmental Assessment Act, following Ontario Regulation 101/07, as amended from time to time. When considering a new or expanding landfill site, the Planning Board shall review the following:
 - a) Waste disposal sites shall avoid natural hazards and shall be located an adequate distance away from any natural heritage feature or any existing or proposed residential, commercial, institutional, open space, outdoor recreation uses, or other sensitive land use. A report from a qualified professional which establishes appropriate separation distances based on site-specific considerations will be required for new waste disposal sites.
 - b) All waste disposal sites shall be located and operated so that the contamination of any ground or surface water supply does not occur.
 - c) All waste disposal sites shall be set back a sufficient distance from a public road so that all functions related to the operation of the site can be carried on within the site so that there is no unsightly appearance visible from the road. Landscaping and buffering may be required.
 - d) All waste disposal sites shall be located so that ingress and egress points do not create a traffic hazard.
 - e) All waste disposal sites shall be constructed and phased in a manner that coincides with the implementation of any recommended mitigation measures and/or monitoring identified and recommended by the engineering studies.

9.0 IMPLEMENTATION

This Official Plan shall be implemented by means of the powers conferred to the Planning Board by the Planning Act and other statutes which may be applicable.

The following policies provide guidance for implementing the goals, objectives and policies contained within this Plan to ensure that the Plan remains relevant and appropriate for the Planning Area. Reference is made to many different provincial statutes and/or Regulations. The list does not include all legislation, particularly, those Acts and Regulations which are administered by the federal or provincial government.

9.1 Monitoring the Plan

Changing conditions may necessitate amendments to this Plan. The policies are based on an interpretation of the Provincial Planning Statement, and the vision and strategic goals and objectives of the Planning Area. Furthermore, the policies of the Plan are based on current conditions, projections, and a regulatory environment that are subject to change over time. Therefore, Plan monitoring and review is required to identify trends in planning issues, to analyze the effectiveness of the policies of the Plan, to allow for adjustments and updating, and to identify the statutory requirements on how and when the Plan is to be reviewed.

9.1.1 Review Procedure

The Official Plan shall be subject to a formal review at least once every five years in accordance with the Planning Act.

As provided for in the Planning Act, the Planning Board will update the Plan as required and the process will include public consultation to provide the opportunity for interested citizens and organizations to present submissions on the Plan.

The Planning Board will determine the need to amend the Plan to ensure that the policies:

1. Remain realistic and appropriate with regard to changing social, economic, and environmental circumstances.
2. Conform or do not conflict with provincial plans.
3. Have regard to matters of provincial interest.
4. Are consistent with any policy statements issued under subsection 3(1) of the Planning Act.

In response to any changes in the regulatory environment, changes to the planning policies of the Province of Ontario or other planning initiatives, or in response to judicial or quasi-judicial decisions, including those of the Ontario Land Tribunal, the Planning Board may initiate an amendment process at any time.

9.1.2 Amendments

No developments or activities shall occur which contravene the intent and policies of this Plan. However, developments or activities deemed beneficial to the Planning Area, but not in conformity with the Plan, shall require an amendment to the Official Plan before proceeding.

The Planning Board is responsible for adoption of Official Plan amendments. The provisions of the Planning Act with respect to the Official Plan apply similarly to amendments, including the approval of the Minister or the Ontario Land Tribunal as the case may be.

1. The Planning Board will consider all complete applications to amend this Plan, and will notify the public, the Ministry of Municipal Affairs and Housing (MMAH), First Nations and Indigenous communities and other agencies, as appropriate, in accordance with the requirements of the Planning Act.
2. When amendments are made to the Plan, appropriate amendments may also be required to the implementing by-laws so that any such by-law is in conformity with the Plan.
3. Applications to amend the Plan may require a planning rationale to demonstrate consistency with Provincial policy and the need for such amendment to the Plan.

The Official Plan shall be subject to a continual review by the Planning Board. Whenever it is necessary to refine existing policies or amend, delete, or add policies based on new information or trends, this shall be done by amendment to the Official Plan.

The Official Plan shall be subject to a formal review no more than ten (10) years after it comes into effect, and then will be periodically reviewed every five (5) years no more than 5 years thereafter.

9.2 Planning Tools and Application Types

9.2.1 Zoning By-law

The Planning Board shall regulate the use and development of lands, buildings, and other structures through the zoning provisions of the Planning Act. Zoning by-laws reflect the principles, policies, and land use descriptions in this Plan and shall be in conformity with this Plan.

The By-laws shall zone land and establish regulations to control the use of land and the character, location, and use of buildings and structures (e.g., retaining walls, fences, signs, communication towers, sewage disposal systems, recreation vehicles, swimming pools, docks, wharves, manure storage facilities etc.) and recognize existing legal non-conforming uses in accordance with this Plan.

The implementing Zoning By-law shall specify the uses permitted in the Planning Area and shall contain regulations with respect to matters such as:

1. Establish any number of zones to classify and control land uses that may be required to implement this Plan.
2. Regulate the type of construction, height, size, floor area, character, spacing, erection, location, and use of buildings.
3. Regulate the minimum elevation of building openings such as doors and windows.
4. Require minimum lot frontage on a public road of a parcel of land, parking requirements, and loading facilities.
5. Establish provisions for the percentage of the lot area that any building or structure may occupy, minimum lot area, and other provisions.

9.2.2 Holding Symbol

In accordance with the provisions of the Planning Act, the Planning Board may zone lands to a specific zone category and include as a suffix the holding symbol '(h)'. This identifies the specific uses of the lands at such time as the holding symbol is removed by an amendment to the appropriate implementing Zoning By-law.

The holding symbol (h) may be used in the following instances:

1. When certain details of development have not yet been determined, or where certain conditions of development have not yet been met, such as, but not limited to, development or servicing agreements with the Planning Board.
2. When the level of community services and/or infrastructure is not yet adequate to support the proposed use.
3. Where environmental conditions or constraints temporarily preclude development or redevelopment.
4. Where required studies have not yet been approved by the Planning Board.

The Zoning By-law containing the holding provisions specifies the interim land uses to be permitted, the conditions for removal of the holding provision, and any regulations or restrictions applying to the lands during the time the holding provision is in place.

A by-law to remove the holding symbol may be adopted when all the conditions set out in the holding provision have been satisfied.

9.2.3 Temporary Use By-law

The Planning Board may pass a Temporary Use By-law in accordance with Section 39 of the Planning Act to allow the temporary use of land, buildings, or structures for a purpose otherwise not permitted by the Zoning By-law for a specific period of time not to exceed three years. The Planning Board may pass subsequent by-laws granting extensions of up to three years.

1. A temporary use shall be deemed to conform to the policies of this Plan, and an Amendment to this Plan shall not be required. Notwithstanding, temporary uses shall not be permitted in areas subject to hazards or containing significant natural features.
2. The Planning Board may authorize a temporary use on a one-time basis or for a short period of time on a periodic basis, where it is considered inappropriate by the Planning Board to permit the proposed use on a permanent or continuing basis, and where alternatives such as relocation are not practical.
3. The Planning Board shall consider the following in evaluating temporary uses:
 - a) The proposed use will be of a temporary nature and will not entail major construction or investment on the part of the owner so that the owner will not experience undue hardship in reverting to the original uses upon the termination of temporary use provisions.
 - b) The proposed use will not negatively impact the surrounding land uses and character of the surrounding area.
 - c) The proposed use will be properly serviced.
 - d) The proposed use will not create any traffic problems within the surrounding area, or adversely affect the volume and/or type of traffic commonly found on the area's roads.
 - e) The proposed use will provide parking facilities entirely on-site.
 - f) The proposed use will generally be beneficial to the surrounding community.

9.2.4 Interim Control By-law

The Planning Board may pass Interim Control By-laws to control the use of land, buildings, or structures within designated areas of the Planning Board and in accordance with the provisions of Section 38 of the Planning Act in order to prevent or limit development until detailed planning studies for the subject lands are completed and approved by Council.

Any Interim Control By-law approved by the Planning Board shall initially be in effect for a period of up to one year from the date of passing of the by-law but may extend for a maximum of one additional year.

9.2.5 Minor Variance

A minor variance is a change or permission from the specific requirements of the Planning Board zoning by-law. The minor variance process allows a property owner the opportunity to seek permission or relief from a specific provision of the Planning Board zoning by-law by applying for a minor variance to the Planning Board.

When the Planning Board is considering a minor variance application, the four tests as prescribed by Section 45(1) of the Planning Act are applied to determine if the minor variance should be approved.

1. The general intent and purpose of this Plan is maintained.
2. The general intent and purpose of the implementing Zoning By-law being varied is maintained.
3. The variance is minor in nature.
4. The variance is desirable for the appropriate use of the land, building or structure such that:
 - a) The resulting development would be compatible with adjacent uses and in character with the established or planned development in the area.

- b) Adequate provision is made for vehicular access and off-street parking on the lot.
- c) Adequate buffering, screening, and landscaping can be provided.
- d) The application deals with circumstances particular to the site in which design of the building or structure in conformity with the by-law is not feasible or possible.

The Planning Board may attach such terms and conditions as it deems appropriate to the approval of the application for a minor variance.

9.3 Consent

The division of land shall take place in the Planning Area by consent only. Due to the lack of municipal servicing and the shortage of demand as determined by the population projections, the number of consents will be limited.

1. No more than one new lot per lot existing as of the date of the passing of this Plan is permitted over the planning horizon. The maximum number of new lots created in the planning horizon is 90 lots.
2. Consents shall only be granted that conform to the policies of this Plan, and provided that:
 - a) The intended use of the severed and retained parcels complies with the regulations of the implementing Zoning By-law unless appropriate zoning by-law amendments or minor variances are granted concurrently.
 - b) The proposed use of the severed parcel(s) is compatible with the abutting land uses and does not result in land use conflicts.
 - c) The retained and severed lot(s) can be adequately and safely serviced by private water supply and sanitary sewage disposal systems and comply with the requirements for acceptable accommodation of these systems as set out in the MECP guidelines.
 - d) The soil and drainage conditions are adequate for the proposed use and permit the proper location of buildings and the installation of private sanitary sewage disposal systems.
 - e) The lands front onto a public road that is maintained year-round by the Local Roads Board or MTO and is of an acceptable standard of construction as determined by the MTO.
 - f) No traffic hazard is created by the consent; practical access exists, and safe access/egress to the retained and severed lot(s) is feasible.
 - g) The proposed consent complies with the Minimum Distance Separation (MDS) Formulae, as amended from time to time.
 - h) The lot size and configuration shall be suitable for the proposed use.
 - i) Adequate protection and preventative services for persons and property are available, including health, welfare, fire, and police.
 - j) The consent does not result in land locked parcel(s) being created.
 - k) The consent, if approved, would not pose an undue financial burden on the Planning Board.

9.3.1 Technical Consents

Notwithstanding the consent policies above, consents may be granted for the following technical purposes, provided that the retained and severed portions conform to the zoning by-law:

1. To correct lot boundaries.

2. To convey additional land to an adjacent lot provided the conveyance does not lead to the creation of an undersized lot for the purpose for which it is being or will be used.
3. To correct title to the land.
4. Where the effect of the consent does not create an additional lot.
5. To permit an easement.
6. For road widening and road allowances.
7. To permit a consent for the Planning Board or other public purposes.

9.4 Existing, Non-Conforming, Non-Complying Uses

9.4.1 Existing Uses

Nothing in this Plan will affect the continuance of uses legally existing on the date this Plan was adopted.

The Planning Board may recognize the existing use of land in the Zoning By-law. However, the Planning Board will attempt to reduce the number of non-conforming uses whenever and wherever possible according to the policies of this Plan.

9.4.2 Non-Conforming Use

Any legally existing use that does not conform to the relevant policies contained in this Plan will be deemed a legal non-conforming in terms of this Plan.

1. Where an existing non-conforming use is discontinued, any rezoning may only take place in conformity with this Plan.
2. The Planning Board will use the following guidelines when assessing any application for an extension or enlargement of a use that is considered to be a legal non-conforming use:
 - a) The extension or enlargement should not aggravate the non-conforming situation for neighbouring uses.
 - b) The extension or enlargement should be in reasonable proportion to the existing use and land on which it is to be located.
 - c) The compatibility of the extension or enlargement to surrounding uses with regard to noise, vibration, fumes, smoke, dust, odours, lights, and traffic generation will be examined.
 - d) Adequate buffering, setbacks, and any other measures necessary to reduce the nuisance will be required and, where possible, will be extended to the existing use.
 - e) Proper access to the site will be provided to ensure that no traffic hazards are created.
 - f) Adequate on-site parking and loading space will be provided.
 - g) Applicable services, such as storm drainage, water supply, sewage disposal, and roads are adequate or will be made adequate.
 - h) Neighbouring uses will be notified of the proposed extension or enlargement of the non-conforming use before the final decision on the application is made.
3. An existing building or structure that is zoned as a non-conforming use may be reconstructed or strengthened to a safe condition, provided the external dimensions and use of the building or structure are generally not changed.

9.4.3 Non-Complying Use

Where a legally existing use of land is permitted within the applicable zone in the Zoning By-law, but the lot, buildings, or structures located on the property no longer meet one or more of the provisions or regulations of the applicable zone, due to changes to the Zoning By-law, the use shall be considered to be legal non-complying.

Applications for the expansion, alteration, or addition of the non-complying use will be considered by way of a Zoning By-law Amendment or minor variance, depending on the nature of the proposal.

9.5 Planning Applications Administration

9.5.1 Pre-Consultation

Pre-consultation with the Planning Board prior to submitting a formal application to discuss initial plans and relevant planning policy, and determine the information required to support the application is recommended. Pre-consultation may also be recommended or required with appropriate provincial ministries.

The Planning Board may pass a by-law requiring pre-consultation for certain types of applications.

For Official Plan Amendments, Zoning By-law Amendments, and Consents, it is recommended that the applicant pre-consult with at least the following:

1. The Lakehead Rural Planning Board.
2. The Fort William First Nation.
3. The Thunder Bay District Health Unit.
4. The MTO, if applicable.
5. The MNRF if the lands are near any sensitive areas, natural resource areas, or protection areas.
6. The Ministry of Mines if the lands are within 1 kilometre of areas of past mining activity or within an area designated as a mineral resource area.
7. Lakehead District School Board and other school boards (with an estimate of the number of students and bussing equipment, if appropriate).
8. Local Services Boards
9. Hydro One.
10. The MECP.

9.5.2 Complete Applications

When the pre-application consultation process for a proposed development approval application identifies the need for one or more supporting studies, the application shall not be considered complete for processing purposes until the required supporting studies, information, and materials are submitted to the satisfaction of the Planning Board. A list of possible required studies as part of a complete application is set out in Section 9.5.5.

Notification of a complete application shall be given to the applicant and all other parties in accordance with the Planning Act. If it is not complete the Planning Board will return it to the applicant with a written list of the matters that are required to be added in order to render the application as complete.

The Planning Board may pass a resolution requiring fees for certain types of applications. Successful payment of the fees is required for a complete application.

9.5.3 Public Consultation

Public consultation regarding proposed Official Plan amendments, Zoning By-law amendments, consents, and minor variances will be undertaken as directed by the Planning Act and all relevant regulations.

A minimum of 20 days notice of the public meeting shall be given for an Official Plan amendment and/or for a zoning by-law amendment. Notice of the public meeting shall be given by personal service or pre-paid, first-class mail to:

1. Every owner of land and persons assessed within an area of 120 metres to which the proposed amendment would apply.
2. Every person and agency that has given the Planning Board a written request for such Notice in respect of the proposed amendment, provided this written request shows the person's or agency's address.

9.5.4 Indigenous Consultation

The Planning Board recognizes the importance of working together with First Nation and Indigenous community neighbours, namely Fort William First Nation, and will continue to work on these relationships. As appropriate, the Planning Board shall consult with Fort William First Nation on Planning Act Applications, and as directed by the Planning Act and all relevant regulations.

9.5.5 Cross Collaboration

The Planning Board recognizes that collaboration is needed with the Lakehead District School Board and the Local Services Boards, to meet the long and short-term needs of the Townships' community services and facilities. As appropriate, the Planning Board shall work in collaboration with these and other agencies.

9.5.6 Supporting Studies

The Planning Board may require supporting studies as part of the planning approval process or as part of a more detailed planning study in order to satisfy certain goals, objectives, and policies of this Plan. These studies could include, but are not limited to any of the following:

1. Hydrogeological and terrain analysis report.
2. Servicing capacity/feasibility/options study.
3. Groundwater/source water/surface water impact assessment and/or mitigation plan.
4. Stormwater management report/drainage plan.
5. Environmental impact study.
6. Flood plain assessment.
7. Slope stability study.
8. Transportation/traffic impact assessment.
9. Archaeological or Heritage Assessment.
10. Natural heritage evaluation.
11. Noise/dust/vibration/odour study.

12. Market study.
13. Concept plan showing planned land use.
14. Geotechnical assessment of an abandoned mine.
15. Lakeshore capacity assessment.
16. Recreational carrying capacity study.
17. Record of site condition.
18. Erosion and sediment control plan.
19. Public consultation strategy.

9.6 Interpretation of the Plan

The Planning Board shall be responsible for interpreting all aspects of the Plan. When the approval authority is the MMAH, the Planning Board or development proponent may consult MMAH prior to submitting a formal planning application. Where policies may reference specific issues of significance to the Province, MMAH may assist on an as-needed basis.

As the sections of the Plan are interrelated, it shall be read and interpreted in its entirety.

Defined terms and words used in this Plan are consistent with those as defined in the 2024 PPS and shall be interpreted as such.

It is intended that land use boundaries shall be considered as approximate, except where bounded by public roads, publicly maintained roads, rivers, streams, railways, similar geographical barriers, or other clearly defined features. Minor adjustments may be permitted without amendment provided that the intent of this Plan is maintained.

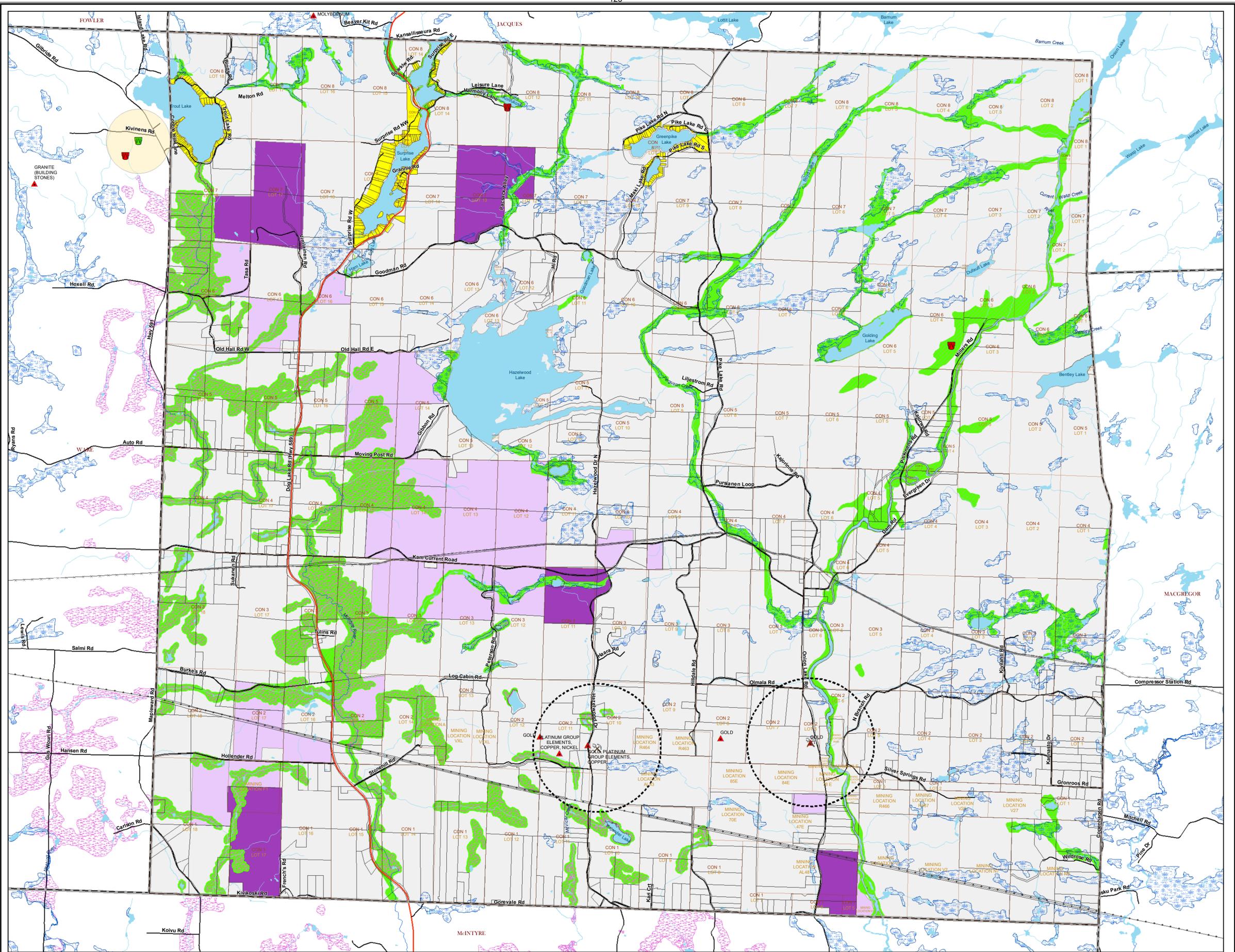
Technical amendments to this Plan are permitted without a formal amendment, provided they do not change the intent of the Plan. Technical amendments include:

1. Changing the numbering, cross-referencing, and arrangement of the text, tables, schedules, and maps.
2. Altering punctuation or language for consistency.
3. Correcting grammatical, dimensional, and boundary, mathematical, or typographical errors.
4. Adding technical information to maps or schedules.

Where any Act, Provincial Planning Statement, Ontario Regulation, and/or guideline, or portion thereof, is referred to in this Plan, such references will be interpreted to include any subsequent legislation that may replace or revise the specified document.

For the purposes of this Plan, it shall be interpreted that the word "existing" shall mean existing as of the date of the adoption of this Plan.





Gorham Township

OFFICIAL PLAN

SCHEDULE A1

LAND USE DESIGNATIONS

Legend

Land Use Designations

- Lake Residential
- Rural
- Environmental Protection
- Mineral Aggregate Resource
- Abandoned Mine
- 1 km Abandoned Mine Buffer
- Mineral Deposits

Pit & Quarry

- Pit
- Quarry
- Both (Pit and Quarry)
- Waste Disposal -
- Waste Disposal - Inactive
- 500 m Active Waste Disposal Site Buffer

Roads

- Highway
- Road
- Street
- Transmission Line
- Pipeline
- Railway

Administrative

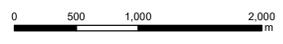
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- Lot & Concession Legend
- Assessment Parcels
- Drainage
- Water Body
- Provincially Significant Wetland
- Wetland
- River
- Stream

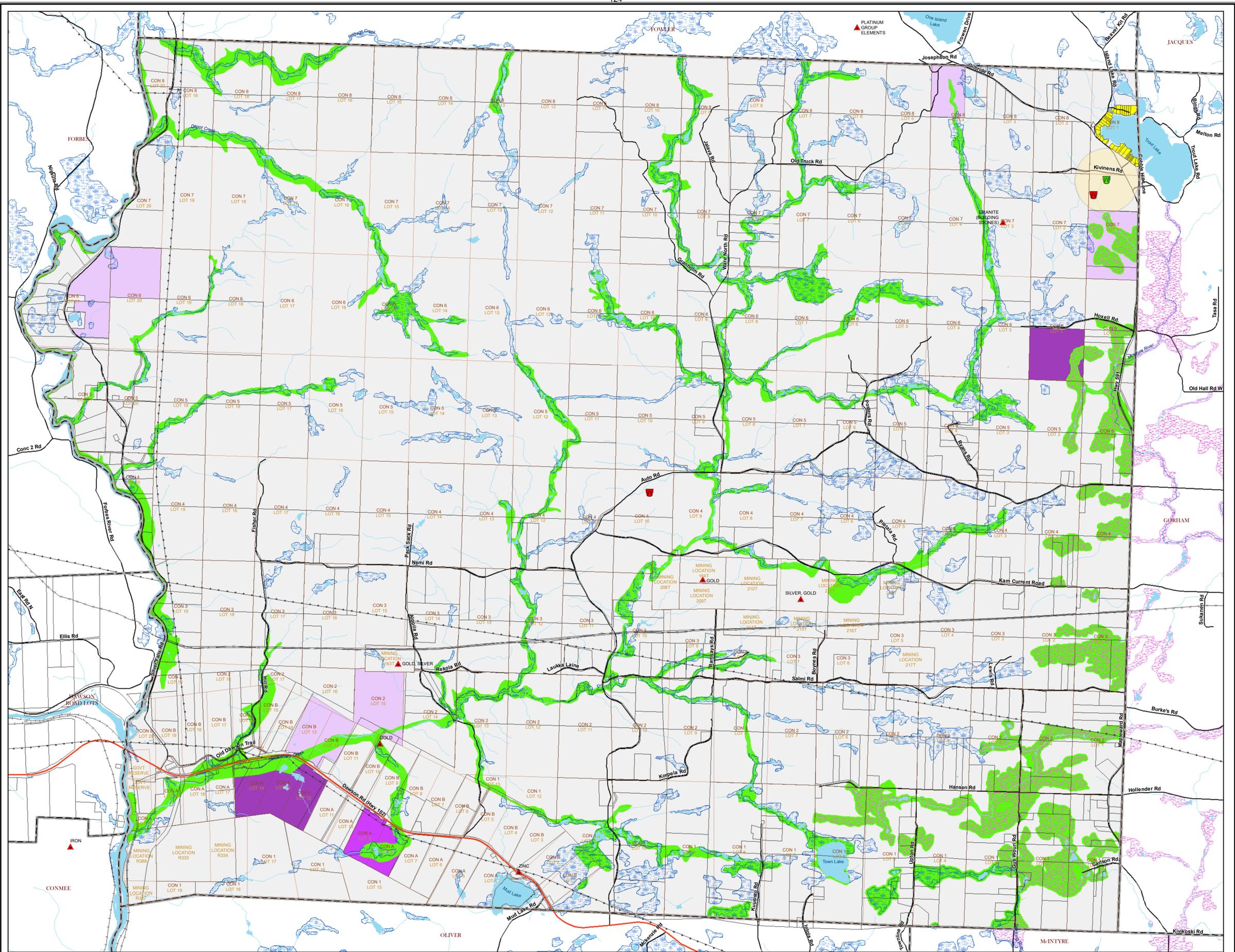
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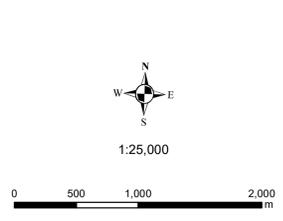




Ware Township and Dawson Road Lots 1-20

OFFICIAL PLAN
SCHEDULE A2
LAND USE DESIGNATIONS

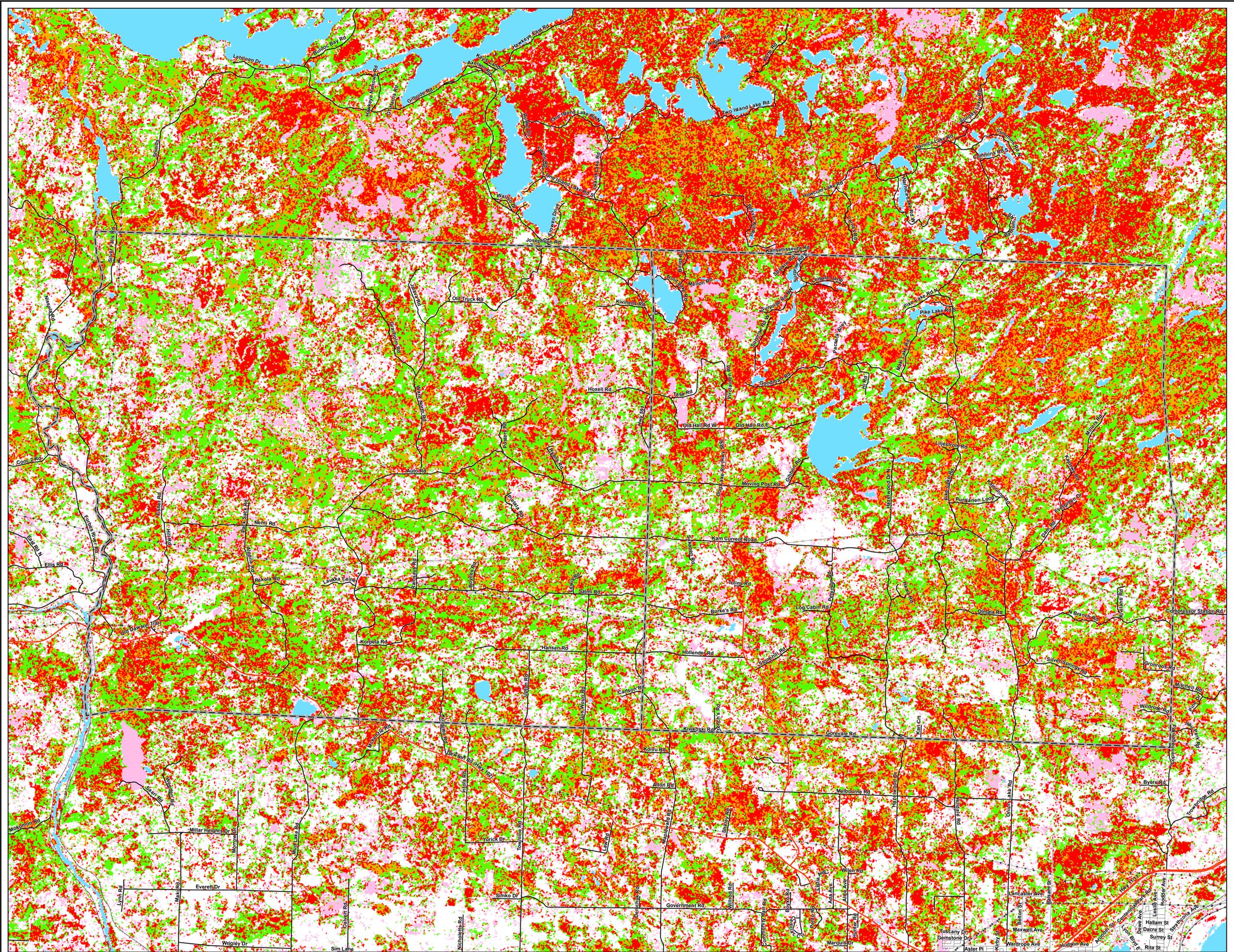
Legend	
Land Use Designations	Pit & Quarry
Lake Residential	Pit
Rural	Quarry
Environmental Protection	Both (Pit and Quarry)
Mineral Aggregate Resource	Waste Disposal Site
Abandoned Mine	Waste Disposal -
1 km Abandoned Mine Buffer	Waste Disposal - Inactive
Mineral Deposits	500 m Active Waste Disposal Site Buffer
Roads	Utilities
Highway	Transmission Line
Road	Pipeline
Street	Railway
Administrative	Drainage
Planning Area	Water Body
Lot & Concession Legend	Provincially Significant Wetland
Assessment Parcels	Wetland
River	Stream



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Gorham and Ware Townships

OFFICIAL PLAN
Appendix A

Potential Hazardous Forest Types for Wildland Fire

Legend		Administrative	Roads
■	Extreme - C1, C2, C4	Planning Area Boundary	Highway
■	High - C3, M2 > 50%, M4		Road
■	Pine Needs Evaluation - C5, C6		Street
■	Low - D1, M2 < 25%		Transmission Line
■	Water		Pipeline
■	Moderate - M2 > 25% - < 50%		Railway



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**The Corporation of the Township of Conmee
Administrative Report**

Date: December 16, 2025

To: Mayor and Council

Subject: Request for Additional Keys – Rural Food Bank

File Number: 01-C10-0000 Administrative Activity Reports

Submitted by: Karen Paisley, Clerk

RECOMMENDATION:

That Council provide direction regarding the request from the Rural Food Bank for seven additional keys, consisting of six “H” keys for the loading dock door and one “G” key for the main entrance.

BACKGROUND:

The Rural Food Bank operates out of the municipal hall as part of its community service activities. According to municipal records, the Food Bank currently holds five “G” keys that open the main entrance and ten “H” keys that open the loading dock door. The Food Bank has submitted a request for six additional “H” keys and one additional “G” key through its Council liaison.

DISCUSSION:

The request for seven additional keys is significant given the number already in circulation. On December 10, 2025, the Clerk reviewed the municipality’s key inventory with a Food Bank representative and noted that several keys are currently held by board members and volunteers. The representative indicated they would follow up internally to confirm key holders.

Council may wish to consider whether the current number of keys meets operational needs, and the security implications of issuing additional keys.



November 28, 2025

Premier Doug Ford

Sent via email: premier@ontario.ca

Dear Premier Doug Ford:

Please be advised that Brantford City Council at its meeting held November 25, 2025 adopted the following:

12.4.11 Professional Activity (P.A) Day on Municipal Election Day – School Boards - Councillor Carpenter

Councillor Carpenter read the title of his notice of motion:

WHEREAS municipalities across Ontario are responsible for organizing and administering municipal and school board elections every four years, as mandated under the *Municipal Elections Act, 1996*; and

WHEREAS local schools are traditionally among the most convenient, accessible, and familiar polling locations for voters in all communities; and

WHEREAS schools offer important accessibility features such as level entrances, parking, and public visibility that make them ideal polling stations, particularly for seniors, parents, and persons with disabilities; and

WHEREAS the use of schools as polling locations can lead to increased costs with regards to ensuring the safety and security of students; and

WHEREAS many municipalities face challenges securing suitable and accessible alternative voting locations, resulting in increased costs and reduced accessibility for voters; and

WHEREAS the Municipal Elections Act provides that school boards shall provide their facilities free of charge for the Municipal and School board elections; and

WHEREAS holding a province-wide Professional Activity (P.A.) Day for all publicly funded schools on municipal election day would alleviate concerns from school administrators for voting purposes while maintaining student safety; and

WHEREAS this coordinated approach would enhance voter convenience, improve accessibility, and help strengthen civic engagement and democratic participation by allowing electors to vote at their local schools without disrupting the student body; and

WHEREAS it would also create efficiencies and potential cost savings for municipalities by reducing the need to rent alternative facilities or implement special security measures; and

WHEREAS aligning a P.A. Day with municipal election day would require minimal disruption to the school calendar, as school boards already schedule several P.A. Days each academic year; and

WHEREAS this measure would demonstrate a spirit of cooperation between the Province of Ontario, local municipalities, and school boards to promote civic engagement and fiscal responsibility;

WHEREAS the Association of Municipal Clerks and Treasurers of Ontario and its members have lobbied the Province to establish a P.A day on Election Day;

NOW THEREFORE BE IT RESOLVED THAT:

- A. The Council of the City of Brantford respectfully requests the Premier of Ontario to consider directing all publicly funded school boards in Ontario to schedule a Professional Activity (P.A.) Day on the date of the municipal election in each election year; and
- B. That this direction be made in consultation with the Ministry of Education, the Association of Municipalities of Ontario (AMO), and school board associations, to ensure consistency across the province; and
- C. THAT a copy of this resolution be forwarded to:
 - i. The Premier of Ontario;
 - ii. The Minister of Education;
 - iii. The Association of Municipalities of Ontario (AMO);
 - iv. The Ontario Public School Boards' Association (OPSBA);
 - v. The Ontario Catholic School Trustees' Association (OCSTA); and
 - vi. All Ontario municipalities for their information and support
 - vii. MPP Will Bouma

I trust this information is of assistance.

Yours truly,



Chris Gauthier City Clerk,
cgauthier@brantford.ca

CC - The Minister of Education paul.calandra@pc.ola.org

The Ontario Public School Boards' Association (OPSBA) Bwallace@opsba.org

The Ontario Catholic School Trustees' Association (OCSTA) aobrien@ocsta.on.ca

Association of Municipalities of Ontario - resolutions@amo.on.ca

All Ontario municipalities for their information and support

MPP Will Bouma - will.bouma@pc.ola.org

THE CORPORATION OF THE TOWNSHIP OF CONMEE

BY-LAW # 2025-039

Being a By-law to confirm the proceedings of Council at its meeting.

Recitals:

Subsection 5(3) of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, requires a municipal Council to exercise its powers by by-law, except where otherwise required.

Council from time to time authorizes action to be taken which does not lend itself to an individual by-law.

The Council of The Corporation of the Township of Conmee deems it desirable to confirm the proceedings of Council at its meeting by by-law to achieve compliance with the Municipal Act, 2001.

ACCORDINGLY, THE COUNCIL FOR THE CORPORATION OF THE TOWNSHIP OF CONMEE ENACTS AS FOLLOWS:

1. Ratification and Confirmation

The actions of this Council at its meeting held December 16th, 2025, with respect to each motion, resolution and other action passed and taken by this Council at the meeting, are adopted, ratified and confirmed as if such proceedings and actions had been expressly adopted and confirmed by by-law.

2. Execution of all Documents

The Mayor of the Council and the proper officers of the Township are authorized and directed to do all things necessary to give effect to the actions authorized at the meeting, and/or to obtain approvals where required, and except where otherwise provided, the Mayor and Clerk are authorized and directed to execute all necessary documents and to affix the Corporate Seal of the Township to such documents.

Passed this 16th day of December, 2025.

THE CORPORATION OF THE
TOWNSHIP OF CONMEE

Mayor Sheila Maxwell

Clerk Karen Paisley