

TOWN OF KEARNEY

AGENDA

REGULAR COUNCIL MEETING

Council Chambers

Thursday, September 3, 2026 – 6:00 p.m.

1. Call the Meeting to Order

2. Approval of Agenda

3. Disclosure of Interest

[At this time, Members of Council shall declare pecuniary interest, if any, with items on the agenda.]

4. Delegations/Presentations/Public Meetings - nil

5. Consent List

- | | |
|--|--------|
| 5.1. DRAFT Regular Council Meeting Minutes of August 13 th 2026 | Pg. 3 |
| 5.2. DRAFT JWMC Minutes August 20, 2026 Minutes | Pg. 9 |
| 5.3. Payment Register | Pg. 11 |

6. Items Referred from the Consent List

7. Items for Discussion

- | | |
|---|--------|
| 7.1. SR2026-46 on Tandem Plow Truck | Pg. 15 |
| 7.2. DRAFT Dormant Permit Policy – Building Department | Pg. 17 |
| 7.3. DRAFT Agreement with the Town of Huntsville Building Department | Pg. 23 |
| 7.4. DPSMA Fall Meeting – September 25 – Carling Twp. | Pg. 32 |
| 7.5. Road deviation re: Bennett Severance | Pg. 35 |
| 7.6. Road deviation on Echo Ridge re: Algonquin Heights | Pg. 37 |
| 7.7. Memo: Echo Ridge Road Culvert Failure | |
| 7.8. SR2026-47 on EV charging stations update | Pg. 39 |
| 7.9. Memo: Ecovue Consulting OP Budget update | Pg. 40 |
| 7.10 SR2026-48 Public Works Building – Interim Safety Repairs and LT Replacement Strategy | Pg. 42 |
| 7.11 Support in Principle Road and Shore Road Allowance Application – Duck Lake | Pg. 70 |

8. Notice of Motion

9. Correspondence for Information

9.1. KWEF Newsletter

Pg. 92

10. Bylaws

10.1 By-law 2026-46 Being a By-law to authorize the acquisition of paper title to part of Echo Ridge Road legally described as Part of Lot 8, Concession 7, Geographic Township of Bethune, now in the Town of Kearney, designated as Part 4 on Plan 42R-22986

11. Closed Session

Under Section 239 of the Municipal Act, Council will move into closed session under the following subsections:

(2)(b) personal matters about an identifiable individual, including municipal or local board employees;

(2)(d) labour relations or employee negotiations;

(2)(f) advice that is subject to solicitor-client privilege

12. Confirming Bylaw

By-law 2026-47 Being a by-law to confirm the proceedings of Council

13. Adjournment

The Corporation of the Town of Kearney
REGULAR COUNCIL MEETING MINUTES
Council Chambers
Thursday, August 13, 2026 – 6:00 p.m.

Council Members Present: Mayor: Cheryl Philip
Deputy Mayor: Michael Rickward
Councillors: Keven Beaucage, Heather Pateman, Jill Sharer

Staff Present: Nicole Gourlay, CAO-Clerk (CAO/Clerk)
Jenny LeBlond, Treasurer (T)
Cindy Filmore, Deputy Clerk (DC)
Tom Young, Public Works Superintendent (PWS)
Paul Schaefer, Chief Building Official / Fire Chief (CBO/FC)
Jason Newman, Bylaw Enforcement Officer (BLEO)

The CAO/Clerk and the Treasurer were present for the entirety of the meeting. The Bylaw Enforcement Officer was present for their portion of the Public meeting. The CBO/FC, PWS and the Deputy Clerk were present for the Public portion of the meeting.

1. Call the Meeting to Order

The meeting was called to order at 6:00 p.m.

2. Approval of Agenda

Resolution 2026-163

Moved by: Councillor Beaucage; Seconded by: Deputy Mayor Rickward

BE IT RESOLVED that the Council of the Corporation of the Town of Kearney adopts the Agenda of August 13, 2026, as amended:

Amended to Add:

10.6 Bylaw 2026-XX Being a Bylaw to Appoint a Committee of Adjustment

11. Closed Session

(2)(b) *personal matters about an identifiable individual including municipal or local board employees*

(2)(d) *employee relations or labour negotiations*

Amended to Remove:

11. Closed Session

(2)(f) *advice that is subject to solicitor-client privilege, including communications necessary for that purpose*

CARRIED

3. Disclosure of Interest – none noted

4. 4.1 Delegation - Zabe MacEachren / KWEF re Invasive Species

Resolution 2026-164

Moved by: Councillor Pateman; Seconded by Councillor Beaucage

BE IT RESOLVED that the Council of the Corporation of the Town of Kearney thanks Zabe MacEachren for her presentation on Invasive Species Control; AND FURTHER directs Staff to work with her and KWEF on education to the public on these species.

CARRIED

4.2 Public Meeting – Gray Jay Lane

Mayor Philip invited residents of Gray Jay Lane to speak to Council with their comments and concerns

Dave Bones – 69 Gray Jay Lane spoke to his desire to not use market value assessment as a means of determining apportionment of costs,

Larry Renaud – 77 Gray Jay Lane spoke in support of the road work, but requested that the costs be evenly divided by the 6 properties.

Maureen Armstrong – 49 Gray Jay Lane spoke to also wanting the costs shared equally among the 6 properties

Gaye Lundy – 63 Gray Jay Lane requested a reduced rate as they only use the road seasonally

Jim Sublet / Manderley Manor Inc. – 95 Gray Jay Lane was appreciative of having the road work and maintenance completed

Resolution 2026-165

Moved by: Councillor Beaucage; Seconded by: Councillor Sharer

BE IT RESOLVED that the Council of the Corporation of the Town of Kearney directs Staff to move forward with the Gray Jay Lane Road Improvement and pending financial confirmation from the Treasurer that each land owner can pay the cash gradually with zero interest over a period of 10 years or if they wish to pay up front they may do so through a Special Area Service Charges Bylaw AND FURTHER should this method not be available then Staff will move forward with a Special Fees & Charges bylaw; AND FURTHER that construction begin ASAP
CARRIED

4.3 Public Meeting – Colonization Road

Mayor Philip invited residents of this road to speak to Council with their comments or concerns

Bob Harrison – 2661B – liked the Gray Jay Lane approach with equal payments to be made by each lot along the road

Talia Gordner – representing her clients (RONDINELLI) 2581B spoke to advise that her clients do not agree with the survey provided by the Town and would like the opportunity to provide their own survey.

George Pudsey – 2581A – does not like the proposed methods of apportionment, preferring the costs be divided by the residents of the road and the Town

Resolution 2026-166

Moved by: Deputy Mayor Michael Rickward; Seconded by: Councillor Beaucage

BE IT RESOLVED that the Council of the Corporation of the Town of Kearney directs Staff to defer the Colonization Road project pending receipt of a current survey to determine where the road is located. Council agrees to allow the Rondinelli family until August 27th to provide this survey; AND FURTHER THAT work begin ASAP after the August 27th date; AND FURTHER THAT the cost of the roads be shared equally by way of a Special Service Charges Bylaw if applicable or a Special Area Fees & Charges Bylaw; AND FURTHER THAT the land owners be provided an opportunity to pay over 10 years at zero interest or pay in advance if they so wish; AND FURTHER THAT the cost to the land owners not exceed \$82,000.00
CARRIED

5. Consent List

Resolution 2026-167

Moved by: Councillor Beaucage; Seconded by: Deputy Mayor Rickward;

BE IT RESOLVED that the Consent List from the Council Meeting of Thursday, August 13, 2026, be accepted and that all recommendations or support contained therein be adopted and approved as resolutions of Council.
CARRIED

6. Items Referred from the Consent List

7. Items for Discussion

7.1 SR 2026-46 Community Improvement Kearney

Resolution 2026-168

Moved by: Councillor Beaucage; Seconded by: Deputy Mayor Rickward

BE IT RESOLVED that the Council of the Corporation of the Town of Kearney hereby receives and accepts the Staff Report SR2026-46 regarding the Community Improvement project; AND FURTHER THAT Council thanks the Bylaw Department for their efforts on this project and working with the property owners to seek resolution.
CARRIED

7.2 RFT-PW-02-2026 Gravel Application to Island Lake

Resolution 2026-169

Moved by: Deputy Mayor Rickward; Seconded by: Councillor Pateman

BE IT RESOLVED that the Council of the Corporation of the Town of Kearney hereby receives and accepts the Staff Report regarding RFT – PW-02-2026 for Gravel Application to Island Lake; AND FURTHER THAT Council awards the tender for Gravel Application to Island Lake Road to Muskoka Truck and Equipment Sales o/a Greens Haulage in the amount of \$187,778.88 HST Included
CARRIED

7.3 RFT-PW-03-2026 Hard Surface Treatment
Resolution 2026-170

Moved by: Councillor Beaucage; Seconded by: Councillor Sharer

BE IT RESOLVED that the Council of the Corporation of the Town of Kearney receives and accepts the Staff Report regarding RFT-PW-03-2026 Hard Surface Treatment; AND FURTHER THAT Council awards the tender for the Hard Surface Treatment tender to: Fowler Construction in the amount of: \$242,212.11 HST Included
CARRIED

7.4. RFT-PW-05-2026 Winter Sand
Resolution 2026-171

Moved by: Deputy Mayor Rickward; Seconded by: Councillor Pateman

BE IT RESOLVED that the Council of the Corporation of the Town of Kearney receives and accepts the Staff Report regarding RFT-PW-05-2026 Winter Sand; AND FURTHER THAT Council authorize staff to purchase salt using sole sourcing method of procurement and further issue a Request for Quote to purchase sand and have the successful proponent mix the salt and sand together and pile at the Public Works Yard; AND FURTHER THAT Staff be authorized to award the quotation to the lowest bidder for winter sand should it come under budget
CARRIED

7.5 RFT-PW-06-2026 Multiple Roads Improvement Project
Resolution 2026-172

Moved by: Deputy Mayor Rickward; Seconded by: Jill Sharer

BE IT RESOLVED that the Council of the Corporation of the Town of Kearney receives and accepts the Staff Report regarding RFT-PW-06-2026 Multiple Roads Improvement Project; AND FURTHER THAT Council directs Staff to return with a financial breakdown of the remaining roads for a special public Council meeting to receive public input on moving forward.
CARRIED

7.6 RFT-PW-07-2026 Shouldering/Berm Removal Hwy 518
Resolution 2026-173

Moved by: Deputy Mayor Rickward; Seconded by: Councillor Pateman

BE IT RESOLVED that the Council of the Corporation of the Town of Kearney receives and accepts the Staff Report regarding RFT-PW-07-2026 Shouldering/Bern Removal Hwy 518; AND FURTHER THAT Council awards the tender for the Shouldering/Berm Removal of Hwy 518 to Gradall Muskoka Inc. in the amount of \$212,553.00 HST included.
CARRIED

7.7 DRAFT Fire Dispatch Agreement with WPSHC
Resolution 2026-174

Moved by: Deputy Mayor Rickward; Seconded by Councillor Beaucage

WHEREAS the Council of the Corporation of the Town of Kearney has received and reviewed the DRAFT Fire Dispatch Agreement with the West Parry Sound Health Centre regarding the provision of communication services to Kearney Fire Services; BE IT RESOLVED THAT Council approves the passing of this bylaw, which will take place later in this meeting.
CARRIED

7.8 Ontario Regulation 284/09 Budget Matters – Expenses
Resolution 2026-175

Moved by: Deputy Mayor Rickward; Seconded by: Councillor Sharer

BE IT RESOLVED that the Council of the Corporation of the Town of Kearney receives and adopts SR2026-45 regarding O. Reg. 284/09 and the estimated impact of excluded expenses on the budgeted operating surplus (deficit)
CARRIED

7.9 Staff Memo re: TAB Shore Road Allowance
Resolution 2026-176

Moved by: Councillor Beaucage; Seconded by: Councillor Sharer

BE IT RESOLVED that the Council of the Corporation of the Town of Kearney receives and accepts the Staff Memo regarding the TAB Shore Road Allowance purchase; AND FURTHER THAT Council supports the passing of a bylaw to this effect, which will take place later in the meeting.
CARRIED

7.10 Memo re: Pregnancy and Infant Loss Awareness Day
Resolution 2026-177

Moved by: Councillor Sharer; Seconded by: Councillor Pateman

BE IT RESOLVED THAT the Council of the Corporation of the Town of Kearney receives and accepts the Staff Memo regarding the Pregnancy and Infant Loss Awareness; AND FURTHER THAT Council recognizes October 15, 2026 as Pregnancy and Infant Loss Awareness Day and that notice be posted on the appropriate Social Media sites.
CARRIED

7.11 Staff Memo re: Road Closure (Labour Day Weekend)
Resolution 2026-178

Moved by: Councillor Pateman; Seconded by: Councillor Beaucage

WHEREAS the Fireworks from the Annual Kearney Regatta had to be postponed due to inclement weather; AND WHEREAS this has resulted in an alternative date of Saturday, September 5 being chosen for the Fireworks Display; NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Town of Kearney supports the closing of Main Street on September 5th or 6th between 6 pm and 11 pm; AND FURTHER that Council temporarily suspend the enforcement of all applicable municipal by-laws, including By-Law No. 2025-72 and By-Law No. 2018-24, solely for the purpose of facilitating the postponed Regatta fireworks event on Labour Day Weekend, 2026, including but not limited to: Live music performances; The approved fireworks display; and Other approved Regatta activities that may otherwise be in contravention of municipal by-laws AND FURTHER THAT each suspension shall apply only to officially sanctioned event activities on Labour Day Weekend, 2026, and shall expire immediately following the conclusion of the event.
CARRIED

7.12 Support for NOHFC funding Ontario Graphite
Resolution 2026-179

Moved by: Deputy Mayor Rickward; Seconded by: Councillor Beaucage

WHEREAS Global Battery Materials (GBM) is an Ontario-based critical minerals and advanced battery materials company focused on developing a secure, non-Chinese supply chain for natural graphite and downstream battery materials utilizing their mine site in Kearney; AND WHEREAS Global Battery Materials has applications for funding submitted to the Northern Ontario Heritage Fund (NOHFC) to support the renovation of an office site in Kearney as well as for hiring of local interns at the mine site; AND WHEREAS GBM's proposed restart of a permitted graphite mine located in Kearney, Ontario represents a near-term opportunity to support local employment and sustained economic activity in the region; AND WHEREAS that the Council of the Corporation of the Town of Kearney recognizes the role that NOHFC funding programs play in enabling projects that advance both regional development and national economic priorities; NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Town of Kearney hereby offers their support of OGL (GBM)'s applications to NOHFC and encourage their consideration.
CARRIED

7.13 Report From the Office of the Integrity Commissioner

Councillor Beaucage shared her comments (attached) regarding the Integrity Commissioner's Report: *Regular Council Meeting Thursday, August 13, 2026*

Agenda Item 7.13 IC Report

Regarding the Town of Kearney's Integrity Commissioner's Report IC-35851-0226 Code of Conduct Complaint (Clerk/CAO re: Beaucage)

I want to address the Integrity Commissioner's Report IC-35851-0226 regarding the Code of Conduct complaint.

Over the past year, I have participated in two investigations. These processes have cost taxpayers thousands and thousands of dollars, and despite my full cooperation, I have lost confidence in how these matters have been handled. I acknowledge that there are areas where I can make improvements, and I am committed to doing so. Many of these issues could have been resolved internally through open communication and a willingness from all parties to work collaboratively. I asked each of the interviewers "What is the outcome, the Clerk/CAO is looking for?" Both responses were that they did not know. However, I will not accept poor treatment, nor will I accept accusations that mischaracterize my intentions or my work on behalf of the community.

The Integrity Commissioner recommended voluntary mediation to help repair the working relationship between Council and administration. I agreed to participate. The Clerk/CAO declined. This decision affects our municipality, because a functional relationship between Council and administration is essential for effective governance.

Council must ensure that the Code of Conduct remains a tool for addressing genuine misconduct - not a mechanism for turning administrative disagreements, procedural misunderstandings, or legitimate political scrutiny into public allegations against an elected representative. The Code of Conduct should be a fair and disciplined accountability process, not a shield that prevents scrutiny of administrative actions or a vehicle to publicly discredit members of Council.

I do not wish to continue down a path of negativity, accusations, or division. My goal is to represent the public with transparency, accountability, and professionalism. I expect to be treated equally, and I expect my inquiries to be addressed respectfully and professionally. That is the standard our residents deserve, and it is the standard I will continue to uphold.

Resolution 2026-180

Moved by: Deputy Mayor Rickward; Seconded by: Councillor Sharer

BE IT RESOLVED THAT the Council of the Corporation of the Town of Kearney hereby receives the Integrity Commissioners Report IC-35851-0226 Code of Conduct Complaint (Clerk/CAO re Beaucage); AND FURTHER THAT Council accepts the Integrity Commissioners recommendation to impose (c) a suspension of remuneration for a period not exceeding 15 days.

A recorded vote was called by Deputy Mayor, Michael Rickward on the item. The CAO/Clerk read allowed the names of the members of Council voting in alphabetical order:

Beaucage, Keven	
Pateman, Heather	FOR
Philip, Cheryl -Mayor	OPPOSED
Rickward, Michael - Deputy Mayor	FOR
Sharer, Jill	FOR

Resolution 2026-181

Moved by: Deputy Mayor Rickward; Seconded by: Councillor Sharer

BE IT RESOLVED that the Council of the Corporation of the Town of Kearney review & revise the current performance appraisal policy practices to provide a clearer direction for Council going forward.

CARRIED

7.14 Staff Memo re: Echo Ridge Road Subdivision Roads DRAFT

Resolution 2026-182

Moved by: Councillor Sharer; Seconded by: Deputy Mayor Rickward

BE IT RESOLVED THAT the Council of the Corporation of the Town of Kearney receives and accepts the Staff Memo regarding Echo Ridge Subdivision Road –Property Owner Feedback Regarding Proposed Upgrades; AND WHEREAS Council determines their desire to ensure this subdivision of 80 lots be opened for development; NOW THEREFORE BE IT RESOLVED that Council directs Staff to contact the Engineer of Record to provide a report on the Echo Ridge Subdivision Road with the idea of having a hard surface in the future.

CARRIED

8. Notice of Motion – nil

9. Correspondence for Information

Resolution 2026-183

Moved by: Deputy Mayor Rickward; Seconded by: Councillor Beaucage

BE IT RESOLVED THAT the Council of the Corporation of the Town of Kearney receives correspondence list from August 13, 2026 for information; **AND FURTHER THAT** Council directs staff to write letters of support for the following items:

- 9.1 Prepare a letter to the Burk's Falls Food Bank regarding requests for funding
- 9.2 (information – Camp Molly)
- 9.3 Write a letter of Support regarding the MFOA Letter to the Ministry
- 9.4 (information – Town of Huntsville Staff Report)

9.5 Write a letter of Support regarding the Town of Bracebridge resolution re: flooding
CARRIED

10. By-laws

Resolution 2026-184
Moved by: Deputy Mayor Rickward; Seconded by: Councillor Pateman
BE IT RESOLVED that the following by-laws be read a first, second and third time, be passed by the Council of the Corporation of the Town of Kearney, signed by the Mayor and Clerk, sealed with the seal of the Corporation, and engrossed in the by-law book:
10.1 By-law 2026- 38 – Stop Up, Close and Sell Shore Road Allowance (TAB)
10.2 By-law 2026- 39 Enter into Agreement with WPSHC for Fire Dispatch
10.3 By-law 2026- 40 - Delegation of Authority during Lame Duck
10.4 Bylaw 2026- 41 - Amend Fees & Charges Bylaw
10.5 By-law 2026- 42 Being a By-law regarding the Assumption and Name Change of a portion of Patton Road
10.6 By-law 2026-43 – Being a bylaw to appoint a Committee of Adjustment
CARRIED

11. Closed Session

Resolution 2026-185
Moved by: Deputy Mayor Rickward; Seconded by: Councillor Beaucage
BE IT RESOLVED that the Council of the Corporation of the Town of Kearney moves into closed session, at 9:32 p.m., under Section 239 of the Municipal Act, under the following subsections:
2(b) Personal Matters about an Identifiable Individual, including municipal or local board employees;
2(d) Labour Relations or Employee Negotiations
CARRIED

Resolution 2026-186
Moved by: Deputy Mayor Rickward; Seconded by: Councillor Pateman
BE IT RESOLVED that the Council of the Corporation of the Town of Kearney reconvenes in Open Session at 10:10 pm

Resolution 2026-187
Moved by: Councillor Beaucage; Seconded by: Deputy Mayor Rickward
BE IT RESOLVED that the Council of the Corporation of the Town of Kearney approves going passed the curfew of 4 hours in their procedural bylaw
CARRIED

12. Confirming By-law

Resolution 2026-188
Moved by: Deputy Mayor Rickward; Seconded by: Councillor Pateman
BE IT RESOLVED that By-law 2026-44 being a by-law to Confirm the Proceedings of the Regular Meeting of August 13, 2026, be read a first, second and a third time, passed, signed by the Mayor and the Clerk, sealed with the seal of the Corporation, and engrossed in the by-law book.
CARRIED

13. Adjournment

Resolution 2026-189
Moved by: Councillor Beaucage; Seconded by: Councillor Sharer
BE IT RESOLVED that the Regular Council Meeting of the Corporation of the Town of Kearney adjourn at 10:14 pm
CARRIED

**THE CORPORATION OF THE
TOWN OF KEARNEY**

Mayor

Clerk

JOINT WASTE MANAGEMENT COMMITTEE

MINUTES

August 20, 2026

Perry Township

Attendance

Board Members: Jim Hilt, Keven Beaucage, Jill Sharer, Sean Murdy

Absent: Paul Sowery, Jim Cushman

Audience:

Staff: Kim Seguin, Secretary-Treasurer

The meeting was called to order at 6:04pm by the Chair.

Pecuniary Interest: None were declared

The minutes of the May 27, 2026, meeting was reviewed, and it was;

Moved by: Keven Beaucage

Seconded by: Jill Sharer

Resolution 2026-15

Be it Resolved that the minutes of the May 27, 2026, meeting of the committee be approved as circulated.

Carried

Business Arising from the Minutes:

The report from the secretary on the final tasks for capping of cell 1 was received, and it was;

Moved by: Jill Sharer

Seconded by: Keven Beaucage

Resolution 2026-16

Be it Resolved that the Kearney Perry Joint Waste Management Committee receives the report from the secretary on the final tasks for capping cell 1 and provides the following direction:

- 1. Amend the existing contract RFQ 2025-JWMC-01 Supply Clay Material with Darren Neil and Sons to reflect the reduced quantity of clay required and to provide for the supply of unscreened topsoil for Cell 1;***
- 2. Proceed with awarding Blackwood Properties – Muskoka Hydroseeding the hydro seeding work and schedule the work.***
- 3. Any cost overrun attributed to the final tasks for capping cell 1 which are over the budget allocation of \$75,064 be covered by a transfer from reserves.***

Carried

The Bank Reconciliations for May, June and July 2026 for Kawartha Credit Union and Scotiabank accounts were reviewed, it was;

Moved by: Sean Murdy

Seconded by: Keven Beaucage

Resolution 2026-17

Be it Resolved that the Kearney Perry Joint Waste Management Committee have received and reviewed the bank reconciliations for May, June and July 2026 for the Scotiabank and Kawartha Credit Union accounts.

Carried

The bill payment list was presented, it was;

Moved by: Keven Beaucage

Seconded by: Jill Sharer

Resolution 2026-18

Be it Resolved that the bill payment report as of August 18, 2026, in the amount of \$63,847.78 has been reviewed.

Carried

The Financial Report year to date as of August 18, 2026 was reviewed, it was

Moved by: Keven Beaucage

Seconded by: Sean Murdy

Resolution 2026-19

Be it Resolved that the Kearney Perry Joint Waste Management Committee accept the year-to-date report as of August 18, 2026, as presented.

Carried

New Business:

The 2025 Annual Monitoring Report by WSP Inc was presented and reviewed, it was

Moved by: Jill Sharer

Seconded by: Keven Beaucage

Resolution 2026-20

Be it Resolved that Kearney Perry Joint Waste Management Committee does hereby receive the 2025 Annual Monitoring Report from WSP Canada Inc.

Carried

Being that there was no further business, it was;

Moved by: Sean Murdy

Seconded by: Jill Sharer

Resolution 2026-21

Be it resolved that the Kearney Perry Joint Waste Management Committee does hereby adjourn at 6:25pm until the next regular meeting or at the call of the Chair.

Carried

Jim Hilt Chairperson

Kim Seguin Recording Secretary

These minutes are not official until reviewed and passed by the Committee.

Date Printed
8/25/2026 1:13 PM

Town of Kearney
A/P Batch Report (August 5 - August 24)
Batch: 2026-00093 to 2026-00093

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Bank Code - AP - GENERAL AP

COMPUTER CHEQUE

Payment #	Date	Vendor Name	Invoice #	Reference	Invoice Amount	Payment Amount
35724	8/13/2026	2Beez Promotions	20230789	Volunteer T-shirts	658.91	658.91
35725	8/13/2026	Abell Pest Control	A8144923	August Pest Control Services	70.01	
			A8140318	August Pest Control Services	63.28	
			A8139186	August Pest Control Services	180.26	313.55
35726	8/13/2026	Anderson, Kim	KA May/26 Exp	Reimburse Training Exp	41.58	41.58
35727	8/13/2026	Bell Canada	Aug 7/26	August Phone	83.88	83.88
35728	8/13/2026	Blackburn Industrial ServicesInc.	5239	Service Call - Clear Drain	983.10	983.10
35729	8/13/2026	Burk's Falls Building Ctr Ltd	2274726	Paint & Survey Stakes	412.37	
			2274845 / 6	Maintenance Supplies	61.40	
			2274579	Aspenite / OSB	72.27	
			2274591	Boardwalk repair supplies	976.06	
			2274646	Fence Supplies	422.39	
			2274590	Lock for accessable washroom	146.89	
			2274647	Paint	144.65	
			2275053	Boardwalk Repair Supplies	241.36	2,477.39
35730	8/13/2026	CUPE Local 1813	July/26 Dues	July Union Dues	797.84	797.84
35731	8/13/2026	Delfino, Tracey	TD Aug 22 MMB	Music on Mirror Bay - August 22	200.00	200.00
35732	8/13/2026	Demain Tire	1256	Dismount / mount & balance	1,266.01	1,266.01
35733	8/13/2026	Minister Of Finance (EHT)	July 1-31/26	July Employer Health Tax	2,058.79	2,058.79
35734	8/13/2026	Fetterley, Susan	SF Refund/26	Refund deposit on receipt 260087-	250.00	250.00
35735	8/13/2026	Glen Martin Ltd.	437712	Cleaning Supplies	256.20	
			437102	Cleaning & Maintenance Supplies	532.96	
			437160	Singlefold Kraft Towel	38.30	827.46
35736	8/13/2026	Jared Beverley o/a Gunners Tacklebox	10177	Fishing Supplies	499.37	499.37
35737	8/13/2026	Hutt, Christina	CH Aug/26 MMB	Music on Mirro Bay - August 29	400.00	400.00
35738	8/13/2026	Inservus Management Systems	2523	Bunker Gear Repairs	699.46	699.46
35739	8/13/2026	Joiner, Jennifer	JJ Aug/26 SWIM	July Swim Lesson Instructor Fees	1,460.00	1,460.00
35740	8/13/2026	Leonard Peacock	July 30/26	No parking & detour	240.00	240.00
35741	8/13/2026	Linde Canada Inc	57499507	Annual Cylinder Lease	406.39	406.39
35742	8/13/2026	Mashinter, Amanda	AM #011	Fitness Instructor Fees	1,988.80	1,988.80

Town of Kearney
A/P Batch Report (August 5 - August 24)
Batch: 2026-00093 to 2026-00093

COMPUTER CHEQUE

Payment #	Date	Vendor Name	Invoice #	Reference	Invoice Amount	Payment Amount
35743	8/13/2026	McKittrick, Charlie				
		CM Aug/26 MMB		Music on Mirror Bay August 15	282.50	282.50
35744	8/13/2026	McNeely, Douglas				
		0256503		Pit Run - 25 loads	1,250.00	1,250.00
35745	8/13/2026	Ministry of Finance - Ontario				
		392307260955087		June LSR OPP Policing Services	29,182.00	
		391607260817045		Fire College Apr-Jun Registration	260.00	29,442.00
35746	8/13/2026	Near North Lab Inc.				
		2603709 KCC		August Water Sample Testing	29.21	
		2603709 PW		August Water Sample Testing	29.21	
		2603709 FD		August Water Sample Testing	29.21	87.63
35747	8/13/2026	OMERS				
		July/26 Pension		July Pension Contributions	15,090.34	15,090.34
35748	8/13/2026	Phinney, Les				
		LP Jul1-31 BT		Trapping - x 2 beavers	250.00	250.00
35749	8/13/2026	Purolator Inc.				
		525263835		Courier Charge	6.28	
		545298160		Courier Charges	14.90	21.18
35750	8/13/2026	Renoasis Ltd				
		PlanRefund/26		Refund Balance of Deposit (011-7	1,716.08	1,716.08
35751	8/13/2026	Rogers Wireless				
		July 20/26		August 5G Business Internet Pro	90.40	
		July 20/26 Int		July Interest	2.59	92.99
35752	8/13/2026	Roi, Kathy				
		KR Jun-Aug Exps		Reimburse Art Show Expenses	727.85	727.85
35753	8/13/2026	Sharer, Jill				
		JS July 23/26		Reimburse Expenses	72.27	72.27
35754	8/13/2026	Smellies Copy & Print Shop				
		47989		Final Tax Bill - Printing	2,235.07	2,235.07
35755	8/13/2026	Solutions Nexats Inc.				
		12704		Event Booking System Annual Fee	1,695.00	1,695.00
35756	8/13/2026	Three Mile Truck & Trailer Repair				
		3153		Replace hub cap	665.48	
		3152		Oil and filter service	231.09	896.57
35757	8/13/2026	ULINE Canada Corp				
		18574478		Industrial Trash Liners	288.72	288.72
35758	8/13/2026	Upanup Studios Inc.				
		10480		Civikit Website Services Annual H	2,779.80	2,779.80
35759	8/13/2026	Waste Connections of Canada				
		7113-0000368795		July dump & return services	5,063.72	5,063.72
35760	8/13/2026	West Edge Building Company Ltd				
		WEB Rfnd Dep		Refund deposit on receipt 240004-	500.00	500.00
					Total Computer Cheque:	78,144.25

EFT

Payment #	Date	Vendor Name	Invoice #	Reference	Invoice Amount	Payment Amount
453	8/13/2026	6S Graphics				
		1618		Lions Pavilion Fudraiser Sign	435.05	435.05
454	8/13/2026	Action First Aid Inc				

Town of Kearney
A/P Batch Report (August 5 - August 24)
Batch: 2026-00093 to 2026-00093

EFT

Payment #	Date	Vendor Name	Invoice #	Reference	Invoice Amount	Payment Amount
			12483	Child Smart Infant Pads	346.14	346.14
455	8/13/2026	ADR Chambers	9998	File 35851-0226	20,526.45	20,526.45
456	8/13/2026	Bowman Fuels Ltd.	861003	Diesel Fill - July 28	991.10	
			861004	Diesel Fill July 28	2,177.51	3,168.61
457	8/13/2026	Bugelli, Lisa	031	July Fitness Instructor Fees	960.00	960.00
458	8/13/2026	Canadian Microwave	15837	August Pevensey Tower / Shelter 5	395.50	395.50
459	8/13/2026	Fetterley's Gas & Convenience c/o	Jul17-Aug3 FD	Vehicle Fuel	871.39	
			Jul17-Aug3 FD/b	Various Supplies	89.41	
			Jul17-Aug3 FD/s	Various Supplies	135.70	
			Jul17-Aug3 T13	Vehicle Fuel	277.00	
			Jul17-Aug3 TS	Vehicle Fuel	100.00	
			Jul17-Aug3 PK	Vehicle Fuel	376.39	
			Jul17-Aug3 PK/s	Various Supplies	293.03	
			Jul17-Aug3 BD	Vehicle Fuel	89.29	
			Jul17-Aug3 KCC	Various Supplies	39.54	
			Jul17-Aug3 Reg	Supplies	55.32	2,327.07
460	8/13/2026	Fibernetics Corporation	801020	August Telephone	186.33	
			801023	August Telephone	39.48	
			801046	August Telephone (Kallio)	95.92	
			801061	August Telephone (King William)	33.83	
			801066	August Telephone	33.89	389.45
461	8/13/2026	Harvie, Leslie	LH May-Jul KMS	May-July Mileage (Bank Deposits)	23.20	23.20
462	8/13/2026	Hydro One Inc.	Aug 6/26 GenGov	June Hydro	670.60	
			Aug 6/26 Lib	June Hydro	178.83	
			Aug 6/26 KCC	June Hydro	1,385.90	
			Aug 6/26 LP	June Hydro	98.86	
			Aug 6/26 KWTS	June Hydro (King William)	43.66	
			Aug 6/26 StLts	June Hydro	382.18	
			Aug 6/26 Dock	June Hydro	30.64	
			Aug 6/26 PW	June Hydro	358.21	
			Aug 6/26 FD	June Hydro	243.59	3,392.47
463	8/13/2026	Intelivote Systems Inc.	KEAR-20260812-P	Voter Letter Services	5,183.03	5,183.03
464	8/13/2026	1450962 Ont Inc.	I6674	July 21-27 Wheelchair access port	452.00	
			I6739	July portable service (King William)	56.50	
			I6740	July portable service	113.00	
			I6741	July portable service (Kallio)	56.50	
			I6737	July portable service	378.55	
			I6729	July portable service (5)	966.15	2,022.70
465	8/13/2026	Mathews, Dinsdale, & Clark				

Date Printed
8/25/2026 1:13 PM

Town of Kearney
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EFT

Payment #	Date	Vendor Name	Invoice #	Reference	Invoice Amount	Payment Amount
			524553	Negotiations	366.12	
			524353	General Labour & Employment	4,332.42	
			521318	Negotiations	244.08	
			522144	General Labour & Employment	4,088.34	9,030.96
466	8/13/2026	Muskoka Rent-All Huntsville				
			512206 / 512750	Equipment Maintenance	474.33	474.33
467	8/13/2026	Novexco Inc				
			94804326	Batteries	44.85	
			94747891	Printer Toner Cartridge	397.90	442.75
468	8/13/2026	Party Cinemas				
			2185	Outdoor Movie Night - Pymnt Bal.	3,037.50	3,037.50
469	8/13/2026	Pro Mac Equipment Ltd				
			002261	Carbide Cutting Tooth	6,575.04	6,575.04
470	8/13/2026	Reeder Web Design and Marketing Ser				
			11844	Wordpress Maintenance qtrly conti	154.08	154.08
471	8/13/2026	Sunbelt Rentals of Canada Inc.				
			80179808-0001	Shop Supplies	406.83	406.83
472	8/13/2026	Corporation of the Township Of Armou				
			ARM 26-103	July Hours / Mileage / Expenses	10,032.22	10,032.22
473	8/13/2026	TransCanada Safety				
			83114	Pioneer Pant Defender	1,675.89	
			82847	V-Shaped Hose Strangler	466.13	
			82845	Bunker Gear	2,926.70	
			82846	Germicidal Cleaner	191.04	5,259.76
474	8/13/2026	Trackmatics Inc.				
			45336 2016 FR	August GPS Monitoring	51.10	
			45336 2020 FR	August GPS Monitoring	51.10	
			45336 2024 FR	August GPS Monitoring	51.10	
			45336 Trk 13	August GPS Monitoring	46.59	
			45336 Trk 12	August GPS Monitoring	46.59	
			45336 1 ton	August GPS Monitoring	46.58	
			45336 Grader	August GPS Monitoring	46.58	
			45336 Loader	August GPS Monitoring	46.58	
			45336 Backhoe	August GPS Monitoring	46.58	
			45336 BD	August GPS Monitoring	66.67	
			45336 FD	August GPS Monitoring	287.02	
			45336 PK	August GPS Monitoring	110.73	
			45336 TS	August GPS Monitoring	66.67	963.89
					Total EFT:	75,547.03
					Total AP:	153,691.28

Date of Report: August 25, 2026

Report Prepared for Council Meeting of September 3, 2026



Staff Report

Staff Report No. SR2025-46
Date: September 3, 2026
To: Mayor, Deputy Mayor and Members of Council
From: Tom Young, Public Works Superintendent
Jenny Leblond, Treasurer
Subject: Tandem Dump Truck - REVISED

Recommendation:

That Council receive SR 2026 -46 Tandem Dump Truck and approve the purchase a pre-built 2027 Freightliner Tandem Dump Truck for \$374,770 plus HST (includes box, plow and wing, box painted yellow and cab painted white, plus screens) from Gin-Cor

Background:

Council passed the 2026 capital budget with the planned purchase of tandem dump truck in the amount of \$390,000.

Staff issued a tender with the specifications used in 2024 for the last truck purchase and received no bids.

As per the Town's procurement policy, cooperative buying is an option for purchasing. One popular buying group for municipalities is LAS/Canoe Procurement Group. Canoe is one of Canada's largest group procurement organizations built by Canadian municipalities to meet the unique needs of the public sector. Canoe supports over 6,000 public and not-for-profit organizations across Canada by offering choice and flexibility, simplifying procurement, and providing access to competitively awarded, trade-compliant supplier contracts.

Analysis:

Since there were no bids, staff explored the cooperative buying option. We received quotes from two different companies participating in the Canoe procurement program.

Alamo Group has two options for pre-built trucks; a 2025 Freightliner and 2025 Western Star. The pros and cons of each are listed below.

Freightliner

Pros: our existing fleet is Freightliner, and it is \$370,000 which is \$20,000 under budget

Cons: the colour is red, it has a one-way plow now but they will cover cost to change to a reversable, extra cost to install a toolbox, extra cost for screens

Western Star

Pros: arguable a better truck, it is yellow, already has a reversable plow and toolbox

Cons: not the same as our fleet, it is \$400,000 so over budget, extra cost for screens

Gin-Cor has given us a quote for a 2027 Freightliner for \$374,770. This price includes:

- Yellow painted box
- White painted cab
- Screens included
- Newer year than the Alamo Group trucks
- staff are familiar with the brand

Conclusion:

Staff recommend purchasing the 2027 Freightliner Truck from Gin-Cor.

Prepared by:

Jenny Leblond, Treasurer
Tom Young, Public Works Superintendent

POLICY TEMPLATE

Building Department

Dormant Building Permits and the Ultimate Limitation Period

Policy No.: XX-26	Version: 1.1	Date Effective: June XX, 2026
Date Amended: May XX, 2026		Next Review: May XX, 2028
Prepared By: OLMCBO & OBOA		

OBJECTIVES

To establish a consistent municipal standard for addressing issued but inactive building permits with no final inspection (dormant), including in the exercise of enforcement discretion and responses to compliance inquiries, in a manner adhering to the *Building Code Act, 1992* ("BCA"), the *Ontario Building Code* ("OBC") and the *Limitations Act, 2002*.

To provide building officials with greater certainty in their response to dormant permits, thus mitigating municipal liability risk while ensuring a principled and equitable approach for protecting the public interest.

BACKGROUND

Municipalities respond to inquiries related to building permits that were issued many years, and even decades, earlier where construction activity has ceased and no inspections, enforcement, or other permit-related actions have occurred for extended periods of time. These permits sometimes remain administratively open in municipal records despite the absence of activity for many years.

Dormant permits present operational and legal challenges, particularly where property owners, purchasers, lenders, or other third parties request compliance confirmations, enforcement action, or inspections long after construction was effectively stopped.

Records retention for historic (largely paper) files is often compromised, and the personnel who were involved with the permit may no longer be available. The buildings at issue have generally been in place for years without any identified deficiencies or concerns. Inspecting them is no longer practicable as assemblies have been covered.

Guided by the Ultimate Limitation Period as prescribed by the *Limitations Act, 2002*, and by court decisions interpreting it, building officials should not re-engage with dormant permits where more than 15 years has elapsed since their Last Activity (as that term is defined further below).

Even where the 15-year Ultimate Limitation Period has yet to elapse, the public expects a balanced and reasoned approach for ensuring compliance with building standards as weighed

against the increased challenges of enforcement and compliance.

SCOPE

This Policy applies to:

- Issued building permits where inspections remain outstanding and no permit-related activity has occurred for an extended period of time; and
 - Requests for inspections, compliance confirmations, or enforcement action in relation to such permits.
-

DEFINITIONS

Last Activity means the most recent documented action taken by the municipality or its building officials in relation to a specific building permit pursuant to statutory authority under the *Building Code Act, 1992* as listed below:

- the issuance of the permit;
- plans review;
- the conduct of an inspection;
- the issuance of an Order under the *BCA*; or
- written correspondence that constitutes active enforcement or permit administration.

For greater certainty, administrative and clerical actions, database reviews (including IT platform updates), file audits, responses to third-party information requests, or activity on other permits shall **not** constitute Last Activity.

POLICY

1. The Ultimate Limitation Period and Scope of Municipal Duties

- 1.1 Plans review and building inspections are discrete statutory functions performed at defined points in time pursuant to a building permit. Nothing in this Policy, nor in the conduct of plans review or building inspections, creates an ongoing, continuous, or indefinite duty to monitor construction or building permit files beyond the powers and obligations expressly set out in the *BCA* and the *OBC*.
- 1.2 In accordance with the Ontario Court of Appeal decision in *Huether v. Sharpe*, 2025 ONCA 140, the absence of administrative closure or formal completion of a building permit file does not, on its own, constitute a continuing act or omission to deprive building officials and municipalities of reliance upon the Ultimate Limitation Period under section 15 of the *Limitations Act, 2002*.

- 1.3 A continuing act or omission requires repeated or successive actionable conduct by the municipality. The lack of further inspections, monitoring, or enforcement activity following completion of inspections does not constitute continuing negligence or an ongoing duty to monitor.
- 1.4 Building officials are entitled to rely on inspections performed, compliance noted, and professional reports received at the time of construction in determining general conformity. The municipality has no obligation to retroactively reassess historic construction or review permit files unless new work is proposed or lawful enforcement authority is otherwise triggered.

2. Responding to Dormant Permits

A. 0 to less than 5 Years Since Last Activity

- 2.1 Building officials are encouraged to be proactive with these permits, even if there is no request for an inspection. Automated reminder systems are encouraged to ensure that permits do not become dormant.
- 2.2 Every reasonable effort shall be made to attend the property within 12 months of the Last Activity to establish the status of construction.
- 2.3 If there has been no construction activity for more than 12 months, consider revoking the permit, as allowed under s. 8(10) of the *BCA* or take appropriate enforcement action and send a letter to the permit holder and property owner outlining the intent to do so.
- 2.4 If, after the letter is delivered, there is a request for inspection, the municipality shall conduct the inspection but only after a building official first undertakes a complete review of the file to understand the status of construction at the time of the Last Activity.
- 2.5 Building officials may require aspects of the construction to be uncovered (some finishes removed) to carry out the inspection. In some cases, it may be appropriate to require documentation or other forms of evidence from a qualified professional to confirm the adequacy of the construction.
- 2.6 If there is no response to the letter, consider revoking the permit.
- 2.7 Revocation of the permit does not rescind inspections carried out before the permit was revoked. The onus is on the owner to obtain a new permit for any work carried out after the permit is revoked, which should be clearly communicated in the correspondence to the permitholder.

- 2.8 A response to an inquiry about these permits shall chronicle the date of issuance of the permit, the date(s) and type(s) of last inspection(s), and the date of revocation (if applicable).

B. 5 to less than 15 Years Since Last Activity

- 2.9 Building officials will not proactively attend the property to determine the status of construction or send letters advising that the permit may be revoked.
- 2.10 In responding to status requests or inspections for these permits, an appropriate response may include:

Based on available municipal records, Permit [Number] was issued on [Date] and the last record of activity was [Type of Inspection] on [Date]. The municipality will not initiate enforcement under the *Building Code Act, 1992* in relation to this permit. The municipality has no knowledge whether any construction was carried out after the last inspection, or compliance with the *Ontario Building Code* beyond the last date of attendance. You may consider retaining a qualified consultant to review the building to satisfy yourself that the building is in a suitable condition for your purposes. If you desire an inspection to be carried out to address inspections that were not requested previously, be advised that aspects of the construction may be required to be exposed to carry out the inspection. In addition, documentation from a qualified professional to confirm the adequacy of the construction may be requested. Subject to the findings of such inspection, any failure by the owner to complete any activity required by the building official may result in enforcement activity by the municipality.

- 2.11 If an inspection is requested, the municipality will conduct inspections, after first undertaking a complete review of the file to understand the status of construction at the time of the Last Activity. Building officials may require aspects of the construction to be uncovered (some finishes removed) to carry out the inspection. In some cases, it may be appropriate to require documentation or other forms of evidence from a qualified professional to confirm the adequacy of the construction.
- 2.12 It may be appropriate for a new building permit to be obtained if the original building permit applicant and/or property owner are no longer involved. The original permit may then be revoked, administratively, without prejudice to inspections previously carried out.

C. 15+ Years Since Last Activity

- 2.13 Building officials do not have a responsibility to accommodate requests for inspection on these dormant permits.

- 2.14 Where a property inquiry involves a permit that has been dormant for 15 years or more since the Last Activity, an appropriate response includes:

Permit [Number] is considered dormant as more than fifteen (15) years have elapsed since last involvement with the municipality. The municipality will not be carrying out any inspections or enforcement under *Building Code Act, 1992* in relation to this permit. You may retain such consultants as you deem appropriate to satisfy yourself that the building is in a suitable condition for your purposes.

D. Revoked Permits

- 2.15 Building officials do not have any responsibility to attend a property in response to a request for inspection under a revoked permit.
- 2.16 In replying to property inquiries where the last permit was revoked, an appropriate response includes:

Permit [Number], issued on [Date] was revoked on [Date] because construction was suspended for a period of more than one year after the [Type of Inspection] was carried out. The municipality has no knowledge whether any construction was carried out after the date of revocation, of the status of construction, or compliance with the *Ontario Building Code* beyond the last date of attendance. The municipality will not carry out an inspection related to the revoked permit. You may consider retaining a qualified consultant to review the building to satisfy yourself that the building is in a suitable condition for your purposes. A new building permit is required to carry out further construction.

3. Limitations on this Policy

- 3.1 Whereas this Policy is intended to offer greater clarity to building officials addressing dormant permits, officials must always consider whether any unique facts necessitate an exception that overrides the foregoing standards. Seek peer or legal advice if uncertainty exists.
- 3.2 Nothing in this Policy detracts from a building official's responsibility, outside of any issued or revoked permit, to investigate building complaints that create a risk to public safety. The standards outlined in this Policy are intended to address responses to dormant permits and not overall enforcement rights and responsibilities as available under the *Building Code Act, 1992* and related authorities.

IMPLEMENTATION

Building officials may apply this Policy when responding to inquiries, requests, and correspondence related to dormant building permits. This Policy is intended to guide the exercise of professional judgment and enforcement discretion in accordance with applicable legislation and case law.

REFERENCES

1. *Building Code Act, 1992*, S.O. 1992
2. *Ontario Building Code*, O. Reg. 332/12
3. *Limitations Act, 2002*, S.O. 2002
4. *Huether v. Sharpe*, 2025 ONCA 140

BUILDING INSPECTION SHARED SERVICES AGREEMENT

Made effective this ____ day of _____, 2026.

B E T W E E N:

**THE CORPORATION OF THE TOWN OF
KEARNEY**

-and-

THE CORPORATION OF THE TOWN OF HUNTSVILLE

WHEREAS each municipality employs a Chief Building Official (CBO) and may employ one or more additional officers and Inspectors, as defined by the *Building Code Act*, 1992, S.O. 1992, c. 23 to carry out the responsibilities therein;

AND WHEREAS from time to time a municipality may experience a temporary reduction in staff availability or a temporary increase in the need for inspection services, at a time when another municipality may have staff who could assist;

AND WHEREAS this Agreement is made to ensure that each municipality can maintain an appropriate level of inspection services for its inhabitants, by obtaining temporary assistance from the staff of one or more municipalities;

AND WHEREAS this Agreement is made pursuant to sections 8 and 20 of the *Municipal Act*, 2001, S.O. 2001, c. 25;

NOW THEREFORE in consideration of the mutual covenants herein contained and other good and valuable consideration the parties hereto agree as follows:

1. Qualifications:

Each municipality will ensure that its CBO and those Inspectors whose services are made available pursuant to this Agreement are properly qualified to carry out their responsibilities at all times, in accordance with the *Building Code Act* and Regulations, as they are amended from time to time.

2. Appointment:

Each municipality will provide in advance to the others, the names of the persons whose services are to be made available pursuant to this Agreement, and each municipality will enact a By-law appointing all of those persons as Inspectors for the purpose of carrying out the terms of this Agreement. The By-law will specify that the appointment ceases upon that person no longer being qualified as set out in paragraph one, or upon the municipality withdrawing from this Agreement.

3. Duty to Notify

It shall be the responsibility of the Clerk of each municipality to notify the other parties to this Agreement, should there be a staffing change, termination, or position change within their municipality. This notification shall be byway of an updated Schedule "B" and shall be the responsibility of the receiving municipality to keep current.

4. Request for Service

A CBO of a municipality requiring an Inspector to provide services on a temporary basis may forward a request by e-mail to the CBO of another municipality specified in this agreement. Such requests will contain:

- (a) The property address and directions to it;
- (b) The type of inspection requested;
- (c) The permit number and a general explanation of the construction authorized by the permit;
- (d) The name and telephone number of the contractor, if any;
- (e) The name and telephone number of the owner; and,
- (f) Any other information necessary to enable the recipient to understand precisely what is requested of the Inspector.

5. Services

At the request of the CBO of a municipality requiring an Inspector to provide such services, the CBO of the municipality receiving such request will proceed as outline in Appendix 'A', attached hereto.

6. Compensation

A municipality which receives services pursuant to this Agreement will compensate the municipality which provides those services at a rate set out in Appendix 'B', attached hereto.

7. Status of Inspectors

For the purposes of this Agreement, "Inspector" includes a CBO and any building inspector or official providing services under this Agreement.

An Inspector providing services under this Agreement shall, at all times, remain an employee of the Municipality providing such services and shall not be deemed to be an employee, agent, or contractor of the Municipality receiving the services for any purpose relating to employment, labour relations, compensation, benefits, pensions, or Workplace Safety and Insurance Board (WSIB) coverage.

The Municipality providing the Inspector shall retain full responsibility for all employer-related obligations and liabilities with respect to its Inspector(s), including but not limited to wages, benefits, pensions, Workplace Safety and Insurance Board (WSIB) coverage, payroll deductions, and compliance with all applicable employment and labour laws. The Municipality providing the Inspector shall indemnify and hold harmless the Municipality receiving the services from any claims, costs, or liabilities arising from or related to such employer obligations.

8. Insurance and Liability

Prior to the commencement of this Agreement, and for the entire duration thereof, each party shall obtain and maintain, at its own expense, insurance coverage customarily maintained by a municipality of similar size and operations, including coverage applicable to its own employees, officers, and agents, including any Inspectors providing services on its behalf under this Agreement, provided by (an) insurance company(ies) licensed to transact business in the Province of Ontario and of satisfactory financial standing to the other parties. For greater certainty, each Municipality shall maintain insurance coverage for the municipal services for which it is responsible under this Agreement, and such coverage shall extend to and respond to the acts and omission of any Inspector while acting solely on behalf of, and under the direction and supervision of, that Municipality, regardless of the Inspector's employer or the municipality in which the services are performed.

Notwithstanding the foregoing, the receiving Municipality acknowledges and agrees that, at any time an Inspector of another municipality is acting solely on behalf of, and under the direction and supervision of the receiving Municipality, such individual shall be deemed to be acting as if they were an employee of the receiving Municipality for the purposes of liability. The receiving Municipality hereby assumes and accepts all liability arising from such services in the same manner and to the same extent as if Inspector were its own employee.

Evidence of such insurance shall be provided by each party to the remaining parties in the form of a Certificate of Insurance signed by an authorized signatory prior to the commencement of this Agreement and annually thereafter for the duration of the Agreement and as otherwise specified below.

- (a) **General Liability** insurance policy with limit of not less than \$5,000,000 per occurrence that insures against third party claims for bodily injury (including death), personal injury and/or property damage. The policy shall include:
 - (i) The remaining parties as Additional Insured
 - (ii) Cross Liability / Severability of Interests clause
 - (iii) Contractual Liability
 - (iv) Minimum thirty (30) days written notice of cancellation or non-renewal to the Municipality
- (b) **Non-Owned Automobile Liability (SPF 6)** insurance policy with limit of not less than \$5,000,000.
- (c) **Professional Liability** insurance policy with limit of not less than \$5,000,000 per claim that insures against third party claims that arise out of alleged or actual wrongful acts and/or errors and omissions in the performance of professional services. If written on a claims-made form, such insurance must be kept in force for a minimum of two (2) years following the completion / termination of the Agreement.

9. Indemnification

Each Municipality (the "Indemnifying Party") shall defend, indemnify and hold harmless the other Municipality or Municipalities, their elected officials, officers, employees, and

agents (the “Indemnified Parties”) from and against any and all claims, demands, losses, damages, liabilities, costs, and expenses (including legal fees) arising out of or attributable to the negligent acts or omissions, wilful misconduct, or breach of this Agreement by the Indemnifying Party, its officers, employees, or agents to the extent caused by the Indemnifying Party.

Notwithstanding the foregoing, where services are performed by an Inspector of one Municipality (the “Providing Municipality”) on behalf of another Municipality (the “Receiving Municipality”), the following shall apply:

- (a) the Inspector shall be deemed to be acting solely on behalf of, and under the direction and supervision of, the Receiving Municipality, for all purposes related to the performance of services under this Agreement;
- (b) the Receiving Municipality shall be solely responsible and shall defend, indemnify and hold harmless the Providing Municipality and its elected officials, officers, employees, and agents from and against any and all claims, demands, losses, damages, liabilities, costs, and expenses (including legal fees) arising from or related to:
 - (i) permits issued,
 - (ii) plans review, approvals, or interpretations,
 - (iii) inspections and inspection outcomes,
 - (iv) enforcement decisions, and any services performed, or purportedly performed within its jurisdiction;
- (c) The Receiving Municipality shall be responsible for the accuracy and completeness of any information, documentation, or instructions provided in connection with a request for service, and shall indemnify and hold harmless the Providing Municipality from any claims arising from or related to reliance on such information, documentation, or instructions.
- (d) The Providing Municipality shall have no liability for any claims arising from services provided under this Agreement, except in the case of willful misconduct by the Providing Municipality that is unrelated to and not carried out under the direction or supervision of the Receiving Municipality.
- (e) For greater certainty, the Receiving Municipality assumes and accepts all liability arising from the services described in this section, including where such services are carried out on its behalf and under its direction and supervision, including where such services are performed by personnel of another Municipality.

Nothing in this section shall be construed to limit any statutory authority, duty, or protection afforded to a Chief Building Official or inspector under the Building Code Act, 1992 or otherwise at law.

10. Absence of CBO

When a CBO is absent, the person carrying out the function of the CBO in the municipality is authorized to exercise the responsibilities of the CBO pursuant to this Agreement.

11. Termination

A municipality may withdraw from this Agreement at any time, on the following basis:

- (a) The CBO is hereby authorized to give notice by e-mail to the other Municipalities, and the notice takes effect immediately;
- (b) With respect to an inspection for which the Inspector is at the job site carrying out the inspection when such notice is given, the completion of that inspection will be carried out pursuant to this Agreement;
- (c) Each municipality will determine the compensation due to it and due by it, which involves the municipality that is withdrawing, will submit an invoice within 15 days, and any net balance will be paid by or to the withdrawing municipality within 30 days thereafter.

12. Temporary Services Only

This Agreement is for temporary services only and is not to be used by a municipality to substitute for the employment of a staff member whose services would have been required on a long-term basis if this Agreement has not been signed.

13. Subsequent Parties

Other Municipalities may, with the written consent of the existing parties to this agreement, become parties to this Agreement by:

- (a) Providing a written agreement to be bound by the terms of this Agreement as if an original signing party;
- (b) Complying with Appendix 'A' and 'B' of this Agreement; and,
- (c) Providing an e-mail address for its CBO.

Executed at XXXXXX this _____ day of _____, 2026.

**THE CORPORATION OF
THE TOWN OF KEARNEY**

Per: _____
Mayor

Per: _____
Clerk

We have authority to bind the Corporation.

Executed at XXXXXX this _____ day of _____, 2026.

**THE CORPORATION OF THE
TOWN OF HUNTSVILLE**

Per: _____
Mayor

Per: _____
Clerk

We have authority to bind the Corporation.

Appendix “A”

Services Provided

At the request of the CBO of a municipality requiring an Inspector on his/her behalf, the services provided shall include and will proceed as follows:

- subject to meeting the requirements of his/her own municipality first, an Inspector shall use their best efforts to provide an Inspector to assist the other municipality;
- shall provide an e-mailed response, within a reasonable time frame, as to availability for inspection;
- request by the same response any additional information necessary to properly instruct the Inspector;
- the Inspector who has carried out an inspection shall promptly forward an e-mail report to the requesting CBO, which shall include, but not be limited to, the inspectors name, permit number, the time and date of the inspection, the results of the inspection and the amount of time spent and mileage incurred by the inspector; and,
- in accordance with Appendix “B”, Inspectors shall keep a log of the dates, times and mileage incurred in correspondence with inspections done in shared service.

Appendix “B”

HOURS: Regular Business Hours – Monday to Friday, 8:30 a.m. to 4:30 p.m.

BILLABLE HOURLY RATE FOR 2026: \$95.00/hr

The billable hourly rate shall be increased beginning in 2027 by calculating the CPI year over year for the preceding 12 months, with January being the base month. When advised of the adjustment in writing, the parties agree that such advice will amend this article.

Mileage

Mileage shall be charged at the CRA Automobile Allowance Rate for the year in which the mileage pertains. The calculation of mileage shall begin with the Inspectors departure from their respective Municipal Office.

Schedule “B”

List of Staff Appointed as Building Officials/Inspectors:

(Town of Kearney)

Paul Schaefer– Chief Building Official

Scott Woodworth– Building Inspector

(Town of Huntsville)

(Name) – Chief Building Official

(Name) – Building Inspector

Etc.



District of Parry Sound Municipal Association

c/o Township of McKellar, 701 Hwy 124 McKellar, ON P0G 1C0

President: Lynda Carleton

Secretary-Treasurer: Karlee Britton

Fall 2026 Agenda – 173rd Meeting – Friday, September 25, 2026

Hosted by the Township of Carling

Carling Community Centre; 4 Carling Bay Rd W, Carling, ON P0G 1G0

- 8:15-9:00** Registration / Coffee sponsored by **The Citta Group, RBC Dominion Securities Inc.**
- 9:00-9:10** Singing of O Canada
Introduction of the Head Table
Welcome and Opening Remarks from the Township of Carling
- 9:10-9:50** **Keynote Speaker: Jeff Lehman**, Chair of the District Municipality of Muskoka, with Q&A
- 9:50-10:05** **How 'Cross Border Network' Got Its Start: Telling the Stories of Municipal Leaders Across Canada** *presented by Christopher Brown, Editor-in-Chief, Cross Border Network*
- 10:05-10:25** **AI in Action: Practical Uses of Artificial Intelligence in Municipal Government** *presented by Forrest Pengra, Director of Strategic Initiatives, Township of Seguin*
- 10:25-10:45** Coffee break sponsored by **Planscape**
- 10:45-11:05** **Planning Ahead: New Official Plan Formats & Other Emerging Planning Topics** *presented by Stefan Szczerbak, MCIP, RPP, Principal and Debbie Vandernakker, MCIP, RPP, PMP, Manager of Planning, Planscape*
- 11:05-11:25** **Building Age-Friendly Communities: Updates from the District of Parry Sound Age Friendly Committee** *presented by Samantha Docherty, Community Health Promoter, North Bay Parry Sound District Health Unit*
- 11:25-11:40** **Making Municipal Dollars Work: Investing for Long-Term Financial Sustainability** *presented by Anthony Modugno, Associate Investment Advisor, RBC Dominion Securities Inc.*
- 11:40-12:00** **Financing Municipal Infrastructure, Big & Small: Opportunities Through Infrastructure Ontario** *presented by Sunjit Grover, Vice President, Client Relationship Management; and Mark Da Silva, Senior Vice President, Head of Lending, Infrastructure Ontario*
- 12:00-1:00** Enjoy a delicious chicken parmesan **lunch** prepared and served by **Jim Macoubrey**.
- 1:00-2:00** **Municipal Stories That Matter: Conversations from Communities Across the District of Parry Sound** facilitated by Cross Border Network featuring a panel discussion.
- 2:00** **Resolutions / Business Meeting**
- Adoption of the Minutes of the Spring 2026 Meeting
 - Treasurer's Report January 1, 2026 to August 1, 2026
 - Updates to DPSMA Constitution
- Draw for Mystery Door Prize: Must be present to claim!
- Date and Host of Next Meeting:** Friday, May 28, 2027 hosted by the Municipality of Magnetawan
- Adjournment

Cross Border Network at the DPSMA Fall 2026 Meeting

The District of Parry Sound Municipal Association is pleased to welcome Cross Border Network to the Fall 2026 Meeting. Cross Border Network is the municipal affairs network dedicated to speaking with Municipal Leaders and stakeholders from across Canada about their role in Municipal Government, and the day to day issues facing municipal governments across Canada. Check out their YouTube channel [here](#).

Cross Border Network is attending the meeting as an independent media organization, and speaker. The Association is reimbursing reasonable travel expenses and providing compensation for attendance only. Cross Border Network retains full editorial independence and sole discretion over its coverage and interview selection.

A panel discussion on municipal issues and regional governance in the District of Parry Sound will be featured during the afternoon session, bringing together delegates who have been acclaimed in the upcoming election; who are not seeking re-election; or are not running in the District of Parry Sound. The discussion will focus on key matters of municipal governance, public policy, and the experiences and perspectives of elected officials across the region. The session will air on a future episode of *Municipal Affairs* which will air across all Cross Border Network Platforms, and RogersTV across Canada.

Campaign messaging or election-related advocacy will not be permitted during the panel discussion, if captured during filming, will not be included in the final production.

Cross Border Network is also seeking up to (8) eight delegates to participate in an individual interview of approximately 10 minutes, for episodes of *Cross Border Interviews* to be conducted during the morning of the meeting in a separate room.

Questions will be provided in advance and will focus on municipal governance and regional issues, and your views on the role of municipal government in 2026. **All registered delegates are welcome to express their interest directly to Cross Border Network.** Interview participants will be selected solely at Cross Border Network's editorial discretion.

The District of Parry Sound Municipal Association does not direct or influence Cross Border Network's reporting or interview selection and is not providing a platform for election campaigning.

To schedule please contact:

crossborderphotography@gmail.com

or

Chris@crossbournetwork.ca



District of Parry Sound Municipal Association
c/o Township of McKellar

701 Hwy 124, McKellar, ON P0G 1C0
President: Lynda Carleton | **Secretary-Treasurer:** Karlee Britton

DPSMA 2026 Fall Meeting

The Spring Meeting of the District of Parry Sound Municipal Association will be held on **Friday, September 25, 2026** hosted by the Township of Carling. The location of the meeting is at the **Carling Community Centre**, 4 Carling Bay Road West Nobel, ON P0G 1G0.

Registration/coffee begins at 8:15 am with the Meeting starting at 9:00 am.

The cost is **\$50.00** per person and includes lunch and refreshment breaks. Please notify if a vegan, vegetarian or other dietary restriction option is needed.

_____ will be sending (Name of Municipality/Organization)

_____ delegates @ \$50.00 each, for a total of _____.

The following delegates will be attending:

Please confirm attendance on or by Friday, September 11, 2026, so that catering arrangements can be finalized.

Registration can be made by:

Email: clerk@mckellar.ca | Fax: 705-389-1244 | Phone: 705-389-2842 x4
By mail: 701 Highway 124 P.O. Box 69 McKellar, ON P0G 1C0

Payment to follow registration.

Cheques - please send cheques in the mail or bring to the event; payable to 'District of Parry Sound Municipal Association'

EFT - *new* please email Karlee your organization's vendor form to arrange payment

Payment is expected for all delegates registered, regardless of whether they attend, as meal payment is based on the registration.



Memo

Date: September 3, 2026
To: Mayor, Deputy Mayor and Members of Council
From: Cindy Filmore, Deputy Clerk, Building & Planning
Subject: Echo Ridge Road Deviation – Bennett Severance

Purpose

The purpose of this memorandum is to provide Council with information regarding Road Deviations of Echo Ridge Road

Background

In 2023, the Bennett family undertook a severance/consent application to create 3 lots where they had formerly had one.

During the application process, a number of deviations of Echo Ridge Road were noted, and as a condition of severance, it was required that these deviations should be turned over to the Town.

Considerations

To complete the severance process, these road deviations are required to be accepted by Council.

Prepared By:

Cindy Filmore, Deputy Clerk, Building & Planning

10m 0 10 60m

SCALE 1 : 1250

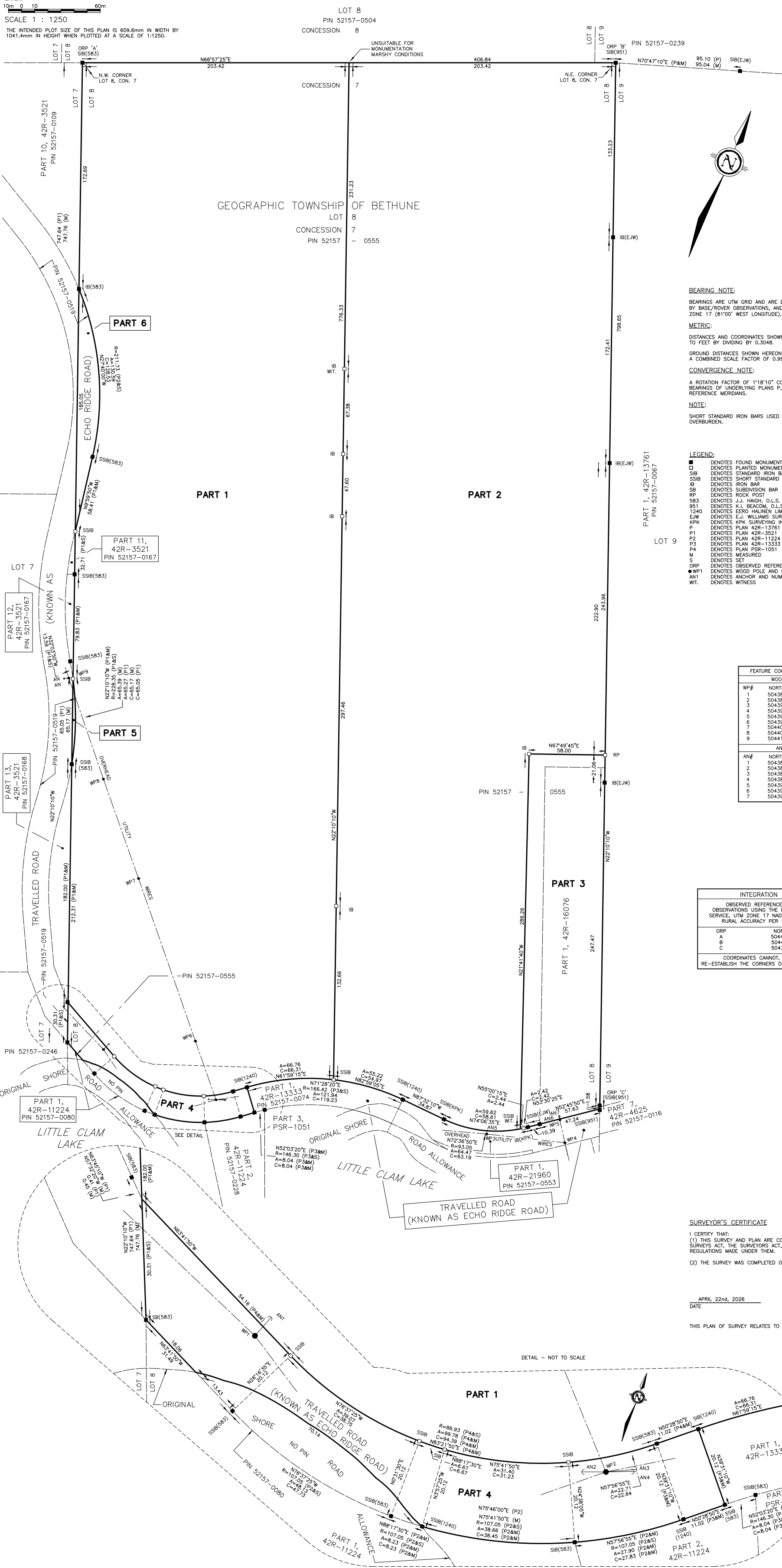
THE INTENDED PLOT SIZE OF THIS PLAN IS 609.6mm IN WIDTH BY 1041.4mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1250.

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA
1	PART OF 8	7	ALL OF 52157-0555(LT)	15,503 ha
2				14,645 ha
3				1,646 ha
4				0.287 ha
5			PART OF 52157-0519(LT)	101 m ²
6				0.200 ha

Received and deposited

April 24th 2026

**Representative for the
Land Registrar for the
Land Titles Division of
Parry Sound (No.42)**



FEATURE COORDINATE TABLE		
WOOD POLE		
WP#	NORTHING	EASTING
1	5043885.5	643026.8
2	5043883.5	643120.8
3	5043940.5	643331.0
4	5043957.7	643378.5
5	5043972.4	643368.0
6	5043918.8	643088.8
7	5044016.0	643000.3
8	5044075.3	643047.0
9	5044135.9	642891.5
ANCHOR		
AN#	NORTHING	EASTING
1	5043891.2	643029.0
2	5043881.7	643115.1
3	5043887.0	643127.8
4	5043886.3	643276.0
5	5043943.5	643320.3
6	5043974.4	643366.7
7	5043975.3	643366.3

INTEGRATION COORDINATE TABLE		
OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 17 NAD83(CSR83)(2010.0) COORDINATES TO RURAL ACCURACY PER SEC. 14(2) OF REG 216/10		
ORP	NORTHING	EASTING
A	5044572.09	642717.24
B	5044731.31	643091.54
C	5043993.31	643392.25
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

(2) THE SURVEY WAS COMPLETED ON THE 22nd DAY OF APRIL, 2026

APRIL 22nd, 2026

DATE _____

KEVIN P. KUJALA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS SUBMISSION FORM V-98349



Memo

Date: September 3, 2026
To: Mayor, Deputy Mayor and Members of Council
From: Cindy Filmore, Deputy Clerk, Building & Planning
Subject: Echo Ridge Road Deviation – Algonquin Heights

Purpose

The purpose of this memorandum is to provide Council with information regarding Road Deviations of Echo Ridge Road.

Background

Earlier this term, Council was approached by Mr. Frank Heran regarding the deviation of Echo Ridge Road onto Algonquin Heights property.

As you may recall, Echo Ridge Road follows a portion of the 5th Side Road from Rain Lake Road to Lawson Drive, however on “the hill” the road deviates to the east and actually sits on land belonging to Algonquin Heights Corp.

As is usual in these circumstances, the landowner over whom the road passes is provided with some form of restitution and the municipality assumes the road (and the liability of the road).

Council directed Staff to complete the survey in November of 2025, and to move forward with the process.

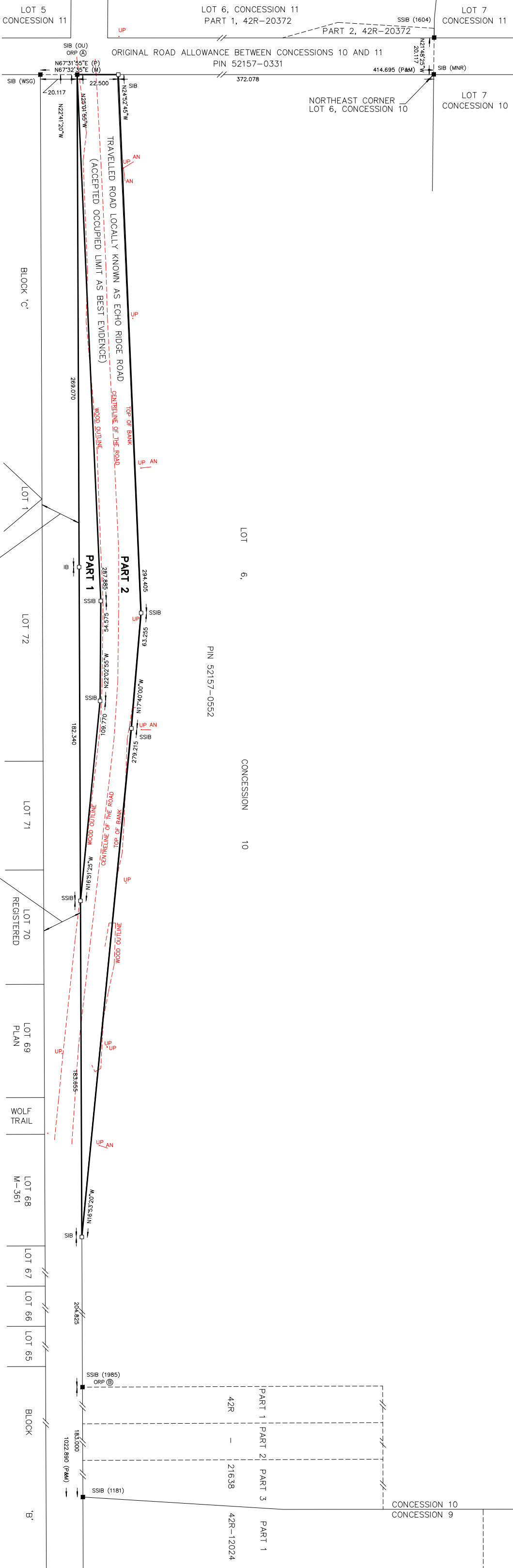
Considerations

In this instance, rather than monetary compensation, the owner of Algonquin Heights requested the adjacent lands to be transferred to them (see survey). In order to accomplish this, Council is required to pass a bylaw to this effect.

Prepared By:

Cindy Filmore, Deputy Clerk, Building & Planning

SCHEDULE				
PART	LOT	CONCESSION/PLAN	PIN	AREA (HECTARES)
1	PART OF LOT 6	10	PART OF PIN 52157-0552	0.293Ha
2				1.122Ha



PLAN OF SURVEY OF
PART OF LOT 6, CONCESSION 10
GEOGRAPHIC TOWNSHIP OF BETHUNE
NOW IN THE TOWN OF KEARNEY
DISTRICT OF PARRY SOUND
TULLOCH GEOMATICS INC.
2026
SCALE 1:1000



THE INTENDED PLOT SIZE OF THIS PLAN IS 508mm IN WIDTH
BY 965mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1000.

METRIC:

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

DISTANCE NOTE:

GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM
GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999788.

BEARING NOTE:

BEARINGS ARE UTM GRID DERIVED FROM GNSS OBSERVATIONS AND THE PRECISE
POINT POSITIONING (PPP) SERVICE AND ARE REFERRED TO THE CENTRAL
MERIDIAN OF UTM ZONE 17 (81°00' WEST LONGITUDE) NAD83 (CSRS) (2010.0).

LEGEND:

- DENOTES FOUND MONUMENT
- DENOTES PLANTED MONUMENT
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- ORP DENOTES OBSERVED REFERENCE POINT
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- M DENOTES MEASURED
- S DENOTES SET
- P DENOTES DEPOSITED PLAN 42R-21638
- P1 DENOTES DEPOSITED PLAN 42R-20372
- 1604 DENOTES TULLOCH GEOMATICS INC.
- WSG&S DENOTES W. S. GIBSON AND SONS LTD., O.L.S.
- 1985 DENOTES SIMON KASPRZAK LAND SURVEYING
- 1181 DENOTES D. E. MAGEE, O.L.S.
- OU DENOTES ORIGIN UNKNOWN
- MNR DENOTES MINISTRY OF NATURAL RESOURCES
- /// DENOTES NOT TO SCALE
- UP DENOTES UTILITY POLE
- AN DENOTES ANCHOR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- (1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND
THE REGULATIONS MADE UNDER THEM.
- (2) THE SURVEY WAS COMPLETED ON THE 5th DAY OF FEBRUARY, 2026.

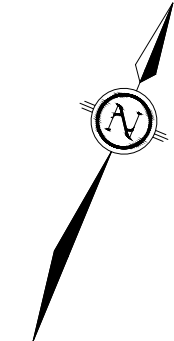
FEBRUARY 18th, 2026
DATE

DRAFT
JERREY A. BENCELL
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-125617.

FEATURE COORDINATE TABLE		
UTILITY POLE		
UP#	NORTHING±	EASTING±
1	5047121.7	640800.9
2	5047056.3	640830.7
3	5046982.3	640866.7
4	5046908.5	640902.0
5	5046835.3	640932.8
6	5046778.5	640956.9
7	5046695.9	640981.2
8	5046609.9	641005.7
9	5046609.1	641005.9
10	5046596.4	640984.4
11	5046557.9	641022.3

INTEGRATION COORDINATE TABLE		
OBSERVED REFERENCE POINTS DERIVED FROM GNSS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE AND ARE REFERRED TO UTM ZONE 17 (81°00' WEST LONGITUDE), NAD83 (CSRS) (2010.0).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
ORP	NORTHING	EASTING
'A'	5047093.778	640787.776
'B'	5046319.035	641111.680
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		





Staff Report

Staff Report No. SR2026-47
Date: July 16, 2026
To: Mayor, Deputy Mayor and Members of Council
From: Jenny Leblond, Treasurer
CC: Tom Young, Public Works Superintendent and Scott Woodworth, Deputy CBO/Facilities Manager
Subject: Electric Vehicle (EV) Charging Stations update - REVISED

Recommendation:

That Council receive SR 2026-47 EV Charging Stations update from the Treasurer and further recommends that Council approve an additional cost of up to \$59,000 to implement the EV charging stations project and further that this additional cost be recovered from the revenue generated by the charging stations.

Background:

Further to SR2026-22 EV Charging stations, staff have received some new information.

Officially, we have been approved for the \$100,000 grant for the project that was announced verbally at the July 16th Council meeting. At the time, the Treasurer thought it might be \$150,000 because of the wording in the guidelines but we are only eligible for the \$100,000. We are installing one pedestal with two charging heads on it. If we were installing two separate pedestals, then we would have qualified for the \$150,000.

Hydro One, in a report, did indicate our project was “low complexity”. What they didn’t tell us was that there was an additional cost to get this ‘low complexity’ project done.

Following a meeting held on August 25, 2026, the electrical servicing plan was changed to use a simpler approach. The vendor has revised their quote to reflect the updated plan.

Just a reminder to Council that this project must be complete by October 31, 2026 to fulfill our obligations for the funding.

Financial Implications:

A quote from the vendor that now includes the additional Hydro One costs and electrical costs for new service work have come in at an expense of \$58,876.03. Staff recommend authorizing this additional cost as to not lose out on the funding. This cost can be covered by reserves, with the reserves repaid by revenues from the charging stations.

Conclusion:

The KCC electric vehicle charging station project will receive \$100,000 in confirmed grant funding.

Staff recommend continuing with the project and authorizing additional expenditures of up to \$59,000 to allow the work to proceed within the funding program’s October 31, 2026 completion deadline.

Prepared by:
Jenny Leblond, Treasurer

Memo

Date: September 3, 2026

Project: Town of Kearney Official Plan Update

File: EcoVue Project No: 24-2095-20

To: Members of Council & Nicole Gourlay, CAO/Clerk, Town of Kearney

Prepared by: Kent Randall, Principal, EcoVue Consulting Services Inc.

Re: Additional Project Costs

The following outlines cost overages related to the above-noted project as a result of additional work beyond the original (and amended) scope outlined in the proposal, which concluded with the statutory public meeting that took place on July 16th, 2026.

At this time, the following must be completed to ensure that the Official Plan project successfully concludes and all concerns raised by Council and the public are addressed:

1. **Response to Public and Council Comments** – EcoVue will prepare individual responses to each comment that has been provided to the Town related to the Official Plan. While many of these comments require only minor acknowledgements, several require detailed and comprehensive responses.
2. **Prepare a Response Matrix** – In tandem with responses to public comments, EcoVue will prepare a response matrix that will outline all comments received, together with a summary of those comments and how they were addressed.
3. **Additional Edits to the Draft OP Document/Schedules** – while the Official is mainly complete, it will be necessary to make minor changes and edits to the document in response to public comments and internal review. The result will be the final OP document that will be ready for adoption.

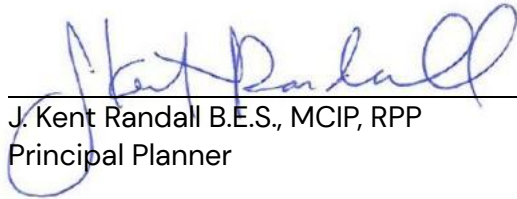
4. **Report to Council and Attend Council/2nd Statutory Public Meeting** – we will prepare a report to Council that outlines the comments received, the changes that have been made, and explanations of same. The Principal Planner will also attend Council during Regular Council or an Additional Statutory Public meeting to present the OP and report.

The cost of this additional work is **\$6,500.00**.

If you have any questions, please do not hesitate to contact me.

Respectfully submitted,

ECOVUE CONSULTING SERVICES INC.



J. Kent Randall B.E.S., MCIP, RPP
Principal Planner





Staff Report

Staff Report No. SR-2026-48
Date: September 3, 2026
To: Mayor and Member of Council
From: Scott Woodworth, Deputy Chief Building Official / Facilities Manager
Subject: Public Works Building – Interim Safety Repairs and Long-Term Replacement Strategy

RECOMMENDATION

That Council receive this report for information;

And that Council direct staff to retain a Professional Engineer to finalize, approve and oversee the priority structural repairs identified in the July 17, 2026 Tatham Engineering assessment, including repair of the two damaged engineered roof trusses before snow loading and treatment of the corroded HSS column base;

And that the approximately \$70,000 contractor quotation be treated only as a proposed interim repair scope and not as a permanent solution, and that no contract be awarded until a Professional Engineer has confirmed in writing that the scope:

- includes the required priority structural work;
- is compatible with Tatham Engineering's recommendations;
- identifies any work that is temporary or excluded;
- includes appropriate inspection, contract administration and completion documentation; and
- complies with the Town's procurement policy and approved budget authority;

And that, pending the recommended mechanical, ventilation and drainage assessment, staff continue to restrict heating in the west addition and prohibit use of the existing propane heaters unless and until a Professional Engineer confirms that the system and exhaust arrangements are acceptable for use;

And that staff prepare an interim winter operating procedure that reduces indoor thawing of snow- and ice-covered plow trucks carrying salt/sand mixture, manages meltwater and standing water, protects workers, and preserves reliable winter road service;

And that Council direct staff to begin a feasibility study and business case for a new, purpose-built Public Works facility, including operational programming, site selection, environmental and geotechnical due diligence, concept design, class cost estimate, lifecycle-cost comparison, energy and climate-resilience targets, approvals strategy and a grant/financing plan;

And that staff obtain written pre-application advice from the Green Municipal Fund, NOHFC, FedNor and the Ontario Northern Ontario Resource Development Support Fund before incurring grant-dependent project costs, and report back to Council with a recommended site, project scope, capital budget and funding strategy.

EXECUTIVE SUMMARY

The Public Works Building is not presently supported by an engineering conclusion that the entire facility must be closed or demolished. Tatham Engineering concluded that it was in fair condition and suitable for continued use provided the short-term structural recommendations are completed promptly. The damaged trusses in the west addition were identified as the priority repair before snow loading. [1, pp. 3–5]

That conclusion does not mean the existing building is suitable for continued use as a conventional heated winter fleet garage. The west addition was constructed as a cold-use addition and was later insulated and fitted with propane heating. Tatham reported unknown vapour-barrier conditions, unlikely adequate ventilation and humidity control, standing-water/drainage concerns, heat and combustion damage at an exhaust vent, and a history of moisture accumulation. Tatham recommended restricting heater use, prohibiting the propane heaters until the ventilation system is assessed, investigating the ceiling assembly, and completing a mechanical study.

[1, pp. 2–5]

Staff advise that winter plow trucks enter the building carrying snow, ice and full loads of salt/sand mixture so the equipment can thaw and remain ready for road operations. This creates a severe moisture and chloride exposure that the modified cold-use addition was not designed to control. Repairing visible damage without changing that operating environment is likely to result in recurring deterioration.

The approximately \$70,000 contractor quotation should therefore be viewed as an interim risk-reduction and asset-protection proposal, subject to engineering confirmation of its scope. It should not be represented as the cost of solving the building's underlying suitability problem.

The property also requires special care. The 2020–2021 environmental monitoring report confirms that the municipal works yard and garage are located on the closed Kearney Waste Disposal Site property. The landfill closed in 1980 and the property now operates as a transfer station and municipal works yard. The report documents ongoing post-closure groundwater, surface-water and landfill-gas monitoring, including gas probes near the garage and a garage-floor gas monitoring location. [2, report pp. 1–8]

The monitoring report and its figures place the garage near the mapped waste footprint, but they do not conclusively establish that the building slab is directly over buried waste. Nor was that report a geotechnical or foundation assessment. The exact relationship between the building, waste limits, cover soils and subsurface conditions must be confirmed before major renovation or before selecting any location on the property for a new facility. [2, Figures 2 and 3; Statement of Limitations]

The recommended strategy is therefore:

1. Complete the minimum engineer-approved repairs and operating controls needed to reduce immediate risk and maintain essential winter operations.
2. Avoid further major capital investment intended to make the west addition a permanent heated plow garage until the full building, site and lifecycle costs are known.
3. Start planning now for a purpose-built facility designed for the actual moisture, salt, drainage, ventilation, corrosion and fleet-operating conditions.
4. Structure the project so that current grant and financing programs can be pursued without overstating eligibility.

PURPOSE

The purpose of this report is to:

- summarize the findings of the available structural and environmental reports;
- distinguish immediate safety and asset-protection work from a permanent solution;
- address the operational mismatch between the building and its current winter use;
- explain the constraints created by the closed waste-disposal-site property;
- recommend a staged decision and implementation process; and
- identify current grant and financing avenues that should be investigated.

BACKGROUND

The facility contains two areas: the original approximately 40-foot by 40-foot building, a north addition containing staff and service spaces, and an approximately 40-foot by 52-foot west addition. Tatham describes the west addition as a cold-use addition that was subsequently insulated and fitted with a propane heating system. [1, pp. 1–2]

The current winter operating practice requires plow trucks to remain available during storms. Staff report that equipment is brought indoors with retained snow and ice and with salt/sand mixture onboard so that it can thaw and return to service without operational problems. Thawing releases large quantities of water and humidity.

Salt carried by the trucks increases corrosion and creates a demanding exposure for the structure, fasteners, mechanical equipment and interior finishes.

In 2026, Tatham Engineering completed a visual structural assessment focused primarily on the effects of past water and moisture infiltration in the west-addition attic. Staff subsequently obtained an approximately \$70,000 contractor quotation to address several building repairs. The quotation was not provided for technical review as part of this report. Staff advise that it does not address the fundamental building-use mismatch or provide assurance that the moisture, ventilation, drainage and corrosion problems will be permanently resolved.

The building is also situated within the Kearney Waste Transfer Station property, which is a closed 1.2-hectare waste disposal site subject to ongoing post-closure environmental monitoring. [2, report p. 1]

FINDINGS FROM THE 2026 STRUCTURAL ASSESSMENT

Scope and limitations

Tatham's assessment was entirely visual. Foundations and wall framing were not accessible. The firm did not analyze individual structural components or confirm that structural members satisfy current Code requirements.

Concealed deterioration, the full ceiling assembly and the adequacy of the building as a heated fleet garage were not established by the assessment. [1, pp. 1–2]

Known structural deficiencies

Tatham identified:

- two engineered roof trusses in the west addition with disengaged or ineffective metal truss plates; and
- corrosion at the base of an HSS steel column in the original building caused by water accumulating at the slab connection. [1, p. 3]

The two damaged trusses are the most significant structural finding. Tatham recommended an engineered lumber splice on both sides of the affected joints, with the repair extent determined by detailed analysis by a Professional Engineer. The report estimated approximately \$10,000 for labour, materials and engineering. Tatham recommended cleaning and coating the corroded column base and estimated approximately \$900 for that work. [1, pp. 3–4]

Tatham states that all repair work must be designed and overseen by a Professional Engineer. [1, p. 3]

Building-envelope, mechanical and drainage concerns

Tatham also identified or reported:

- visible scorching and damage to exterior siding above a propane exhaust vent;
- impact damage to an exhaust vent;
- uncertainty regarding whether the west-addition ceiling has a vapour barrier;
- likely inadequate ventilation and humidity control in the occupied and attic spaces;
- a history of humidity and moisture accumulation in the attic;
- standing-water and floor-drainage concerns; and
- an existing exhaust fan whose continued function and adequacy require mechanical review. [1, pp. 3–5]

Tatham recommended:

- monitoring and restricting temperature conditions and heater use in the west addition;
- prohibiting the propane heaters until the exhaust vents are reviewed and modified through a ventilation assessment;
- ceiling core samples to confirm drywall thickness and the presence of a vapour barrier, with an estimated budget of \$600;
- a mechanical engineering study of heating, ventilation, attic ventilation, humidity control and floor drainage, with an estimated budget of \$8,000; and
- an environmental study if signs of mould are identified, with a suggested budget of \$6,000. [1, p. 4]

These estimates are planning allowances from the engineering report. They are not a complete capital budget and will be additional to the contractor quotation.

Engineering conclusion

Tatham concluded that the building was in fair condition and suitable for continued use provided the short-term structural recommendations are completed in a timely manner. The damaged trusses were identified as the priority repair before snow loading. [1, p. 5]

This is a conditional conclusion. It supports prompt repair and controlled continued use; it does not establish that the current facility is suitable for indefinite operation as a heated plow-truck garage.

ROOT CAUSE: BUILDING USE AND OPERATING ENVIRONMENT

The immediate deficiencies can be repaired, but the more important issue is the repeated exposure created by the building's use.

The following sequence is consistent with the available evidence and staff's operational observations:

Cold-use addition → later insulation and heating → snow- and ice-covered trucks thaw indoors → high humidity and meltwater → inadequate vapour control, ventilation and drainage → water accumulation and chloride exposure → corrosion, moisture infiltration and repeated deterioration.

The \$70,000 quotation may address individual damaged components, but unless it also addresses the building envelope, mechanical ventilation, humidity control, floor drainage, salt-laden meltwater and operating practices, it cannot reasonably be described as a permanent solution.

For that reason, staff should not recommend unlimited heating or continued routine use of the west addition as a thawing garage merely because visible repairs have been completed. An interim operating procedure should be developed with Public Works and the Town's engineering advisers so road service remains reliable while moisture generation and standing water are reduced.

CLOSED LANDFILL / WASTE-DISPOSAL-SITE CONSIDERATIONS

The July 2022 draft monitoring report states that:

- the waste disposal site reached its approved capacity and closed as a landfill in 2002;
- it has since operated as a municipal solid-waste transfer station and the Town's municipal works yard;
- the approved closed waste-disposal-site area is approximately 1.2 hectares;
- the municipal works garage is located on the waste-disposal-site property;
- the monitoring network included gas probes near the garage and a garage-floor landfill-gas monitoring location;
- buried waste within the mapped waste footprint was still decomposing during the monitoring period;
- subsurface landfill gases, most notably methane, remained present at low levels at some monitoring locations in 2021; and
- post-closure environmental monitoring was to continue. [2, Executive Summary; report pp. 1–3, 8, 10, 16–18]

The 2020–2021 results did not demonstrate a methane detection at gas probes GP1 or GP2 during the reported 2021 events. The report nevertheless confirms an active post-closure environmental setting and ongoing subsurface gas monitoring. It should not be used to conclude either that the garage currently has a landfill-gas problem or that no such risk requires consideration.

The report's groundwater trigger program remained at Tier One routine monitoring. It concluded that leachate effects did not appear to be impacting down-gradient water quality on the basis of that trigger program, while also documenting leachate indicators, some down-gradient exceedances, low-level methane at certain wells, and the need for continued monitoring. [2, Executive Summary; report pp. 13–18]

What the report does and does not prove

The monitoring report proves that the municipal works garage is on the closed WDS property and close to the mapped waste footprint. It does not establish the surveyed limits or depth of buried waste beneath the garage, the bearing capacity or settlement performance of the building pad, the adequacy of the slab and foundation, or current soil-gas conditions beneath the building.

Before major renovation, or before locating a new building anywhere on the existing property, the Town should obtain:

- a legal/topographic survey tying the building to the approved waste footprint and property boundaries;
- review of historic closure plans, approvals, borehole records, permit files and monitoring data;
- geotechnical investigation addressing fill, buried waste, settlement, bearing capacity, frost and groundwater;
- environmental and soil-gas/landfill-gas assessment appropriate to the selected site and proposed occupied use;
- foundation recommendations and, where necessary, gas-mitigation design;
- confirmation that the proposal is compatible with the site's environmental approval and post-closure obligations; and
- advice on contaminated-soil, leachate, drainage and excess-soil management during construction.

Site selection should compare alternative municipal lands. A new facility should not automatically be placed on the current property simply because the Town already owns it.

OPTIONS CONSIDERED

Option 1 — Repair and continue using the west addition as a conventional heated garage

This option would require more than the currently described contractor work. It would require full investigation and likely upgrades to structure, envelope, vapour control, insulation, ventilation, humidity control, vehicle exhaust, heating, drainage, corrosion protection and potentially concealed wall and ceiling assemblies.

Advantages: Maintains the existing location and may avoid an immediate new-build commitment.

Risks: Unknown concealed conditions and site constraints; continued exposure to salt-laden meltwater; potentially high cumulative cost; no assurance that the existing wood-framed building can be economically converted into a durable fleet facility.

Assessment: Not recommended without a comprehensive engineered retrofit business case and lifecycle-cost comparison.

Option 2 — Complete interim repairs, control the use, and plan a replacement

This option completes the engineer-approved priority work, applies the recommended heating restrictions, obtains the mechanical/drainage investigation, manages the building as an interim asset, and begins replacement planning immediately.

Advantages: Responds to known safety and asset risks, preserves essential winter operations, limits stranded investment, and gives Council time to obtain design, site and funding information.

Risks: Requires disciplined operating controls and ongoing inspections; interim costs will not eliminate the need for replacement.

Assessment: Recommended.

Option 3 — Immediately discontinue all use of the existing building

The reviewed engineering report does not recommend immediate closure of the entire building. Immediate discontinuance could materially impair winter road operations and require temporary leased space or emergency construction.

Assessment: Not supported by the current engineering conclusion unless further inspection identifies a new unsafe condition.

INTERIM ACTION PLAN

Immediate — before significant snow loading

- Retain a Professional Engineer to detail, oversee and document the truss repairs.
- Confirm that the two damaged trusses are repaired before snow loading.
- Clean, assess and protect the corroded HSS column base as directed by the engineer.
- Prohibit the existing propane heaters unless and until the ventilation/exhaust arrangement is professionally reviewed and cleared.

Within 90 days

- Reconcile the \$70,000 contractor scope against every applicable Tatham recommendation.
- Complete the ceiling core investigation and mechanical/ventilation/humidity/drainage assessment.
- Inspect representative concealed areas where moisture damage is suspected; retain an environmental professional if signs of mould or other environmental concerns are observed.
- Develop a written winter operating procedure for truck parking, thawing, housekeeping, drainage, spill response, salt/sand handling, ventilation and worker reporting.
- Establish a documented inspection program for trusses, columns, roof/attic moisture, drains, vents and areas of corrosion.

Within six months

- Complete a facility needs assessment and operational program.
- Screen alternative sites, including sites outside the closed waste-disposal-site property.
- Obtain grant pre-application advice.
- Prepare a Class D concept cost estimate and lifecycle comparison of continued retrofit versus replacement.
- Add the preferred project and financing assumptions to the Town's asset-management and long-term capital plans.

REQUIREMENTS FOR A PURPOSE-BUILT PUBLIC WORKS FACILITY

The future facility should be programmed around the work performed, not around a generic storage-building design. Requirements should include:

- heated fleet bays sized for current and anticipated plow trucks and attachments;
- a building envelope, air barrier and vapour-control system designed for a humid fleet-garage environment;
- energy-efficient roof, wall, slab and overhead-door assemblies with thermal-bridge control;
- mechanical ventilation and humidity control designed for vehicle storage and snow/ice thawing;
- source-capture or code-compliant vehicle-exhaust systems;
- sloped, durable floors and a drainage system designed for meltwater, sediment and applicable environmental controls;
- corrosion-resistant structural components, fasteners, equipment and washable interior finishes;
- separate, appropriately designed salt/sand and chemical storage so corrosive materials are controlled;
- oil/grit and spill-control measures appropriate to the discharge and approval strategy;
- separated heated, unheated, occupied and service areas;
- staff washroom, change, drying, lunch/training and administrative spaces based on operational need;
- fire/life-safety, accessibility, security, emergency power and communications systems;
- safe traffic circulation, equipment clearances, snow storage and site drainage;
- low-carbon heating and energy performance compatible with available grant requirements; and
- expansion flexibility and lifecycle maintainability.

Specific insulation values and mechanical criteria should be set by the design team using the applicable Code, energy requirements, climate zone, facility use and funding-performance targets in effect at the time of design.

PRELIMINARY FINANCIAL CONSIDERATIONS

Existing building

The approximately \$70,000 quotation is not a complete estimate of all work identified by Tatham and has not been technically reconciled in this report. Known Tatham planning allowances include approximately:

- \$10,000 — engineered truss repairs, including labour, materials and engineering;
- \$900 — column-base corrosion treatment;
- \$600 — ceiling core investigation;
- \$8,000 — mechanical, ventilation, humidity and floor-drainage study; and
- \$6,000 — environmental study if signs of mould are identified. [1, pp. 3–4]

These figures should not simply be added to the contractor quotation because scopes may overlap. They demonstrate, however, that the \$70,000 amount is not by itself evidence of a complete solution. Further capital costs may arise from engineering, ventilation, drainage, envelope repairs, concealed damage, hazardous-material or mould remediation, and site/environmental work.

New facility

Council should authorize a study and concept budget before selecting a final construction option. The business case should compare at least:

- 20- to 30-year lifecycle costs;
- capital cost and contingency appropriate to concept-design maturity;
- operating energy and maintenance;
- residual risk and service interruption;
- environmental/site-development costs;
- cost escalation and construction phasing;
- grant eligibility and timing; and
- financing, reserves and debt-capacity impacts.

GRANT AND FINANCING STRATEGY — CURRENT AS OF AUGUST 27, 2026

Funding rules change. None of the following should be shown as committed revenue until written eligibility confirmation and an approved contribution agreement are received.

1. FCM Green Municipal Fund — strongest study/financing path if the project structure qualifies

The Sustainable Municipal Buildings feasibility-study offer currently provides a grant of up to 80% of eligible costs, to a maximum of \$200,000, for communities of 10,000 or less or northern communities. Qualifying first-time northern applicants may be eligible for up to 100% of eligible study costs.

The capital offer currently provides a combined grant and loan for up to 80% of eligible costs, to a maximum of \$10 million. The grant can be up to 15% of the loan amount, with a possible additional grant component where qualifying brownfield remediation is involved.

Important limitation: for new construction, a public works building must be part of a genuine multi-purpose building that includes at least one eligible community/municipal building type identified by GMF. A stand-alone public works building is currently eligible for retrofit funding, but not for this new-construction offer.

Any multi-purpose concept must be operationally justified; nominal space should not be added solely to create grant eligibility.

Action: Discuss a potential Municipal Operations and Emergency Coordination Centre, or another legitimately multi-purpose concept, with GMF before defining the project. Align the feasibility study with GMF energy, fossil-fuel, embodied-carbon, water and climate-risk requirements.

2. NOHFC Rural Enhancement Program — seek an eligibility ruling; do not assume new-build coverage

For communities with fewer than 1,500 people, the current program can provide up to 90% of eligible costs to a maximum of \$200,000. The published eligible work emphasizes incremental improvements, repairs and renovations that extend the life of capital assets. Core infrastructure, administrative space and stand-alone studies are listed as ineligible, although the NOHFC Board may consider exceptions for projects addressing a priority Northern Ontario need.

Action: Request written pre-application advice on both the interim repair scope and the proposed replacement facility. Frame the need around continuity of winter road maintenance, emergency access and rural service delivery, while acknowledging the program limitations.

3. Northern Ontario Resource Development Support Fund (NORDS) — investigate allocated funding fit

Ontario states that all 144 Northern Ontario municipalities are eligible and that \$15 million per year will be allocated over five years beginning in 2026–2027. The program is intended to offset impacts of resource development on municipal infrastructure.

Action: Confirm the Town's allocation, application timing and whether a works facility serving road infrastructure affected by forestry, aggregates or other resource activity is an eligible project. Do not rely on this source unless the required resource-development connection can be demonstrated.

4. FedNor Build Communities Strong Fund — weak fit for a stand-alone works garage

The Local Impact Stream can provide up to \$1 million and up to 50% of eligible supported costs. Municipalities are eligible applicants and applications are accepted on a continuous basis, but the published rules list government services, administrative facilities and feasibility studies as ineligible.

Action: Seek an early opinion only if the project has a broader eligible public/community function. Do not present this program as likely funding for a stand-alone Public Works garage.

5. Transfer Payment Ontario — ongoing monitoring

Ontario posts active provincial programs through Transfer Payment Ontario. Staff should maintain the Town's registration, monitor new small/rural/northern municipal infrastructure intakes, and avoid entering construction commitments before determining whether pre-approval is required.

6. Infrastructure Ontario — financing, not a grant

All Ontario municipalities are eligible for Infrastructure Ontario's Loan Program. Loans may be used for municipal capital investments, with repayment terms generally from 5 to 30 years.

Action: Use only as part of the financing comparison for the municipal share after grants, reserves, OMPF or other available funds have been considered.

RISK CONSIDERATIONS

Worker and operational risk

Delaying the priority truss repair exposes the Town to avoidable snow-load risk. Eliminating the current facility without an operating alternative could jeopardize winter road response. The interim plan must address both risks.

Financial risk

Treating the \$70,000 quotation as a complete solution could lead to stranded investment and recurring repair costs. Conversely, delaying all maintenance while planning a new facility could accelerate deterioration and create an emergency replacement.

Environmental and site risk

The current property is a closed waste-disposal site with ongoing monitoring. Major work without site-specific due diligence could encounter unsuitable fill, buried waste, landfill gas, leachate, settlement, contaminated soil or approval constraints.

Grant risk

Programs are competitive and subject to detailed eligibility rules. The project should proceed on a sound municipal business case even if grant funding is less than requested or unavailable.

Communication risk

Council and the public should be told clearly that:

- the engineer did not condemn the entire building;
- continued use is conditional on timely priority repairs;
- the west addition's heated use is unresolved and subject to restrictions;
- the landfill report does not prove that the slab sits directly on buried waste; and
- interim repairs preserve operations but do not eliminate the long-term need.

CONCLUSION

The Town can take a prudent, evidence-based path without choosing between two extremes. It should not ignore the engineer's priority repairs, and it should not spend \$70,000 on the assumption that visible repairs will turn a modified cold-use addition into a durable heated fleet garage.

Council should authorize engineer-reviewed interim work and operating controls, then begin a formal replacement process. A purpose-built Public Works facility can be designed for the conditions created by winter plow operations, while a proper site-selection and funding process can reduce environmental, construction and financial risk.

SOURCES

1. Tatham Engineering Limited, Town of Kearney Public Works Building — Visual Structural Assessment, File 226006-03, July 17, 2026, PDF pages 1–5 and photographs.
2. D.M. Wills Associates Limited, 2020–2021 Bi-Annual Monitoring Report, Town of Kearney Waste Transfer Station, Project 16-7205, July 2022, Draft — Unsigned, including Figures 2 and 3 and Statement of Limitations.
3. Staff-supplied information regarding the approximately \$70,000 contractor quotation and winter fleet operations. The quotation itself was not included in the documents reviewed for this report.
4. FCM Green Municipal Fund, “Study: New construction of municipal buildings”: <https://greenmunicipalfund.ca/funding/study-new-construction-municipal-buildings>
5. FCM Green Municipal Fund, “Capital project: Construction of new sustainable municipal buildings”: <https://greenmunicipalfund.ca/funding/capital-project-construction-new-sustainable-municipal-community-buildings>
6. Northern Ontario Heritage Fund Corporation, “Rural Enhancement Program”: <https://nohfc.ca/public-program/rural-enhancement-funding-program/>
7. Ontario, “Available funding opportunities — Northern Ontario Resource Development Support Fund”: <https://www.ontario.ca/page/available-funding-opportunities-ontario-government>
8. FedNor, “Build Communities Strong Fund — Local Impact Stream in Northern Ontario”: <https://fednor.canada.ca/en/our-programs/build-communities-strong-fund-local-impact-stream-northern-ontario>
9. Ontario, “Get funding from the Ontario government”: <https://www.ontario.ca/page/get-funding-ontario-government>
10. Infrastructure Ontario, “Municipalities — Loan Program”: <https://www.infrastructureontario.ca/en/what-we-do/infrastructure-lending/loan-program---eligible-borrowers/municipalities/>

File 226006-03

July 17, 2026

Tom Young
Public Works Superintendent
Town of Kearney
8 Main Street
Kearney, Ontario P0A 1M0
tom.young@townofkearney.ca

Re: Town of Kearney Public Works Building
Visual Structural Assessment

Dear Tom:

We visited the Public Works Building located at Kearney King Williams Transfer Station on May 29, 2026, and have completed a visual structural assessment. The primary purpose of this assessment was to review structural areas of concern relating to past water/moisture infiltration events within the attic space of the west addition. Additionally, this assessment includes a review of the condition of the building envelope, refer to Photographs 1-8 for general layout and building site features.

We note our review was entirely visual and intended to assess the condition of accessible structural components to identify all areas of structural distress pointing to possible structural inadequacy or conditions requiring remediation. We have not undertaken analysis to evaluate any specific component. We have not confirmed the adequacy of structural members to determine whether they satisfy the requirements of current code requirements. This report will provide a summary of our investigation and our recommendations for improving the structure.

BUILDING DESCRIPTION

The Public Works Building consists of three distinct areas: an original building section, a lean-to addition on the north side, and a modified cold-use addition on the west side. Foundations and wall framing were not accessible for review at the time of our review.

Original 40' x 40' Area:

The original section of the building is currently used for vehicular storage, general storage and as an occupied workshop area. The original 40' x 40' area includes:

- Two sectional garage doors, each measuring approximately 14' x 14' (see Photograph 9).

Professional Engineers
OntarioREGISTERED GEOLOGICAL ENGINEERS
P.G.E. (REGISTERED GEOLOGICAL ENGINEERS)
ON 1910

Authorized by PEO and PGO to offer professional services
in the fields of Engineering and Geoscience in Ontario.

Enhancing our communities

- A 7'-0" x 34'-6" mezzanine constructed along the back wall, framed with 2x8 joists spaced at 16". The framing is supported by a 2-ply 2x8 wood beam on 4x4 wood posts spaced at approximately 6'-8" along the back wall and a 16" deep steel beam spanning full length supported on 5x5 HSS columns each end aligned parallel to the back wall (see Photographs 10).
- Engineered trusses installed at 24" spacing, with blown insulation covering the bottom chord of the trusses (see Photograph 11).

North Addition:

A 12' addition extending the original roof line was constructed on the north side of the building. The addition accommodates an office space, a staff room and a mechanical service room. The office space is 14'-6" x 11'-6" (see Photograph 12). The staffroom is 15' x 11'-6" including a kitchenette and a 4' x 6' washroom (see Photograph 13). The mechanical room occupies the remaining area of the addition and is accessible from the building exterior only, this space was not assessed during the review (see Photograph 14). A loft above the space of the addition is utilized for additional storage space (see Photograph 15). Roof framing was not accessible during the time of review.

West Addition:

A cold-use addition measuring approximately 40' x 52' was constructed on the west side of the building, effectively doubling the size of the building. Subsequent to the original use, it appears the new addition was insulated and fitted with a propane heating system. This addition consists of the following elements:

- A 40' x 40' drive-in storage area with two 14' x 14' sectional garage doors, mirroring the original building layout (see Photograph 16).
- Engineered trusses installed spaced at 24", consistent with the original building, with blown insulation covering the bottom chord of the trusses (see Photograph 17).
- A 40' x 12' storage room with shelving and wall hanging storage adjacent to the drive-in area (see Photograph 19). This storage room roof is framed with 2x6 conventional wood framing (stick-framed) extending from the engineered trusses (see Photograph 18).

OBSERVATIONS

We conducted a visual review of all accessible building envelope components, including the exterior cladding, roofing, structural framing, and interior elements. During the assessment, we observed the following:



Structural Elements

- Damage to two engineered trusses within the west addition at the truss locations nearest to the access hatch (see Photograph 19). Specifically, the metal truss plates at the splice locations were no longer effectively connected, nor adequately secured to the steel roofing.
- Corrosion was observed at the base of an HSS column within the original building area (see Photograph 20). This deterioration is the result of the accumulation of water at the base of the column and the connection to the slab-on-grade.

Non-Structural Elements

- Scorching of the exterior wall cladding on the west addition side of the building in the area above the propane exhaust vent (see Photograph 21). The siding in this location exhibits visible surface damage consistent with prolonged exposure to exhaust heat and combustion gases.
- Impact damage to the exhaust fan vent on the exterior of the building (see Photograph 22). The damage is likely from impact caused by ice and snow falling from the roof surface above the vent location.
- Multiple areas of vehicle impact damage to the exterior wall cladding were observed at the perimeter of the building (see Photograph 23).
- Additional vehicle or equipment impact damage to the wall cladding was observed within the west addition area, previously the exterior face of the original building wall (see Photograph 24).
- A retrofit exhaust fan is located above the ceiling space within the original building (see Photograph 25). We assume this was required for ventilation when this wall faced the exterior, however, it should be reviewed by a mechanical engineer to determine whether it is still operable and whether it is required and/or sufficient as part of an overall ventilation system for the complex.

RECOMMENDATIONS

A summary of our recommended actions is provided below. This summary includes our short-term recommendations for repair and remedial measures to address the identified areas of concern and prevent further deterioration of the structure. All repair work must be designed and overseen by a Professional Engineer.

Short-term Repair Recommendation:

Structural Elements

We recommend the damaged trusses have been identified as improperly connected due to disengaged metal truss plates be spliced with lumber on both sides of the affected joint to restore the structural continuity of the truss members. The extent of the repair should be determined following a detailed



analysis of the affected truss locations by a Professional Engineer. We estimate the cost of this recommended repair to be approximately \$10,000, including labour, material and engineering.

We recommend the corrosion at the base of the steel column be addressed by cleaning/removing the corrosion and any loose paint, and re-painting the exposed steel with an epoxy or zinc-based paint intended to inhibit corrosion. We estimate the cost of this recommended repair to be approximately \$900.

Operational Recommendations (West Addition)

We recommend the temperature conditions and heater use within the west addition be monitored and restricted until a ventilation and drainage assessment can be completed. We assume the original intent was to operate the addition as a cold-use facility. We have further inferred the addition was modified with insulated walls and doors and outfitted with a propane heating system. It is unknown whether a vapour barrier was installed to prevent moisture from migrating to the cold space within the attic above. Furthermore, it is unlikely adequate ventilation and humidity is controlled within the space and the attic space above.

Additionally, preventing further cladding damage at the exhaust vents is cause for concern on the ongoing usage of the propane heaters. We recommend prohibiting use of the propane heaters until the vents can be reviewed and modified as part of a ventilation assessment (see below).

Long-term Repair Options

We recommend core samples be taken through the drywall ceiling assembly to confirm the thickness of the drywall and to determine whether a vapour barrier has been installed along the underside of the trusses. This information is required to investigate the make-up of the ceiling assembly as it relates to the reported history of water infiltration, and to determine whether any long-term repairs to the ceiling assembly will be required (\$600).

We recommend a mechanical study be completed by a professional engineer to review the existing heating and ventilation system for the entire complex to determine whether the buildings have adequate heating and ventilation services within the occupied areas and within the attic spaces and humidity is controlled for the various uses. The mechanical study should also include a review of the floor drainage with recommendations for alleviating the accumulation of standing water. We recommend an \$8,000 budget is sufficient to complete the study which will provide recommendations with cost estimates to make any necessary HVAC modifications.

Given there has been a history of humidity and moisture build-up within the attic space, an environmental study should be completed if there are any signs of mould in the future. We recommend a \$6,000 budget is sufficient to undertake an environmental study.



CONCLUSION

In our opinion, the Public Works Building located at the Kearney King Williams Transfer Station is in fair condition and suitable for continued use, provided the short-term structural recommendations outlined in this report are completed in a timely manner. The most significant finding of this assessment is the damage observed at two engineered trusses within the west addition, where the metal truss plates are no longer effectively transferring roof loads to the walls connected to the roofing structure, this should be treated as a priority repair in advance of any snow loading on the roof. In the west addition, the make-up of the ceiling assembly should be confirmed to assist in determining the necessity of long-term repairs, however, we've suggested a mechanical study be completed to ensure the building has adequate ventilation and humidity control.

We trust this is satisfactory for your purposes at this time. If you have any questions or require any additional information, please do not hesitate to contact us.

Yours truly,

Tatham Engineering Limited



Charlie Flieger, B. Eng,
Engineering Candidate
CF/MT:ha



Mario Tata, B.A.Sc., M.A.Sc., P.Eng.
Senior Engineer, Project Manager



copy: Paul Schaefer

Town of Kearney

paul.schaefer@townofkearney.ca

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PHOTOGRAPHS



Photograph 1: Northwest (back) building elevation



Photograph 2: Southwest building elevation





Photograph 3: Southeast (front) building elevation

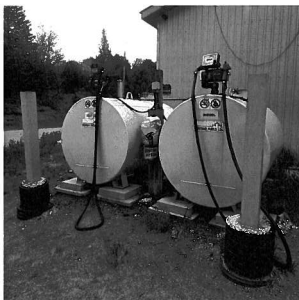


Photograph 4: Northeast building elevation





Photograph 5: Workstation and mezzanine



Photograph 6: Diesel tanks adjacent to building





Photograph 7: Propane tank set back from building

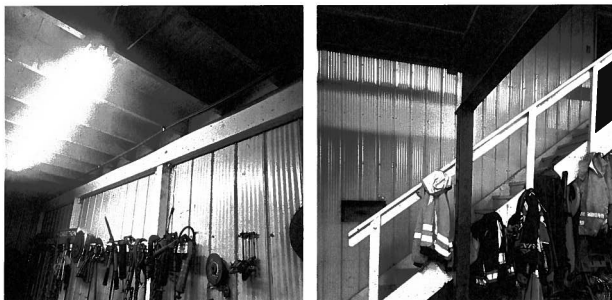


Photograph 8: Emergency generator adjacent to building





Photograph 9: Overhead doors of original building



Photograph 10: Mezzanine supporting structure



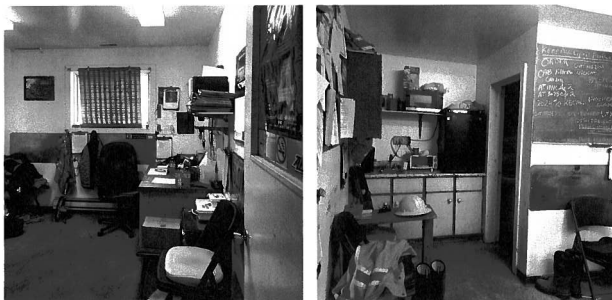


Photograph 11: General view of trusses in original building



Photograph 12: General view of office space





Photograph 13: General view of staffroom

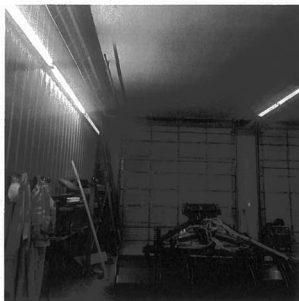


Photograph 14: Mechanical room access door





Photograph 15: Storage loft above office space, staffroom and mechanical room



Photograph 16: Retrofitted/insulated section doors in west addition





Photograph 17: General view of trusses in west addition

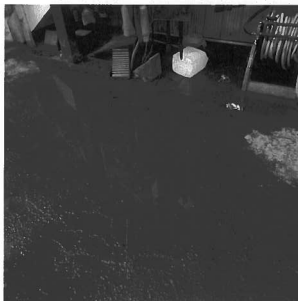


Photograph 18: Side storage room of west addition





Photograph 19: Metal truss plates dislodged from adjacent trusses



Photograph 20: Water accumulation and HSS column base corrosion





Photograph 21: Exhaust damage to steel siding

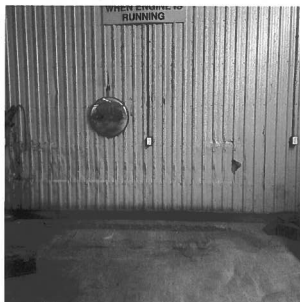


Photograph 22: Vent impact damage





Photograph 23: Exterior siding impact siding



Photograph 24: Interior siding (previously exterior) impact damage





Photograph 25: Existing attic exhaust fan





Town of
Kearney

APPLICATION TO PURCHASE

- ☒ SHORE ROAD ALLOWANCE
☐ ROAD ALLOWANCE

Only complete Applications will be processed. Please consult with staff if you have any questions.

REGISTERED OWNER INFORMATION:

Name of Owner(s): Future Dwelling LTD.

Address: _____

Telephone: _____

Email: _____

AGENT INFORMATION (if applicable):

Name of Agent: _____ and _____

Company/Firm: Barriston LLP

Address: 151 Ferris Lane, Suite 202
Barrie, ON L4M 6C1

Telephone: 705-792-9200

Email: _____

CORRESPONDENCE: Please specify to whom all correspondence should be sent: ☐ Owner ☐ Agent ☒ Both

LOCATION OF PROPERTY: See attached letter dated, August 4, 2026, (the "**Letter**").

Lot: _____ Conc.: _____ Township: Kearney Reference Plan: _____ Part/Block/Lot: _____
Property Roll No.: 4918 - 0000 - 0000 - 0000 See Schedule "A" to the Letter
Civic Address: 1021 Grass Lake Road and 1211 Grass Lake Road
Water Access only: _____

(Name of Waterbody)

DESCRIPTION OF SUBJECT LANDS: See attached Letter

Lot area (ha): _____ Lot Road Frontage (m): _____ Water Frontage (m): _____
Lot Depth (m): _____ Easements/Right-of-ways: ☐ Yes ☒ No If yes, describe purpose: _____
Existing Use of Property: vacant land

Are you aware of any previous Planning Act applications on the subject property? ☐ Yes ☒ No If Yes, please explain:

Type of application(s): _____

Date(s): _____

PAST PLANNING ACT APPLICATIONS:

OFFICIAL PLAN / ZONING STATUS:

Official Plan designation: Shoreline

Zoning designation: RWF

What is the proposed future use of the subject lands: Future Dwelling

BUILDINGS, STRUCTURES AND USES

Please complete the following for each Building or Structure: N/A - Vacant Land

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

REASONS FOR REQUEST

Please describe the reasons for, and the extent of, the request: See attached Letter.

ACCESS

Are the subject lands accessible by:

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

SERVICING

	<u>Municipal</u>	<u>Private</u>	<u>Other</u>
Water Supply	☐	☐	☐
Sewage Disposal	☐	☐	☐
Frontage on Road	☐	☐	☐

Storm drainage provided by: ☐ Sewer ☐ Ditch ☐ Swale ☐ Other: (describe) _____

OTHER APPLICATIONS

Are the subject lands also the subject of another Planning Act application? ☐ Yes ☒ No

If yes, please provide a brief explanation, including the status of the other application: _____

DRAWING

Sketch required showing the following:

- ☐ Lot boundaries and dimensions of the subject land;
- ☐ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the building or structures from the front yard lot line, rear yard lot line and side yard lot lines;
- ☐ Major features on the subject land and on the surrounding land. Examples include: buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
- ☐ The current uses on land that is adjacent to the subject land;
- ☐ The location, width and name of any road allowance, a public travelled road, a private road or a right-of-way;
- ☐ If access to the subject land is by water only, the location of the parking and docking facilities to be used; and
- ☐ The location and nature of any easement affecting the subject land.

Map Attached

PERMISSION TO ENTER

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

June 17, 2025
Date

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

FREEDOM OF INFORMATION

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

June 17, 2025
Date

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

PAYMENT OF FEE AND DEPOSIT (As per the Current Fees and Charges By-law)

- ☒ Application Fee
☐ Residential DEPOSIT Fee
☐ Commercial/Industrial/Institutional DEPOSIT Fee

COST ACKNOWLEDGEMENT

The DEPOSIT shall be used for all expenses incurred with regard to this Application. I hereby agree to pay for and bear the *entire cost and expense* for Consultants (i.e. planning, legal) and their services required by the Town of Kearney during the processing of this Application, in addition to the Application Fee. An additional deposit shall be required if the deposit is insufficient to complete the Application.

June 17, 2025
Date

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

Note: All Invoices for payment shall be sent to the Registered Owner of this Application, unless otherwise requested.

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

AFFIDAVIT

I, MATTHEW GILGIAN, registered owner of the subject lands, declare that all of
(print name)
the above information is true and accurate.

JUNE 22 / 25
Date

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

For Office Use Only

Certified by _____, that this application has undergone a pre-consultation with the Staff of the Town of Kearney to determine the information required to prepare a complete application.

Application Fee Paid ☐ Deposit Paid ☐

Staff Initials: _____

August 4, 2026

VIA EMAIL: nicole.gourlay@townofkearney.ca and to cindy.filmore@townofkearney.ca

Town of Kearney
8 Main Street
P.O. Box 38
Kearney, ON P0A 1M0

To Whom it May Concern:

Re. Amended Application to Purchase Road Allowance and Shore Road Allowance
Town Application No.: LRA-2025
Our File No.: 122087

As you are aware, we act for Future Dwelling Ltd. c/o Matthew Gilgan (“**Future Dwelling**”), the owner of various parcels of land within the Town of Kearney (the “**Town**”), which are subject to this application. Enclosed for the Town's review is Future Dwelling's application to acquire certain portions of unopened road allowances and shore road allowances adjacent to or associated with lands owned by our client (the “**Lands**”).

To assist the Town in reviewing the application, we have enclosed the following Schedules:

- Schedule “A”, identifies the lands which are presently owned by our client and which are subject to the application, including the applicable municipal roll numbers, ownership information, and corresponding Parcel Identification Numbers (“PINs”) for each parcel;
- Schedule “B”, includes a sketch/overview map highlighting in red the portions of unopened road allowance and shore road allowance sought to be acquired;
- Schedule “C”, excerpt from the Town's [Zoning By-Law 2022-02](#);
- Schedule “D”, excerpt from the Town's [Official Plan](#).

Future Dwelling is seeking to acquire the identified portions of the road allowance and shore road allowance, as identified in Schedule “B”, in order to provide ingress and egress to the Lands owned by Future Dwelling.

The Lands are currently vacant. Portions of the Lands are designated Shoreline under the Town's Official Plan, see Schedule “C” and have a zoning designations of “RWF” (residential waterfront zone), under the Town's Zoning By-Law, See Schedule “D”. To the best of our knowledge, no applications under the *Planning Act* have previously been made in respect of the Lands.

We deliver peace of mind.



The requested purchase would facilitate legal and practical access to our client's lands. We understand that each requested purchase will be considered on its own merits, and we welcome the opportunity to provide any additional information the Town may require during its review.

At this stage, our client respectfully requests that the Town consider Future Dwelling's application in principle. Should the Town support any or all of the requested purchases in principle, our client would be pleased to work cooperatively with the Town to satisfy all procedural requirements and to complete the transactions on terms acceptable to the Town.

If the Town requires any additional information or documentation to assist with its review, please do not hesitate to contact the undersigned.

We appreciate the Town's consideration of this application and look forward to hearing from you.

Yours very truly:

BARRISTON LLP

Alex Cockburn

AC/lb

ACockburn@barristonlaw.com

Encl. Amended Application No. LRA-2025

Schedule “A”

Roll Number	PIN	Address (as shown in teraview)	Legal Description
4918-030-007-00100-0000	52150-0026	1021 Grass Lake Rd	PCL 13596 SEC SS; Broken LT 16 Con 11 Proudfoot; Kearney
4918-030-007-00200-0000	52150-0010	1021 Grass Lake Rd	PCL 8084 SEC SS; Broken LT 17 CON 11 Proudfoot S/T PT 5, 42R13417 As In LT205534, LT205535, LT05536, LT205537, LT205538, LT205551
4918-030-006-05050-0000	52150-0086	1021 Grass Lake Rd	PCL 21561 SEC SS; PT Broken LT 16 CON 10 Proudfoot PT 1, 42R7932; Kearney
	52150-0073	1021 Grass Lake Rd	PCL 21560 SEC SS; PT Broken LT 17 CON 10 Proudfoot PT 2-4, 42R7932. S/T PT 7, 42R13417 As In LT205534, LT205535, LT205536, LT205537
4918-030-004-03000-0000	52149-0661	1211 Grass Lake Rd	Lot 15 Con 10 Proudfoot, Except PL 42M562, PT 4, 5 and 6, PL 42R14900 and PT 1, PL 42R21072; Kearney
	52150-0251	1211 Grass Lake Rd	PT LT 21 PL 42M562, Designated As Part 3, Plan 42R21072

PROPERTY DESCRIPTION: PCL 13596 SEC SS; BROKEN LT 16 CON 11 PROUDFOOT; KEARNEY

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2006/02/20

OWNERS' NAMES
FUTURE DWELLING LTD.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2006/02/17 **		
LT246278	2002/06/07	TRANSFER		*** COMPLETELY DELETED ***	4081633 CANADA INC.	
LT249782	2002/12/02	CHARGE		*** COMPLETELY DELETED ***	BANK OF MONTREAL	
GB137393	2020/12/16	TRANSFER	\$1,700,000	4081633 CANADA INC.	FUTURE DWELLING LTD.	C
GB138141	2021/01/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
REMARKS: LT249782.						

PROPERTY DESCRIPTION:

ESTATE/QUALIFIER:

OWNERS' NAMES

PCL 8048 SEC SS; BROKEN LT 17 CON 11 PROUDFOOT S/T PT 5, 42R13417 AS IN LT205534, LT205535, LT205536, LT205537, LT205538, LT205551 & LT214771, T/W PT 1, 42R13417 AS IN LT205541, T/W PT 8, 42R13417 AS IN LT205545 & T/W PT 2-4, 42R13417 AS IN LT205553; KEARNEY

FEE SIMPLE
ABSOLUTE

FUTURE DWELLING LTD.

PROPERTY REMARKS:

RECENTLY:

CAPACITY SHARE

CROWN GRANT SEE LP2939.

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2006/02/20

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD	
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2006/02/17 **							
LT131134	1982/04/23	JDGMT FORECLOSURE			LAKE HAVEN ESTATES LIMITED	C	
42R13417	1994/01/11	PLAN REFERENCE			C		
LT219153	1997/06/27	NOTICE AGREEMENT			C		
LT221009	1997/10/24	NOTICE			C		
REMARKS: LT205537							
LT246278	2002/06/07	TRANSFER			*** COMPLETELY DELETED ***	4081633 CANADA INC.	
LT249782	2002/12/02	CHARGE			*** COMPLETELY DELETED ***	BANK OF MONTREAL	
GB137393	2020/12/16	TRANSFER			\$1,700,000	4081633 CANADA INC.	FUTURE DWELLING LTD.
GB138141	2021/01/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL			
REMARKS: LT249782.							

PROPERTY DESCRIPTION: PCL 21561 SEC SS; PT BROKEN LT 16 CON 10 PROUDFOOT PT 1, 42R7932; KEARNEY

PROPERTY REMARKS: CROWN GRANT SEE LP2003.

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2006/02/20

OWNERS' NAMES
FUTURE DWELLING LTD.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2006/02/17 **						
42R7932	1983/05/09	PLAN REFERENCE	\$1,700,000	*** COMPLETELY DELETED ***	4081633 CANADA INC. BANK OF MONTREAL FUTURE DWELLING LTD.	C
LT246278	2002/06/07	TRANSFER		*** COMPLETELY DELETED ***		
LT249782	2002/12/02	CHARGE		*** COMPLETELY DELETED ***		
GB137393	2020/12/16	TRANSFER		4081633 CANADA INC.		
GB138141	2021/01/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
REMARKS: LT249782.						

PROPERTY DESCRIPTION:

PROPERTY REMARKS:

ESTATE/QUALIFIER:

OWNERS' NAMES

PCL 21560 SEC SS; PT BROKEN LT 17 CON 10 PROUDFOOT PT 2-4, 42R7932, S/T PT 7, 42R13417 AS IN LT205534, LT205535, LT205536, LT205537, LT205538, LT205551 & LT214771, T/W PT 1, 42R13417 AS IN LT205541, T/W PT 8, 42R13417 AS IN LT205545, T/W PT 2-4, 42R13417 AS IN LT205553; KEARNEY

CROWN GRANT SEE LP4214.

FEE SIMPLE
ABSOLUTE

FUTURE DWELLING LTD.

RECENTLY:

CAPACITY SHARE

PIN CREATION DATE:

FIRST CONVERSION FROM BOOK

2006/02/20

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2006/02/17 **						
42R7932	1983/05/09	PLAN REFERENCE			4081633 CANADA INC.	C
42R13417	1994/01/11	PLAN REFERENCE				C
LT219153	1997/06/27	NOTICE AGREEMENT				C
LT221009	1997/10/24	NOTICE				C
REMARKS: LT205537						
LT246278	2002/06/07	TRANSFER	\$1,700,000	*** COMPLETELY DELETED ***	BANK OF MONTREAL FUTURE DWELLING LTD.	C
LT249782	2002/12/02	CHARGE		*** COMPLETELY DELETED ***		
GB137393	2020/12/16	TRANSFER		4081633 CANADA INC.		
GB138141	2021/01/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
REMARKS: LT249782.						

PROPERTY DESCRIPTION:

LOT 15 CONCESSION 10 PROUDFOOT, EXCEPT PL 42M562, PARTS 4, 5 AND 6, PLAN 42R14900 AND PART 1, PLAN 42R21072; TOWN OF KEARNEY

PROPERTY REMARKS:

CROWN GRANT SEE LP2003.

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

DIVISION FROM 52149-0187

PIN CREATION DATE:

2019/03/13

OWNERS' NAMES

FUTURE DWELLING LTD.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2019/03/13 **		
LT178377	1990/04/05	NOTICE		*** DELETED AGAINST THIS PROPERTY ***	THE CORPORATION OF THE TOWN OF KEARNEY	C
LT181815	1990/09/28	TRANSFER			DYKE, TERRENCE DYKE, CLIFF	
GB142434	2021/06/03	TRANSFER			DYKE, TERRENCE	
GB170733	2024/02/20	TRANSFER			DYKE, TERRENCE WAYNE DYKE, SANDRA ELIZABETH	
GB185475	2025/09/15	TRANSFER	\$550,000	DYKE, SANDRA ELIZABETH DYKE, TERRENCE WAYNE	FUTURE DWELLING LTD.	C
REMARKS: PLANNING ACT STATEMENTS.						
GB185476	2025/09/15	CHARGE	\$330,000	FUTURE DWELLING LTD.	DYKE, TERRENCE WAYNE DYKE, SANDRA ELIZABETH	C

PROPERTY DESCRIPTION:

PART LOT 21 PL 42M562, DESIGNATED AS PART 3, PLAN 42R21072

PROPERTY REMARKS:

CROWN GRANT SEE LP2003. PLANNING ACT CONSENT IN DOCUMENT GB119252.

ESTATE/QUALIFIER:

FEE SIMPLE

ABSOLUTE

RECENTLY:

DIVISION FROM 52150-0052

PIN CREATION DATE:

2019/03/13

OWNERS' NAMES

FUTURE DWELLING LTD.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2019/03/13 **						
LT178377	1990/04/05	NOTICE			THE CORPORATION OF THE TOWN OF KEARNEY	C
42R21072	2018/09/07	PLAN REFERENCE				C
GB119252	2019/02/27	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** DYKE, TERRENCE WAYNE	DYKE, CLIFF DYKE, TERRENCE	
GB142434	2021/06/03	TRANSFER		*** COMPLETELY DELETED *** DYKE, CLIFF	DYKE, TERRENCE	
GB170733	2024/02/20	TRANSFER		*** COMPLETELY DELETED *** DYKE, TERRENCE	DYKE, TERRENCE WAYNE DYKE, SANDRA ELIZABETH	
GB185475	2025/09/15	TRANSFER	\$550,000	DYKE, SANDRA ELIZABETH DYKE, TERRENCE WAYNE	FUTURE DWELLING LTD.	C
REMARKS: PLANNING ACT STATEMENTS.						
GB185476	2025/09/15	CHARGE	\$330,000	FUTURE DWELLING LTD.	DYKE, TERRENCE WAYNE DYKE, SANDRA ELIZABETH	C

Schedule “B”

Overview Pin Map Sketch

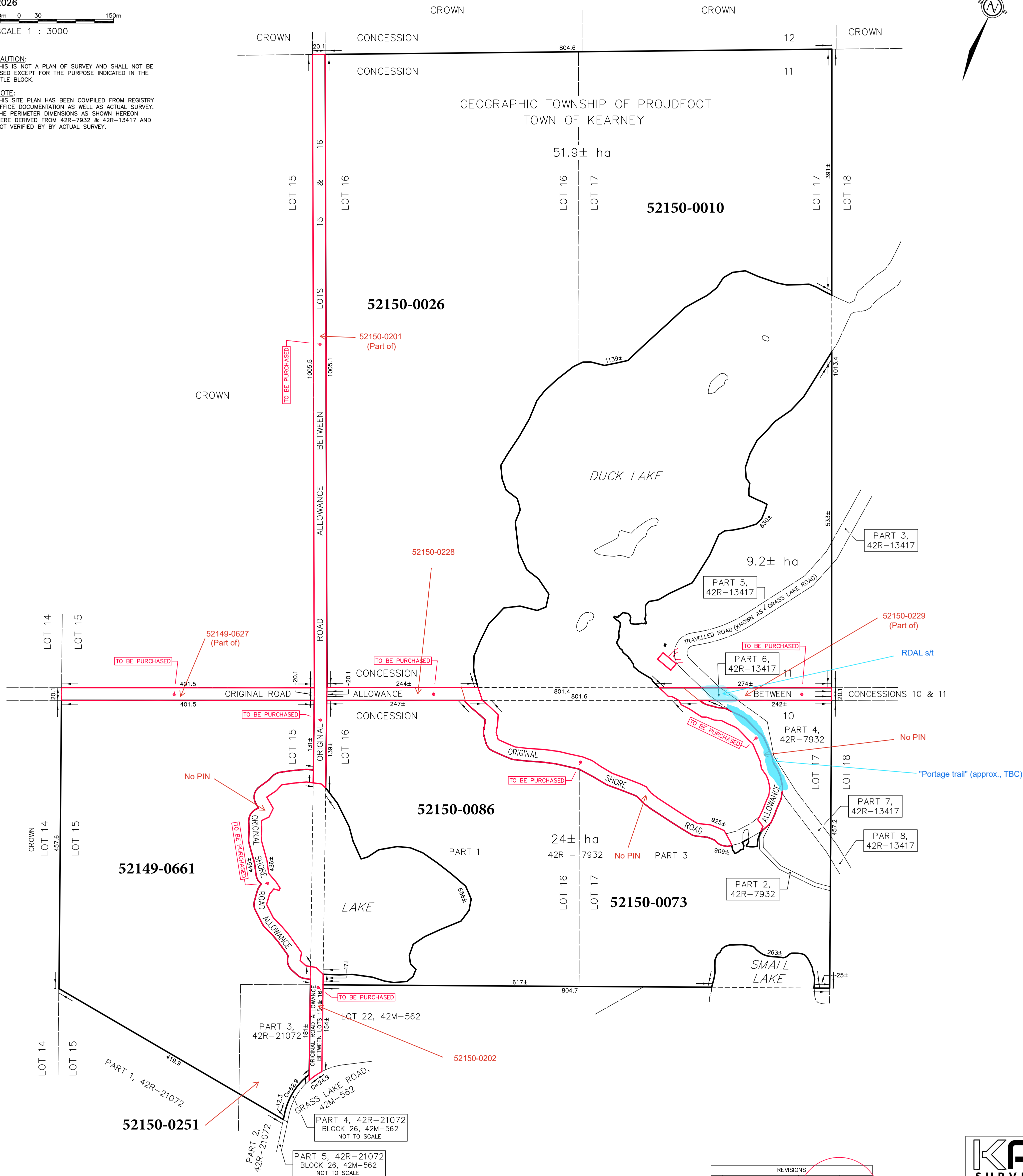
Draft Plan of Survey

PINs

30m 0 30 150m
SCALE 1 : 3000

CAUTION:
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE
USED EXCEPT FOR THE PURPOSE INDICATED IN THE
TITLE BLOCK.

NOTE:
THIS SITE PLAN HAS BEEN COMPILED FROM REGISTRY
OFFICE DOCUMENTATION AS WELL AS ACTUAL SURVEY.
THE PERIMETER DIMENSIONS AS SHOWN HEREON
WERE DERIVED FROM 42R-7932 & 42R-13417 AND
NOT VERIFIED BY BY ACTUAL SURVEY.



REVISIONS			
1	RELEASED FOR REVIEW	2025/XX/XX	XXX
No.	REVISION	DATE	APPROVE

KPK
SURVEYING
KPK SURVEYING INC.
HUNTSVILLE, ON
705.788.2701 KPKSURVEY.CA

DRAFTED BY: BT	FILE NO: 240669
----------------	-----------------

Part Of..

PIN	Legal Description
52150-0210	RDAL BTN LT 15 AND LT 16 CON 10 PROUDFOOT; RDAL BTN LT 15 AND LT 16 CON 11 PROUDFOOT; RDAL BTN LT 15 AND LT 16 CON 12 PROUDFOOT; RDAL BTN LT 15 AND LT 16 CON 13 PROUDFOOT; RDAL BTN LT 15 AND LT 16 CON 14 PROUDFOOT N OF UNNAMED LAKE IN LT 16 CON 10; KEARNEY
52149-0627	RDAL BTN CON 10 AND CON 11 PROUDFOOT BTN PROUDFOOT LAKE (AKA ISLAND LAKE) AND RDAL BTN LT 15 & LT 16 CON 11; KEARNEY
52150-0229	RDAL BTN CON 10 AND CON 11 PROUDFOOT BTN SHORE RDAL AROUND DUCK LAKE AND IRVING LAKE; KEARNEY
52150-0228	RDAL BTN CON 10 AND CON 11 PROUDFOOT BTN RDAL BTN LT 15 AND LT 16 CON 11 AND SHORE RDAL AROUND DUCK LAKE; KEARNEY

PROPERTY DESCRIPTION:

RDAL BTN LT 15 AND LT 16 CON 10 PROUDFOOT; RDAL BTN LT 15 AND LT 16 CON 11 PROUDFOOT; RDAL BTN LT 15 AND LT 16 CON 12 PROUDFOOT; RDAL BTN LT 15 AND LT 16 CON 13 PROUDFOOT; RDAL BTN LT 15 AND LT 16 CON 14 PROUDFOOT N OF UNNAMED LAKE IN LT 16 CON 10; KEARNEY

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2009/06/22

OWNERS' NAMES

PUBLIC AUTHORITY HAVING JURISDICTION

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2009/06/19 **		
** NO INSTRUMENT WITHIN	THE SELECTED CRITERIA	EXISTS IN THE AUTOMATED SYSTEM **				
**SUBJECT,	ON FIRST REGISTRATION UNDER THE	LAND TITLES ACT, TO:				
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES	*				
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES: 2009/06/22 **					

LAND
REGISTRY
OFFICE #42

52149-0627 (LT)

PAGE 1 OF 1
PREPARED FOR Alexander
ON 2026/07/27 AT 15:21:08

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

PROPERTY DESCRIPTION: RDAL BTN CON 10 AND CON 11 PROUDFOOT BTN PROUDFOOT LAKE (AKA ISLAND LAKE) AND RDAL BTN LT 15 & LT 16 CON 11; KEARNEY

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2009/06/22

OWNERS' NAMES

PUBLIC AUTHORITY HAVING JURISDICTION

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2009/06/19 **		
** NO INSTRUMENT WITHIN	THE SELECTED CRITERIA	EXISTS IN THE AUTOMATED SYSTEM **				
**SUBJECT,	ON FIRST REGISTRATION UNDER THE	LAND TITLES ACT, TO:				
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES	*				
**	AND ESCHEATS	OR FORFEITURE TO THE CROWN.				
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO	WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.				
**DATE OF CONVERSION TO	LAND TITLES:	2009/06/22 **				

PROPERTY DESCRIPTION: RDAL BTN CON 10 AND CON 11 PROUDFOOT BTN SHORE RDAL AROUND DUCK LAKE AND IRVING LAKE; KEARNEY

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2009/06/22

OWNERS' NAMES

PUBLIC AUTHORITY HAVING JURISDICTION

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2009/06/19 **		
** NO INSTRUMENT WITHIN	THE SELECTED CRITERIA	EXISTS IN THE AUTOMATED SYSTEM **				
**SUBJECT,	ON FIRST REGISTRATION UNDER THE	LAND TITLES ACT, TO:				
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES	*				
**	AND ESCHEATS	OR FORFEITURE TO THE CROWN.				
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO	WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.				
**DATE OF CONVERSION TO	LAND TITLES:	2009/06/22 **				

LAND
REGISTRY
OFFICE #42

52150-0228 (LT)

PAGE 1 OF 1
PREPARED FOR lbackhaus01
ON 2025/06/12 AT 09:40:07

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

PROPERTY DESCRIPTION: RDAL BTN CON 10 AND CON 11 PROUDFOOT BTN RDAL BTN LT 15 AND LT 16 CON 11 AND SHORE RDAL AROUND DUCK LAKE; KEARNEY

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2009/06/22

OWNERS' NAMES

PUBLIC AUTHORITY HAVING JURISDICTION

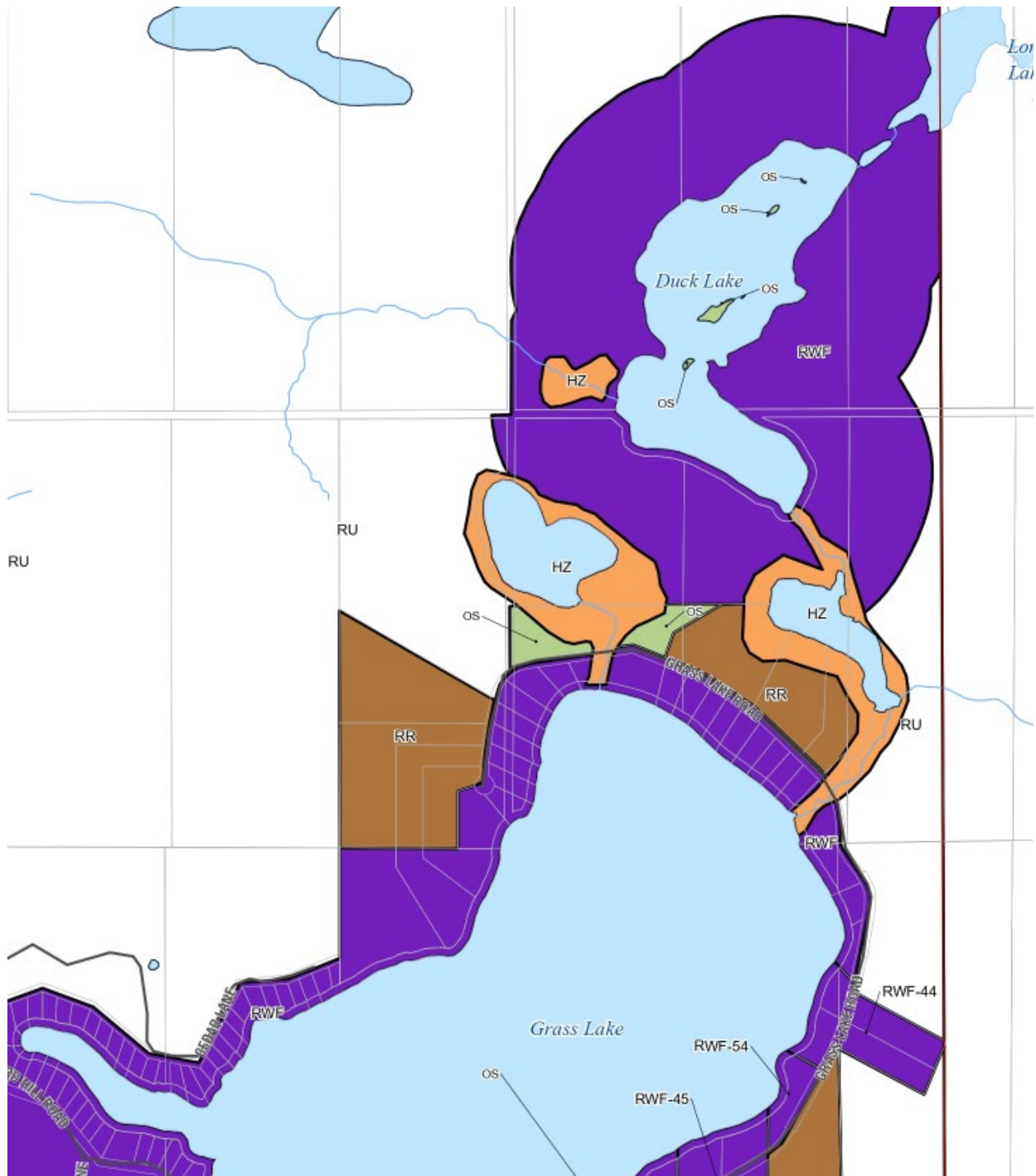
CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2009/06/19 **		
** NO INSTRUMENT WITHIN	THE SELECTED CRITERIA	EXISTS IN THE AUTOMATED SYSTEM **				
**SUBJECT,	ON FIRST REGISTRATION UNDER THE	LAND TITLES ACT, TO:				
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES	*				
**	AND ESCHEATS	OR FORFEITURE TO THE CROWN.				
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO	WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.				
**DATE OF CONVERSION TO	LAND TITLES:	2009/06/22 **				

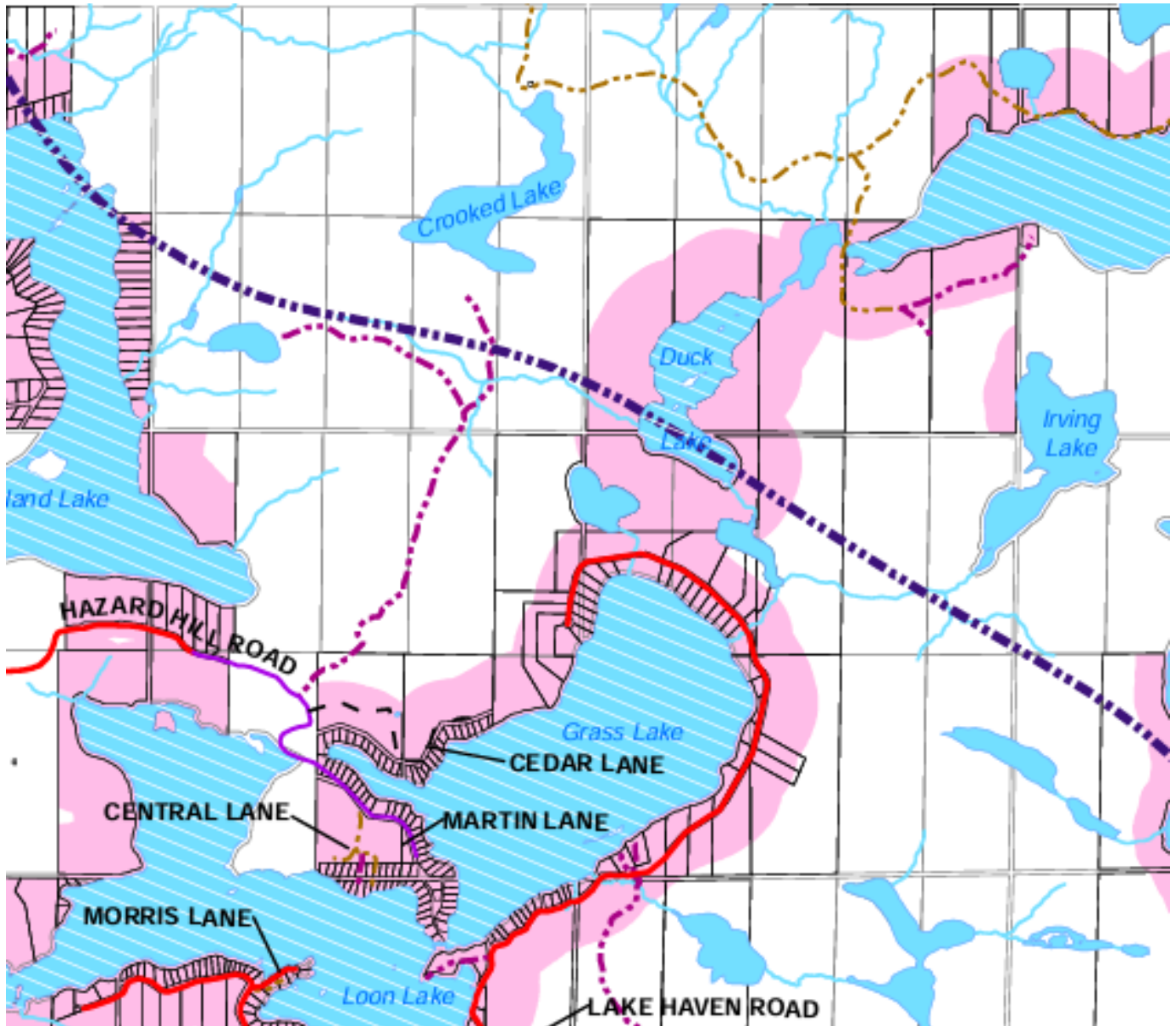
Schedule “C”

Excerpt from [Schedule “C”](#) to the Town of Kearney’s Zoning By-law 2022-02



Schedule “D”

Excerpt from [Schedule “A”](#) to the Town of Kearney’s Official Plan





Welcome to our August 2026 Newsletter

Included in this issue:

- Some Questions and Answers about Wildfires in Canada
- Lessons Learned from Canada's Recent Big Wildfires
- KWEF's August Water Trivia Event – Sat Aug 15th at the KCC
- Notices - Hazardous Waste Day & Phragmites Presentation
- GBM signs LOA with 5 First Nations – details below

Some Questions and Answers about Wildfires in Canada

In mid July there was a lot of smoke in our area. The sun looked orange and the sky was a hazy grey colour for several days. Fortunately for us, the wind patterns have changed a little and the smoke from wildfires has not troubled us recently but the wildfires continue to burn across the country.



The green area on the map above from the Natural Resources Canada website shows the extent of Canada's Boreal Forest.

Are the Fires a result of Forest Management Neglect?

The short answer is no. Forest fires are nature's way of renewing the forest and it is not practical to manage them in most of the remote areas of the Boreal Forest.

The Canadian Boreal Forest is the largest intact forest ecosystem on the planet. It is approximately 1.3 billion acres stretching from the Yukon to Newfoundland. It is roughly seven times larger than all the US National Forests combined. There are vast areas that have no roads and are only accessible by air. Less than one percent of the Boreal Forest is developed and less than 9% of Canada's population live there.

The map below from the Canadian Wildland Fire Information System on the Natural Resources Canada website shows the wildfire situation in mid July. The system is interactive and quite flexible. You can go backward or forward in time to access data and zoom in or out. The dot size indicates the fire size in hectares and the colour indicates whether the fire is out of control, being held, under control etc. or the white dots indicate the fire is out.



Most of the fires are within the Boreal Forest. Forest management is important near communities, roads and developed areas. It is not practical to manage more than a billion acres of forest with very few roads.

Are the Fires Worse in the last few years?

Canada has averaged roughly 7,000 wildfires annually over the last three decades. Interestingly, the 2023 season did not have an unprecedented number of fires. An average number of fires started, but many of them were not contained, grew exceptionally large and produced a great deal of smoke.

Is the Smoke Worse in the last few years?

What seems to have changed is that smoke from wildfires is affecting air quality more frequently over the last few years. We have reports going back to 1950 of smoke affecting air quality, but the time between smoke years has gone from near 30 years to almost every year recently. A combination of larger fires and changed wind patterns have allowed smoke to be transported and brought down to ground level more frequently.

Does the Smoke Smell like Chemicals?

The answer is yes. The main reason is incomplete combustion because wildfires rarely burn cleanly. Smoldering logs, leaves, peat, and damp vegetation burn at relatively low temperatures, producing several different organic compounds.

Also, a wildfire burns pine needles, leaves, tree trunks, moss, dead wood and shrubs. Each fuel produces a different smell.

As smoke travels hundreds or even thousands of miles, the chemistry changes. Sunlight and ozone react with the original smoke compounds, producing new compounds that can make older smoke smell more chemical, acrid, or solvent-like than a nearby campfire.

If fires involve cabins, vehicles, power infrastructure, or communities, the smoke may contain compounds from plastics, paints, roofing materials, fabrics or electronics as well.

What Starts Forest Fires?

Lightning is overwhelmingly the dominant cause of the largest fires.

Lightning strikes millions of times every summer across the Boreal Forest, particularly during “dry thunderstorms”. Many strikes occur hundreds of miles from the nearest road or community. Some ignite immediately, while others become “holdover fires,” smoldering underground in peat for days or even weeks before weather conditions allow them to flare up.

Other causes of forest fires include campfires, sparks from railroads, powerline failures, forestry and mining equipment and arson. These causes are rare in remote locations. The link below to a related article will provide additional info.

<https://www.facebook.com/HudsonValleyWeather/posts/pfbid02cZaeNEFgaqZAnULLMMFFBcqYZL6ZrUoaNKdLnvNNYbkxfH6qVfxc70kjBydGoiETI>

Lessons Learned from Canada’s Recent Big Wildfires

Wildfires in Canada have changed dramatically even since 2017. They burn more fiercely and they are harder to contain. We now understand that we need a better forest management system, more equipment & personnel to deal with wildfires.

How Does Wildfire Fighting Need to Change?

Traditionally, forest fire fighting was designed around using a seasonal work force of mostly young people. The problem with this approach is that because there is high turnover from year to year, there are very few people with the experience and knowledge required to deal with current wildfires. Crew leaders should have 10 or 12 years of experience rather than the 4 or 5 years they currently have.

What is needed is a year-round all hazards response agency with long term careers. Changing the system is a huge job that will require politicians, communities, firefighters and the wildfire service to work together.

Are there Examples of the Change that is Needed?

In Knutsford, B.C. the community has organized and done the training needed to work alongside the BC Wildfire Service effectively. In many cases, especially in rural communities, people have the skills and experience needed to help with wildfire management, they just need a way to be involved that is managed and safe.

What Happened in the 2024 Jasper Fire?

A fire tornado touched down at Marmot Basin. The soil is completely gone, incinerated down to bedrock and minerals. Boulders were shattered from the heat. One hundred year old trees, root balls and all, were scattered like pickup sticks across the whole mountainside. The Canadian Forest Service found that the fire was producing 386,000 kilowatts of energy per meter of fire front, which is analogous to seven nuclear weapons.

The fact that the town survived is due to really good planning and fuel treatment and heroic fire fighting.

The above brief summary is based on an interview that Globe and Mail reporter Jesse Winter did with CBC's **What on Earth** program on July 16th about the lessons learned from Canada's recent big wildfires

- Here is a link to the interview: [What On Earth guest host Michelle Elliott](#).

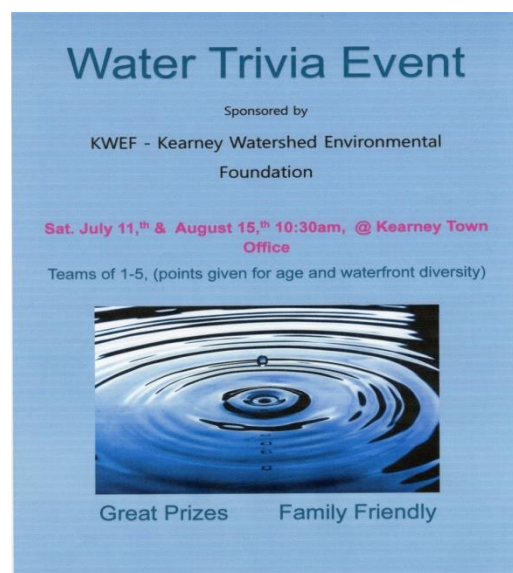
The above two articles were written by John Kelly. For questions or additional info contact him at John.KWEF@gmail.com

We hope to include a follow up article on implementing a Firesmart Program around your property while still taking into account environmental concerns such as natural shorelines.

KWEF's August Water Trivia Event – Sat Aug 15th 10:30 am at the KCC

If you have never been to a trivia event you might wonder what it is about. Just like the game Trivia Pursuits, It is a fun way to learn about some trivia, but in KWEF's case related to WATER. Was happens at a Water Trivia Event?

- 1) Alone or in a group of up to five you answer 25 questions that relate to water.
- 2) Participants/Groups that get the most correct answers choose which prize they want to take home. We have over \$400 worth of prizes to give out this August event.



- 3) Questions cover a broad range of topics but all relate to water (e.g. Animals and plants that depend on water and may aid or harm ecosystems); how microplastics get into the water around us; what is the Great Pacific Garbage Patch size; what famous singer sang a song called *River*; what colour did Disney make the famous fish called Nemo etc.) Whether you get questions right or wrong you will learn about what humans need to do to protect the local water systems our life depends upon.
- 4) After questions are asked and answers are recorded on a sheet of paper they are taken up as a group. It's fun and a little challenging but everyone wins as they learn about our watershed. Any tie is broken by recognizing the group's diversity (how many generations attend) or additional tie breaking questions.
- 5) All are invited to our next one on **August 15th, 10:30 am at the Kearney Community Center**. We end before noon so you can get home for lunch and a swim in the heat of the day.
- 6) Hope to see you there. Bring a friend. Bring your family.

NOTICES

Attention everyone – This Saturday is Hazardous Waste Day at the Kearney Public Works Garage at 149 King William St. from 9am – 2 pm

Also, this Thursday Aug 13 at 6:00 PM at the Regular August Town Council meeting, a KWEF member will be making a presentation on how Kearney can be protected from the invasive species called Phragmites. Come learn how to protect your watershed & property.

GBM Signs a LOA with 5 local First Nations

On August 10th Global Battery Materials (GBM) announced they have signed a Letter of Agreement with five First Nations (Dokis, Henvey Inlet, Magnetwan, Shawanaga & Wasauksing) with respect to their engagement, including a potential investment in the Kearney Graphite Project. The five First Nations have formed the Gizhe Manidoo O-Miigwewinan Limited Partnership to facilitate their engagement in the Project.

You can read the total 3 page press release at the link below.

<https://www.newswire.ca/news-releases/five-first-nations-and-global-battery-materials-sign-letter-of-agreement-for-potential-equity-investment-in-kearney-graphite-project-853510515.html>

THE CORPORATION OF THE TOWN OF KEARNEY

BY-LAW NO. 2026- 46

Being a By-law to authorize the acquisition of paper title to part of Echo Ridge Road legally described as Part of Lot 8, Concession 7, Geographic Township of Bethune, now in the Town of Kearney, designated as Part 4 on Plan 42R-22986

WHEREAS pursuant to the Municipal Act, 2001, S.O. 2001, c. 25 Sections 8, 9 and 10, Council is empowered to acquire lands for highway purposes;

AND WHEREAS a part of Echo Ridge Road crosses lands owned by the Estate of Kenneth Edward Bennett;

AND WHEREAS the Estate of Kenneth Edward Bennett proposes to transfer the portion of Echo Ridge Road more particularly described in Schedule “A” attached hereto to the Corporation of the Town of Kearney in accordance with the conditions imposed by the Southeast Parry Sound Area Planning Board on two applications for consent (B-040/24 and B-041/24);

AND WHEREAS Council has considered it in the best interest of the Town to accept a transfer from the Estate of Kenneth Edward Bennett of paper title to the portion of Echo Ridge Road more particularly described in Schedule “A”, which said portion of Echo Ridge Road is confirmed to be part of an existing public highway under the jurisdiction of the Town and which is maintained by the Town;

NOW THEREFORE the Council of the Corporation of the Town of Kearney hereby enacts as follows:

1. Authorization of Land Acquisition - This Council does hereby authorize the acquisition of the paper title to the lands more particularly described in Schedule “A” attached free and clear from all liens and encumbrances and for nil consideration.
2. Execution of Documents - This Council does hereby authorize the Mayor and the Clerk to execute all documents and take all action necessary to carry out the intent of this By-law.

THAT this By-Law shall come into effect on the date of passing.

READ a First and Second Time this _____ day _____, 2026.

Cheryl Philip, Mayor

Nicole Gourlay, Clerk

READ a Third and Final Time and Enacted in Open Council this ____ day of _____, 2026.

Cheryl Philip, Mayor

Nicole Gourlay, Clerk

**SCHEDULE "A" TO BY-LAW NO. 2026-46
OF THE CORPORATION OF THE TOWN OF KEARNEY**

PART LOT 8, CONCESSION 7, BETHUNE, DESCRIBED AS PART 4, PLAN
42R-22986, being part of PIN 52157-0555 (LT)

DRAFT