



**THE CORPORATION OF THE TOWNSHIP OF ST. JOSEPH  
COUNCIL MEETING  
AGENDA  
6:30 p.m. - Wednesday, April 2, 2025  
Council Chambers – 1669 Arthur Street, Richards Landing**

- 1. Call to Order**
- 2. Moment of Silent Reflection**
- 3. Disclosure of Pecuniary Interest**
- 4. Adoption of the previous minutes**
  - a. Council Meeting – March 5, 2025  
**Recommendation:** BE IT RESOLVED THAT the minutes of the Council meeting held on Wednesday, March 26, 2025, be adopted as circulated. **4-9**
- 5. Accounts**
  - a. Disbursements March 15-31, 2025:  
**Recommendation:** BE IT RESOLVED THAT the Cheque Register dated April 2, 2025, in the amount of \$217,712.46, be approved as presented. **10**
- 6. New Business & Items for Discussion**
  - a. Council Vacancy Policy Review
- 7. Public Meeting**
  - a. Zoning By-Law Amendment: 624 B Line Road **11-12**
- 8. Presentations**
  - a. Seniors and Persons with a Disability Services – Draft 2025 Budget Presentation
- 9. Staff and Committee Reports**
  - a. Proposed Funding Application: ADSAB Homelessness Prevention 2025 **13**  
**Recommendation:** BE IT RESOLVED THAT the report from the Manager Seniors & Persons with a Disability regarding a funding application for the Algoma District Services Administration Board’s (ADSAB) Homelessness Prevention Program for the Meals on Wheels Program, Transportation and the PSW Outreach Program be received; and  
  
That council approves staff to submit an application for program costs.

- b. Energy Consumption Summary

**Recommendation:** BE IT RESOLVED THAT the report from the Deputy Clerk regarding the comparison of energy usage and cost post Installation of heat pumps be received for information.

14-15

- c. Request for Waiver of rental Fees – Old Town Hall

**Recommendation:** BE IT RESOLVED THAT the report from the Deputy Clerk regarding the Huron Shores Family Health Care Team request for use of the Old Town Hall for the Ontario Caregiver Organization’s presentation be received; and

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That Council waives the rental fee for the Old Town Hall for their event on May 1, 2025.

- d. RFP Results: Emergency Generator

**Recommendation:** BE IT RESOLVED THAT the report from the Community Projects Coordinator regarding the results of a Request for Quotation (RFQ) 2025-02 Public Works Garage and Fire Hall Back Up Generator be received for information, and;

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That staff be authorized to enter into an agreement with \_\_\_\_\_ for the supply and installation of the generator and associated electrical work.

**10. Correspondence**

- a. **Consent Agenda:**

Item #	Description	Action
<b>Items with a request for support (resolutions)</b>		
	Town of Bradford West Gwillimbury – Motion to Request Landlord Tenant	18-19
24	Reforms	
25	Algoma Power Inc – 2025 Newsletter	20-21

**Recommendation:** BE IT RESOLVED THAT correspondence item #24 through #25 be received or information; and

THAT the recommended actions be taken.

**11. Closed Session**

**Recommendation:** BE IT RESOLVED THAT Council proceed into Closed Session at 7:55 p.m. in accordance with Section 239 of the Municipal Act to discuss technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization:

- a. Tranter Rink Project

**Recommendation:** BE IT RESOLVED THAT Council does rise from closed session at \_\_\_\_ p.m.

## 12. By-Laws

- a. Zoning By-Law Amendment: 624 B Line Road

**Recommendation:** BE IT RESOLVED THAT leave be granted to introduce By-Law 2025-17 being a By-law to amend Zoning By-law 2011 - 34, as amended, to reduce the minimum setback from the established high-water mark from 30 metres (100 feet) to 20 metres (66 feet) for the property located at CON B LOT 3PT – also known as 624 B Line Road, to facilitate the proposed construction of a new single-family dwelling to be built within the footprint of the original legal non-conforming structure.

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THAT said by-law be passed in open Council on April 2, 2025.

- b. Confirmation

**Recommendation:** BE IT RESOLVED THAT leave be granted to introduce By-Law 2025-18 being a By-Law to Confirm the Proceedings of the Regular Council Meeting held on April 2, 2025; and

THAT said by-law be passed in open Council on March 26, 2025.

## 13. Adjournment

**Recommendation:** BE IT RESOLVED THAT this meeting of the Council of the Township of St. Joseph adjourn at \_\_\_\_\_ p.m. to meet again at 6:30 p.m. on Wednesday, April 16, 2025, or at the call of the chair.



**THE CORPORATION OF THE TOWNSHIP OF ST. JOSEPH  
COUNCIL MEETING  
MINUTES**

**6:30 p.m. - Wednesday, March 26, 2025  
Council Chambers – 1669 Arthur Street, Richards Landing**

<b>Present</b>	
<b>Council</b>	<b>Mayor Jody Wildman Councillor Steven Adams Councillor Greg Senecal</b>
<b>Staff</b>	<b>Amanda Richardson, CAO/Clerk-Treasurer Michelle Pearse, Deputy Clerk David Pearse, By-Law Enforcement Officer</b>
<b>Regrets</b>	<b>Councillor Bryon Hall Councillor Cameron Ross</b>
<b>Members of the Public</b>	<b>Katherine Henshell (Zoning By-Law Amendment)</b>

**1. Call to Order**

Mayor Wildman called the meeting to order at 6:30 p.m.

**2. Moment of Silent Reflection**

**3. Disclosure of Pecuniary Interest – N/A**

**4. New Business & Items for Discussion**

- a. Mayor Wildman – Acknowledgement of the passing of Councillor Hall.
- b. Items for Discussion: Draft By-Law Review
  - i. Animal Care & Control  
Council reviewed a final draft of the animal care and control by-law. Staff will make final revisions and send to the Attorney General to review for set fine application and then bring it back to Council for passing once it has been finalized.
  - ii. Breeding Kennel By-Law  
Council reviewed additional revisions and asked staff to schedule a public meeting on Wednesday, April 30<sup>th</sup> at 7 p.m. to review the draft and allow input from interested parties.

**5. Adoption of the previous minutes**

- a. Council Meeting – March 5, 2025  
Resolution #2025 - 59  
Moved By: Greg Senecal

Seconded By: Steven Adams

BE IT RESOLVED THAT the minutes of the Council meeting held on Wednesday, March 5, 2025, be adopted as circulated.

Carried.

## 6. Accounts

- a. Disbursements March 1-14, 2025:

Resolution #2025 - 60

Moved By: Steven Adams

Seconded By: Greg Senecal

BE IT RESOLVED THAT the Cheque Register dated March 19, 2025, in the amount of \$210,591.31, be approved as presented.

Carried.

## 7. Staff and Committee Reports

- a. Zoning By-Law Amendment Application:

Resolution #2025 - 61

Moved By: Greg Senecal

Seconded By: Steven Adams

BE IT RESOLVED THAT the report from the CAO/Clerk-Treasurer regarding the application for Zoning By-Law Amendment to rezone the property located at CON D WATER LOT REAR OF LOT 10 from General Commercial (GC) to Residential 1 (R1), and

To amend the Zoning By-Law Table 1 – Residential Zone standards to:

1. reduce the highwater setback from 30 metres (100 feet) to 16.7 metres (55 feet), and
2. reduce the minimum lot size from 675 square metres (7,265 square feet) to 554 square metres (5,960 square feet), and
3. reduce the minimum rear yard setback from 6 metres (20 feet) 1.8 metres (6 feet), and
4. reduce minimum lot frontage from 15 metres (50 feet) to 0 metres/feet; and

That Council accepts the application and authorizes staff to schedule a public meeting and begin the public notification process.

Carried.

- b. 2024 Council Remuneration Report

Resolution #2025 - 62

Moved By: Steven Adams

Seconded By: Greg Senecal

BE IT RESOLVED THAT the report from the CAO/Clerk-Treasurer regarding the 2024 Statement of Remuneration and Expenses be received for information.

Carried.

c. 2024 Building Permit Report  
 Resolution #2025 - 63  
 Moved By: Greg Senecal  
 Seconded By: Steven Adams  
 BE IT RESOLVED THAT the report from the Deputy Clerk regarding the 2024 Building Permit Annual Report be received for information.  
 Carried.

d. 2025 Summer & Budget Council Schedule  
 Resolution #2025 - 64  
 Moved By: Greg Senecal  
 Seconded By: Steven Adams  
 BE IT RESOLVED THAT the report from the Clerk Administrator regarding the 2025 summer and budget meeting schedule be received for information, and

That the proposed timeline for budget preparations be accepted for information, and

That Council approves the proposed schedule of an additional, special meeting to be held May 14th beginning at 5 p.m., and meeting Wednesdays, July 16, and August 13, 2025, returning to a regular meeting rotation on Wednesday, September 3rd, 2025; and

That Council approves the office closure on Monday, June 30 for the observance of Canada Day, to reopen on July 1; and

That Council directs staff to advertise for the changes to the regular Council meeting schedule, and office closure.  
 Carried.

e. Landfill Committee Meeting Summary  
 Resolution #2025 - 65  
 Moved By: Steven Adams  
 Seconded By: Greg Senecal  
 BE IT RESOLVED THAT the report from the Deputy Clerk regarding a meeting summary of the March 17, 2025, Landfill Committee be received for information.  
 Carried.

**8. Correspondence**

**a. Consent Agenda:**

<b>Item #</b>	<b>Description</b>	<b>Action</b>
<b>Items with a request for support (resolutions)</b>		
21	The Regional Municipality of Durham – Ban Nazi Symbols in Canada	Support
22	Township of Coleman – Northern Highway Safety Plan	Support

Resolution #2025 - 66

Moved By: Greg Senecal

Seconded By: Steven Adams

BE IT RESOLVED THAT correspondence item #21 through #23 be received or information; and

THAT the recommended actions be taken.

Carried.

## 9. Closed Session

Resolution #2025 - 67

Moved By: Steven Adams

Seconded By: Greg Senecal

BE IT RESOLVED THAT Council proceed into Closed Session at 7:55 p.m. in accordance with Section 239 of the Municipal Act to discuss personal matters about an identifiable individual, including municipal or local board employees:

- a. Summer Student Employment
- b. Council vacancy
- c. Landfill Staff
- d. Senior Management Performance Evaluations

Resolution #2025 - 68

Moved By: Steven Adams

Seconded By: Greg Senecal

BE IT RESOLVED THAT Council does rise from closed session at 8:21 p.m.

Carried.

Resolution #2025 - 69

Moved By: Greg Senecal

Seconded By: Steven Adams

BE IT RESOLVED THAT the report from the CAO/Clerk-Treasurer regarding 2025 summer positions for the municipality be received for information, and

That Council authorize staff to offer the following five positions to the individuals named in the report, as discussed:

- Public Works Assistant
- Parks and Recreation Assistant
- Marina Attendant/Parks Maintenance
- Marina Attendant (2)

Carried.

Resolution #2025 - 70

Moved By: Steven Adams

Seconded By: Greg Senecal

BE IT RESOLVED THAT the Council of The Township of St. Joseph declare a vacant seat on Council due to the passing of Councillor Hall; and

That Council approves filling the vacancy by means of appointment; and

That Council direct staff to post the vacancy, requesting expressions of interest in appointment to the position.

Carried.

Resolution #2025 - 71

Moved By: Greg Senecal

Seconded By: Steven Adams

BE IT resolved that the report from the CAO/Clerk-Treasurer regarding Landfill staff be received for information, and

That Council authorize staff to proceed as discussed.

Carried.

## 10. By-Laws

- a. Zoning By-Law Amendment 826 I Line Road (Repeal and Replace By-Law #2025-13)

Resolution #2025 - 72

Moved By: Steven Adams

Seconded By: Greg Senecal

BE IT RESOLVED THAT leave be granted to introduce By-Law 2025-15 being a By-law to repeal and replace By-Law #2025-13 and to amend Zoning By-law 2011-34, as amended, to reduce the minimum lot area from 2 hectares (5 acres) to 0.76 hectare (1.9 acres), as a prerequisite for consent application to create a new, rural/residential lot for the property located at CON H LOT 1PT PCL 5474 ACS RP AR967 PART 1 – also known as 826 I Line Road; and

THAT said by-law be passed in open Council on March 26, 2025.

Carried.

- b. Confirmation

Resolution #2025 - 73

Moved By: Steven Adams

Seconded By: Greg Senecal

BE IT RESOLVED THAT leave be granted to introduce By-Law 2025-16 being a By-Law to Confirm the Proceedings of the Regular Council Meeting held on March 26, 2025; and



THAT said by-law be passed in open Council on March 26, 2025.  
Carried.

## 11. Adjournment

Resolution #2025- 74

Moved By: Greg Senecal

Seconded By: Steven Adams

BE IT RESOLVED THAT this meeting of the Council of the Township of St. Joseph adjourn at 8:30 p.m. to meet again at 6:30 p.m. on Wednesday, April 2, 2025, or at the call of the chair.

Carried.

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Joseph Wildman, Mayor

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Amanda Richardson, CAO/Clerk-Treasurer

**TOWNSHIP OF ST. JOSEPH**

Disbursements

02-Apr-25

RESOLUTION #2025-

<b>CHQ #</b>	<b>DATE</b>	<b>VENDOR NAME</b>	<b>DESCRIPTION</b>	<b>Amount</b>
6613	2025-03-21	GREEN OAK GRAFIX	GO NORTH SHIRTS DEPOSIT	\$ 1,000.00
6614	2025-03-21	MSC INDUSTRIAL SUPPLY	ROADS - EQUIPMENT MAINTENANCE	90.51
108979	2025-03-21	ALGOMA DISTRICT SCHOOL BOARD	MUNICIPAL LEVY 1ST QUARTER	91,081.44
108980	2025-03-21	ALGOMA BUSINESS COMPUTERS	PSW - COMPUTER MAINTENANCE	26.84
108981	2025-03-21	ALGOMA OFFICE EQUIPMENT	SENIORS - COPIES	120.45
108982	2025-03-21	ALGOMA PUBLIC HEALTH	MUNICIPAL LEVY 2ND QUARTER	16,656.75
108983	2025-03-21	MELISSA CRIPPS	SENIORS - MILEAGE	148.32
108984	2025-03-21	JENNY ENNS	PSW - MILEAGE	321.48
108985	2025-03-21	FOTENN CONSULTANTS INC.	COMMUNITY IMPROVEMENT PLAN	5,024.27
108986	2025-03-21	MARGO GIBSON	SENIORS - MILEAGE	64.80
108987	2025-03-21	GENEVIEVE GONNEAU	SENIORS - MILEAGE	47.52
108988	2025-03-21	KENTVALE MERCHANTS LTD.	SENIORS/ROADS - SUPPLIES & FUEL	693.34
108989	2025-03-21	ELIZABETH LANE	PSW - MILEAGE	478.80
108990	2025-03-21	LE CONSEIL SCOLAIRE DU GRAND	MUNICIPAL LEVY 1ST QUARTER	522.12
108991	2025-03-21	LOCAL AUTHORITY SERVICES	ADMIN - OFFICE SUPPLIES	120.99
108992	2025-03-21	MASSEY WHOLESALE LIMITED	SENIORS - PROGRAM SUPPLIES	490.15
108993	2025-03-21	PUBLIC UTILITIES COMMISSION	WATER SEWER CONTRACT MAR 2025	13,174.33
108994	2025-03-21	SHERRY RODGERS	PSW - MILEAGE	287.28
108995	2025-03-21	ST JOSEPH ISLAND COFFEE ROASTERS	ADMIN - SUPPLIES	80.00
108996	2025-03-21	STREETSCAN CANADA ULC	ANNUAL LICENCE	1,220.40
108997	2025-03-21	TRACTION (UAP INC)	ROADS - EQUIPMENT MAINTENANCE	378.19
PAP	2025-03-21	MINISTER OF FINANCE	PAYROLL REMITTANCES	24,090.92
PAP	2025-03-21	RECEIVER GENERAL	PAYROLL REMITTANCES	13,115.38
PAP	2025-03-21	BI-WEEKLY PAYROLL	PAY PERIOD 6	31,386.65
6615	2025-03-28	MIKE PRPICH	REC - PICKLE BALL SUPPLIES	248.96
108998	2025-03-28	ALGOMA AG CENTRE	ROADS - FUEL	1,937.72
108999	2025-03-28	ALLETRAM GROUP LTD	LANDFILL - RECYCLING BIN RENTAL	678.00
109000	2025-03-28	BRIGHT HR LIMITED	ADMIN - PROGRAM LICENCE	417.22
109001	2025-03-28	EQUITABLE LIFE OF CANADA	GROUP BENEFITS	8,661.65
109002	2025-03-28	KENTVALE MERCHANTS LTD.	ROADS - FUEL	94.00
109003	2025-03-28	LOCAL AUTHORITY SERVICES	SENIORS - SUPPLIES	209.88
109004	2025-03-28	SUPERIOR PROPANE	REC - RINK PROPANE	1,293.12
109005	2025-03-28	TOROMONT CAT	ROADS - FUEL & EQUIP MAINTENANCE	2,303.07
109006	2025-03-28	UNITED ROTARY BRUSH CORPORATION	ROADS - EQUIPMENT MAINTENANCE	1,247.91
			<b>TOTAL</b>	<b>\$ 217,712.46</b>

**The Township of St. Joseph**  
**ZONING BY-LAW AMENDMENT PUBLIC MEETING**  
**Wednesday, April 2, 2025 – 6:40 p.m.**  
**Council Chambers – 1669 Arthur Street, Richards Landing**

The purpose of this Public Meeting is to review a proposed Zoning By-law Amendment in accordance with Section 34 of the Planning Act, as well as to hear comments and review written submissions from the public and other agencies.

**DESCRIPTION OF THE PROPOSAL**

- Property Location: CON B LOT 3PT – also known as 624 B Line Road.
- Section 4.21.1 (Setbacks from Shoreline), to reduce the minimum setback from the established high-water mark from 30 metres (100 feet) to 20 metres (66 feet) to facilitate the demolition and reconstruction of an existing seasonal residence, within its original footprint.

**SUMMARY OF COMMENTS FROM NEIGHBOURS & AGENCIES**

Public Notice of the proposed amendment was distributed to property owners and public agencies in accordance with the provisions of the Planning Act. No objections were received prior to the deadline for submission. The following resolution was received from the St. Joseph Island Planning Board:

*“Be it resolved that the notice of public meeting concerning a proposed zoning by-law amendment for the property located at CON H LOT 1PT PCL 5474 ACS RP AR967 PART 1, 826 I Line in the Township of St. Joseph be received, and*

*That the Planning Board advises the Township that they approve the application noting that the intent is to protect the existing agricultural use of the retained parcel, and this is consistent with the Official Plan.”*

**COMMENTS & QUESTIONS FROM PUBLIC**

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed amendment. If a person or public body that files an appeal of a decision of The Township of St. Joseph in respect of the proposed amendment does not make oral submissions at a public meeting or make written submissions to The Township of St. Joseph before the proposed amendment is adopted, the Ontario Land Tribunal may dismiss all or part of the appeal.

If anyone wishes to speak to the proposed zoning by-law amendment, speakers must state their name and address so that proper records may be kept in accordance with the Planning Act, and so that notice of future decisions can be sent to those persons involved in the review process.

**REPLY**

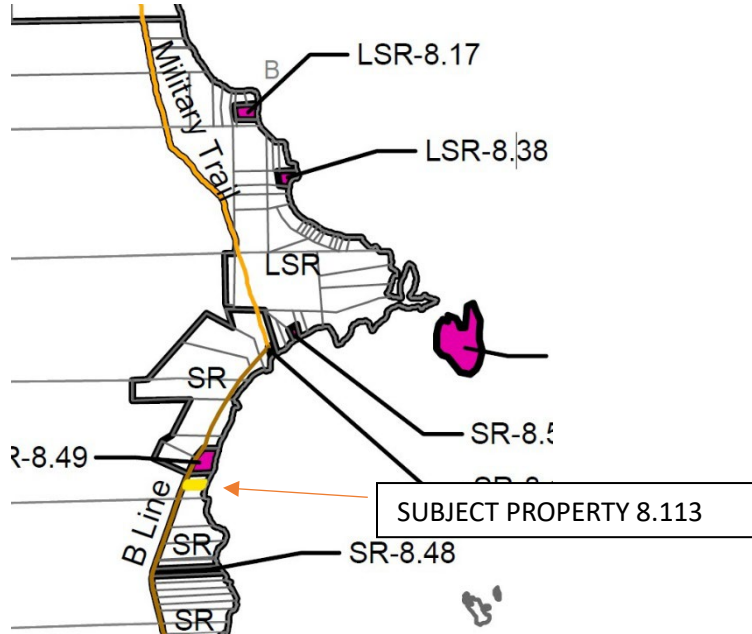
- Members of Council may ask questions for clarification of specific matters.
- Members of the public may respond to points clarified by Council and amendments suggested by staff.

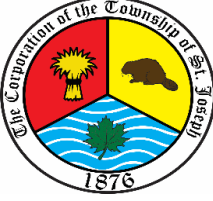
**FINAL STATEMENT**

If there are no further questions or submissions, Council wishes to thank those in attendance for their participation. If the By-law is approved and passed by Council today, it will take effect following a 20-day appeal period where no eligible person or body has submitted an objection to the Ontario Land Tribunal.

**KEY MAP**

CON B LOT 3PT – also known as 624 B Line Road



	<b>Township of St. Joseph</b>	
	<b>Report To Council</b>	
	<b>FROM:</b>	Marcy, Manager Seniors & Persons with a Disability
	<b>DATE:</b>	March 20, 2025
	<b>SUBJECT:</b>	ADSAB Funding for Meals on Wheels, Transportation and PSW Outreach Program
<b>RECOMMENDATION:</b>	<p>BE IT RESOLVED THAT the report from the Manager Seniors &amp; Persons with a Disability regarding a funding application for the Algoma District Services Administration Board's (ADSAB) Homelessness Prevention Program for the Meals on Wheels Program, Transportation and the PSW Outreach Program be received; and</p> <p>That council approves staff to submit an application for program costs.</p>	

**Background:**

Since 2023, The Algoma District Services Administration Board (ADSAB) Homelessness Prevention plan has provided funding opportunities for organizations to assist individuals with supports that prevent Homelessness. These supports can include drop-in, emergency shelter stays, food delivery/outreach service, food bank, outreach, personal items/clothing/household items, mental health/illness/substance use supports and services, crisis prevention, transportation service, and information/service navigation/referrals.

The Trefry Centre is applying for support for the increasing food costs for the Meals on Wheels Program and the Transportation Program in order to keep the options affordable to those accessing service.

The PSW Outreach program is applying for support for its direct client services.

Funding amounts provided will be based on availability and program needs.

**Financial Implications:**

ADSAB will fund 100% of approved expenses. There are no additional costs to the Township.

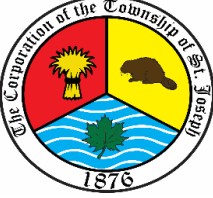
**Options:**

Council may approve staff to apply for both programs or may defer or deny the request to apply for this funding.




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Marcy Clark  
Manager Seniors and Persons with a Disability

	<b>Township of St. Joseph</b>	
	<b>Report To Council</b>	
	<b>FROM:</b>	Michelle Pearse, Deputy Clerk
	<b>DATE:</b>	April 2, 2025
	<b>SUBJECT:</b>	Post Heat Pump Installation Comparison
<b>RECOMMENDATION:</b>	BE IT RESOLVED THAT the report from the Deputy Clerk regarding the comparison of energy usage and cost post Installation of heat pumps be received for information.	

**Background**

Modernization funding was utilized to purchase and install heat pump systems for several municipal buildings. A review of the power bills was completed from the date of installation to the end of 2024, to compare the usage and cost savings, if any, for the buildings that had the heat pumps installed.

The water pumping and sewage treatment plants had heat pump systems installed in December 2022. The review found that from 2023-2024 the water treatment plant showed a 45,920.69 KW/h reduction of billed usage; this resulted in an overall savings of \$6,336.29 over the 2-year period. The sewage treatment plant showed a reduction of 9,789.60 KW/h; however, saw an increase of \$32.76 for the same period.

The heat pump systems were installed at the Trefry Centre and at the Old Town Hall in January of 2023. Over 2023-2024, the Trefry power bills showed a significant reduction in KW/h used in 2023 (22,310.31 KW/h), however an increase of usage in 2024, resulting in an increase in cost of \$801.91 over the 2-year period. The bills for the Old Town Hall for this period showed a total decrease of 22,325.45 KW/h used, and overall savings of \$3,244.01. Although both buildings showed similar KW/h reduced, the time of use was different for the usage, resulting in less savings for the Trefry Centre.

The Marina heat pump installation was completed in April of 2024. Without a greater period of time to compare usage and cost, an accurate reflection of potential savings cannot be made.

The findings showed that there were some savings; however, the results are not entirely reflective of the actual savings due to the different rebates that were in effect for a portion of the time that was reviewed.

More accurate cost savings may be seen over time with continued reduction in usage. A table showing cost and usage comparisons for all sites is attached for reference.

**Financial Implications:**

This report is provided for information.




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Michelle Pearse  
Deputy Clerk

## Usage and Cost Analysis After Heat Pump Installation

### Trefry Centre (Heat Pump Installed Jan 2023)

Year	Amount Off Peak (KWh)	Amount Mid Peak (KWh)	Amount On Peak (KWh)	Bill Amount (incl. HST & Rebate amount)	Cost Difference from Previous Year	Annual Total KW/h	Usage Difference KW/h from Previous Year
2023	0.00	6,740.80	7,813.99	\$ 5,828.79	\$ (678.89)	14,554.79	-22,310.31
2024	0.00	8,215.99	8,688.79	\$ 7,309.59	\$ 1,480.80	16,904.78	2,349.99
<b>Savings Since Installation</b>					<b>\$ 801.91</b>		<b>-22,460.80</b>

### Old Town Hall (Heat Pump Installed Jan 2023)

Year	Amount Off Peak (KWh)	Amount Mid Peak (KWh)	Amount On Peak (KWh)	Bill Amount (incl. HST & Rebate amount)	Cost Difference from Previous Year	Annual Total KW/h	Usage Difference KW/h from Previous Year
2023	2,958.00	9,332.00	1,630.00	\$ 2,820.86	\$ (5,043.59)	13,920.00	(21,548.00)
2024	1,507.00	7,111.89	6,523.66	\$ 4,620.44	\$ 1,799.58	15,142.55	1,222.55
<b>Savings Since Installation</b>					<b>\$ (3,244.01)</b>		<b>(20,325.45)</b>

### Marina (Heat Pump Installed April 2024)

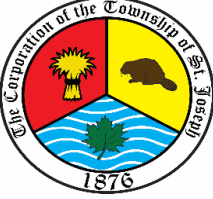
Year	Amount Off Peak (KWh)	Amount Mid Peak (KWh)	Amount On Peak (KWh)	Bill Amount (incl. HST & Rebate amount)	Cost Difference from Previous Year	Annual Total KW/h	Usage Difference KW/h from Previous Year
2023	22,339.20	5,084.40	6,043.20	6,047.09	\$ 1,076.93	33,466.80	4,282.79
2024	23,092.80	5,441.40	6,405.60	6,543.77	\$ 496.68	34,939.80	1,473.00
<b>Savings Since Intallation</b>					<b>\$ 1,573.61</b>		<b>5,755.79</b>

### Pump Station (Heat Pump Instaled Dec 2022)

Year	Amount Off Peak (KWh)	Amount Mid Peak (KWh)	Amount On Peak (KWh)	Bill Amount (Incl. HST & Rebate amount)	Cost Differnce from previous Year	Annual Total KW/h	Usage Difference KW/h from Previous Year
2023	8,998.00	123,542.66	0.00	\$ 24,407.46	\$ 87.00	132,540.66	(6,008.27)
2024	9,023.00	83,605.24	0.00	\$ 17,984.17	\$ (6,423.29)	92,628.24	(39,912.42)
<b>Savings Since Installation</b>					<b>\$ (6,336.29)</b>		<b>(45,920.69)</b>

### Sewage Treatment (Heat Pump Installed Dec 2022)

Year	Amount Off Peak (KWh)	Amount Mid Peak (KWh)	Amount On Peak (KWh)	Bill Amount (incl HST & Rebate Amount)	Cost Difference from Previous Year	Annual Total KW/h	Usage Difference KW/h from Previous Year
2023	68,298.41	17,710.11	18,092.07	18,092.51	\$ (825.24)	104,100.59	(10,684.20)
2024	68,849.84	17,828.63	18,316.72	18,950.51	\$ 858.00	104,995.19	894.60
<b>Savings Since Installation</b>					<b>\$ 32.76</b>		<b>(9,789.60)</b>

	<b>Township of St. Joseph</b>	
	<b>Report To Council</b>	
	<b>FROM:</b>	Michelle Pearse, Deputy Clerk
	<b>DATE:</b>	April 2, 2025
	<b>SUBJECT:</b>	Huron Shores Family Health Team Request for Old Town Hall
<b>RECOMMENDATION:</b>	<p>BE IT RESOLVED THAT the report from the Deputy Clerk regarding the Huron Shores Family Health Care Team request for use of the Old Town Hall for the Ontario Caregiver Organization’s presentation be received; and</p> <p>That Council waives the rental fee for the Old Town Hall for their event on May 1, 2025.</p>	

**Background:**

As part of the Healthy Aging Program the Huron Shores Family Health Team (HSFHT), in partnership with The Ontario Caregiver Organization, will be holding information sessions for caregivers in Richards Landing and surrounding areas. These sessions will provide information on the various resources and supports available to caregivers in the area. These presentations are offered free of charge, open to the public, and will provide invaluable information to help those that may need support to care for their loved ones.

As their event is available to our community free of charge, The HSFHT has requested the fees be waived for this event.

**Financial Implications:**

In addition to the loss of the \$100 rental fee, there will be a small cost of approximately \$30 for one hour of the custodian’s wages to clean the hall after the event.

**Options:**

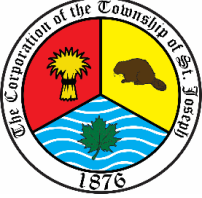
Council may approve to waive the fees for the use of the Old Town Hall, deny the request or consider other options.




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Michelle Pearse  
Deputy Clerk



	<b>Township of St. Joseph</b>	
	<b>Report To Council</b>	
	<b>FROM:</b>	Sherie Gladu, Community Projects Coordinator
	<b>DATE:</b>	April 2, 2025
	<b>SUBJECT:</b>	RFQ 2025-02 Results – Public Works Garage and Fire Hall Back Up Generator
<b>RECOMMENDATION:</b>	<p>BE IT RESOLVED THAT the report from the Community Projects Coordinator regarding the results of a Request for Quotation (RFQ) 2025-02 Public Works Garage and Fire Hall Back Up Generator be received for information, and;</p> <p>That staff be authorized to enter into an agreement with _____ for the supply and installation of the generator and associated electrical work.</p>	

**Background**

A Request for Quotations was sent out to qualified contractors and posted publicly for the supply and installation of a propane back up generator for the Public Works Garage and Fire Hall and to support the alternate Emergency Operation Center for the Community Emergency Control Group in the event of a power outage. This project is 100% funded through a grant from the Emergency Management Ontario through the Community Emergency Preparedness Grant (CEPG) program up to a maximum of \$40,000. Quotes were received from XX contractors: Blanchette Electric Inc, Island Solutions. A summary of the quotes before HST are provided below:

Supply and Install Back up Generator	TYB Enterprises Inc.	Island Solutions	Veteran Electric Corp.	Blanchette Electric Inc.	Steel Speed Electrical	DT Electrical Contractor
Labour	\$3,790.00	\$4,400.00	\$7,650.00	\$13,940.00	\$6,075.00	\$17,140.00
Materials	\$21,710.00	\$23,650.00	\$23,300.00	\$17,857.50	\$27,815.00	\$19,840.00
<b>Total</b>	<b>\$25,500.00</b>	<b>\$28,050.00</b>	<b>\$30,950.00</b>	<b>\$31,798.50</b>	<b>\$33,890.00</b>	<b>\$36,980.00</b>

**Financial Implications**

The CEPG program will cover 100% of the costs to a maximum of \$40,000.

**Summary**

Council may accept one of the quotes provided and authorize staff to enter into an agreement for the contract, defer their decision, or consider other options.



Sherie Gladu, Community Projects Coordinator

March 12, 2025

VIA EMAIL

The Hon. Doug Ford  
Legislative Building  
Queen's Park  
Toronto ON M7A 1A1  
[premier@ontario.ca](mailto:premier@ontario.ca)

Dear Premier Ford

**Re: Motion to Request Landlord Tenant Reforms**

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At its Regular Meeting of Council held on Tuesday, March 4, 2025, the Town of Bradford West Gwillimbury Council approved the following resolution:

Resolution 2025-79  
Moved: Councillor Giordano  
Seconded: Councillor Dykie

WHEREAS Ontario has expanded the accessory dwelling unit (ADU) framework to address the housing supply crisis, which includes the need to balance the interests of both tenants and small-scale landlords;

WHEREAS small-scale landlords may face financial strain when tenants withhold rent in bad faith, and delayed dispute resolution systems can result in undue hardship for landlords, while also affecting tenants' security and well-being;

WHEREAS it is crucial to support the development of legal ADUs and secondary rentals while ensuring tenants' rights are respected and upheld;

WHEREAS proposed reforms could include:

- Accelerating dispute resolution for ADUs and secondary rentals at the Landlord and Tenant Board (LTB) within 30 days, ensuring fairness for both tenants and landlords
- Introducing mediation services to resolve disputes quickly and amicably, reducing reliance on lengthy hearings
- Providing both landlords and tenants with enhanced tools for clear communication, such as standardized rental agreements and better screening practices

- Strengthening protections for tenants against unfair eviction while enforcing stricter penalties for tenants withholding rent in bad faith
- Ensuring law enforcement access to properties only under appropriate circumstances, respecting tenants' rights while supporting landlords in the resolution of unpaid rent issues
- Establishing a hardship relief fund for landlords impacted by unpaid rent, while ensuring tenants are also supported in cases of financial distress
- Offering free or low-cost legal assistance to both landlords and tenants to navigate disputes fairly.

NOW THEREFORE BE IT RESOLVED that the Town of Bradford West Gwillimbury Council requests the provincial government to look at ways to implement these balanced reforms that protect both small-scale landlords and tenants, ensuring fairness in the rental market; and

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to Premier Doug Ford, our local Member of Provincial Parliament, President of the Association of Municipalities of Ontario, Minister of Municipal Affairs and Housing, Attorney General, and all Ontario municipalities to support the creation of balanced protections for both landlords and tenants

CARRIED.

Thank you for your consideration of this request.

Regards,



Tara Reynolds  
Clerk, Town of Bradford West Gwillimbury  
(905) 775-5366 Ext 1104  
[treynolds@townofbwg.com](mailto:treynolds@townofbwg.com)

CC: President of Association of Municipalities of Ontario, Robin Jones - [resolutions@amo.on.ca](mailto:resolutions@amo.on.ca)  
Hon. Paul Calandra, Minister of Municipal Affairs and Housing - [minister.mah@ontario.ca](mailto:minister.mah@ontario.ca)  
Hon. Doug Downey, Attorney General - [attorneygeneral@ontario.ca](mailto:attorneygeneral@ontario.ca)  
All Ontario Municipalities

An annual newsletter brought to you by Algoma Power Inc.

2025

## Welcome to API's New Community Newsletter!

In an effort to provide concise and valuable information, Algoma Power has elected to develop and issue an electronic newsletter that provides various updates related to programs and initiatives that are taking place this year.

## Public Safety Message

If you witness or come upon a downed powerline, assume that it is electrically energized. Stay at least 10 meters (33ft) away (about the length of a school bus). If a downed powerline lands on your vehicle, stay inside your vehicle. If you must leave the vehicle, don't step out of the car. Jump and make sure to land with both feet together and shuffle away until you get to a safe distance (10m). For more information, please visit the ESA website [Stop. Look. Live. - ESA](#)



## Customer Service



**Bi-Annual Making Connections Newsletter:** Spring/Summer 2025 edition will be included with the May invoices. Look for important information related to Health & Safety, Billing and Rates.

**Customer Portal:** Access bills, payment history, usage information. Sign-up for pre-authorized debit payments or link directly to online. Register at our website [www.algomapower.com](http://www.algomapower.com)



**Follow us on Facebook & X:** Stay informed about what is happening in the electric industry. When larger unplanned outages occur, access updates in real time. @APIpower

2023 Utility Scorecards are out! Find ours at the OEB's website or link to it from the Regulatory page on our website.

Please keep us informed of any changes to community streetlighting, including recent or planned luminaire retrofits, additions, or removals.

## Emergency Preparedness

In an effort to support the various communities for which Algoma Power provides electricity, we would like to ensure we have the most up to date emergency contact on file in addition to community emergency response plan. Please let us know if there has been any recent change.

Algoma Power has been actively involved in analyzing and defining resilience within the electricity distribution sector, particularly in the context of climate change and more frequent extreme weather events, including wildfires.

An annual newsletter brought to you by Algoma Power Inc.

2025

## Work Plans in your Community

Algoma Power has several key work programs to highlight that are occurring within various community in which it supplies electricity.

**Vegetation Management Program**— Our annual program brings us to a variety of areas this upcoming year and includes a combinations of line clearing and brush control: Desbarats, St. Joseph Island, Goulais River, Searchmont, Montreal Rivers, and the Michipicoten/Wawa area. The specific townships are listed in the following table:



Forestry Part	Townships	Work Activity
Andrews P1	Peever, Rix, Slater	Brush Control
Desbarats P2	Laird, Tarbutt, Tarbutt Additional	Line Clearing, and Brush Control
Garden River	Garden River First Nations	Line Clearing, and Brush Control
Goulais P5	Aweres, Deroche, Jarvis, Vankoughnet	Brush Control
Goulais P6	Deroche, Fenwick, Gaudette, Hodgins, Shields, Vankoughnet	Brush Control
St. Joseph P2	Richards landing, St Joseph, Jocelyn	Line Clearing, and Brush Control
Wawa P2	Lendrum, McMurray, Rabazo	Brush Control

Please visit our [Vegetation Management Webpage](#) for more information on our annual program.

**Line Rebuild Sustainment Program**—Annually, we replace and upgrade our powerline infrastructure as part of our proactive Line Rebuild program. The table below provides the location of line rebuild work:

Location	Township
Deplonty Rd	Johnson
HWY17, Bear Rd to Deplonty Rd	Johnson
Gordon Lake Rd	Johnson
Lane 8 & Aho Rd	Plummer
Cunningham St	Plummer Additional
Mark St	Village of Hilton Beach
Shore Rd (Primary Tap)	St Joseph
Pine Shore Rd	Fenwick
Olar Subdivision	Fenwick
HWY17, Harmony Beach to Havilland Shores	Havilland
Lookout Trail Rd	Ryan
Joliet St & HWY101	Municipality of Wawa/McMurray
Boyer St, Ross St & Arnett St	Municipality of Wawa/McMurray
Mission Rd	Municipality of Wawa/McMurray
HWY101, East of Camp Kinniwabi	Michano
API's 44kV between Goudreau Rd and Bell Tower Rd	Dunphy/Township of Dubreuilville



**Accelerated Broadband Program**—We have been working closely with Internet Providers, making our pole line infrastructure available for connecting fiber lines in the Algoma region. To learn more about high-speed internet in your community, please visit the Ontario Connects: [Ontario Connects Map](#)

**THE CORPORATION OF THE TOWNSHIP OF ST. JOSEPH**

**BY-LAW 2025-18**

**A By-Law to Confirm the Proceedings of the Regular Council Meeting held on  
April 2, 2025.**

WHEREAS the Municipal Act, 2001, S.O. 2001, c25, as amended, provides that a municipal Council shall exercise its powers by by-law, except where otherwise provided; and

WHEREAS in many cases, action which is taken or authorized by Council to be taken does not lend itself to an individual by-law;

NOW THEREFORE the Council of the Corporation of the Township of St. Joseph hereby enacts as follows:

1. That the actions of the Council of the Corporation of the Township of St. Joseph at its meeting on April 2, 2025, in respect to each motion, resolution, direction and other action passed and taken by Council, except where the prior approval of the Ontario Municipal Board is required, is hereby adopted, ratified, and confirmed.
2. That the Mayor and the proper officers of the Corporation are hereby authorized and directed to do all things necessary to give effect to the said action or actions, to obtain approvals where required, and to execute any and all documents as may be necessary, and to affix the corporate seal to all such documents as required.

Passed in open Council on April 2, 2025.

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Joseph Wildman  
Mayor

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Amanda Richardson  
CAO/Clerk-Treasurer