



Town of Arnprior

Regular Meeting of Council Agenda

Date: Monday, September 22, 2025

Time: 6:30 p.m.

Location: Council Chambers – 105 Elgin Street West, Arnprior

- 1. Call to Order**
- 2. Roll Call**
- 3. Land Acknowledgement Statement**
- 4. Adoption of Agenda (Additions / Deletions)**
- 5. Disclosures of Pecuniary Interest**
- 6. Question Period**
- 7. Adoption of Minutes of Previous Meeting(s) (Except Minutes of Closed Session)**
 - a) **Regular Meeting of Council – September 8, 2025** (Page 1-10)
- 8. Awards / Delegations / Presentations**
 - Delegations**
 - a) **Solar Project at Arnprior Airport**, Alectra Solutions (Page 11-24)
 - Presentations**
 - b) **Fire Department Community Partners**, Fire Chief (Page 25-27)
- 9. Public Meetings**
- 10. Matters Tabled / Deferred / Unfinished Business**
 - a) **Notice of Motion - Veteran Crosswalk**, County Councillor Lynch (Page 28)
- 11. Notice of Motion(s)**
- 12. Staff Reports**
 - a) **Daniel and Albert Street Reconstruction Project Award**, Ryan Wall, Engineering Officer (Page 29-32)
 - b) **Chats Lake Yacht Club Lease**, Graeme Ivory, Director of Recreation (Page 33-35)

- c) **Proclamation – National Day for Truth and Reconciliation**,
Kaitlyn Wendland (Page 36-38)

13. Committee Reports and Minutes

a) Mayor's Report

b) County Councillor's Report

c) Committee Reports and Minutes

- i) **Culture and Diversity Advisory Committee Minutes – June 2, 2025** (Page 39-42)
- ii) **Accessibility and Age Friendly Advisory Committee Minutes – June 4, 2025** (Page 43-45)
- iii) **Accessibility and Age Friendly Advisory Committee Minutes – July 2, 2025** (Page 46-47)
- iv) **Environmental Advisory Committee Minutes – June 16, 2025** (Page 48-51)
- v) **Library Joint Use Committee Meeting Minutes – June 19, 2025** (Page 52-56)
- vi) **Library Joint Use Committee Meeting Minutes – July 17, 2025** (Page 57-58)

Correspondence & Petitions

a) Correspondence

- i) Correspondence Package I-25-SEP-16

14. By-laws & Resolutions

a) By-laws

- i) **By-law Number 7621-25** – Daniel and Albert Street Reconstruction Project Award (Page 59-60)
- ii) **By-Law Number 7622-25** – Chats Lake Yacht Club Lease Agreement (Page 61-90)
- iii) **By-Law Number 7623-25** – Amend Library Joint Use Agreement (Page 91-92)

b) Resolutions

- i) **Alectra Solutions – Solar project at Arnprior Airport**
(Page 93-95)

15. Announcements

16. Closed Session

17. Confirmatory By-law

By-law No. 7624-25 to confirm the proceedings of Council

18. Adjournment

Please Note: Please see the [Town's YouTube channel](#) to view the live stream. The meeting will be uploaded to YouTube for future viewing.

The agenda is made available in the Clerk's Office at the Town Hall, 105 Elgin Street West, Arnprior and on the Town's [website](#). Persons wishing to receive a print item on the agenda by email, fax, or picked up by hand may request a copy by contacting the Clerk's Office at 613-623-4231 ext. 1818. The Agenda and Agenda items will be prepared in an accessible format upon request.

Full Distribution: Council, C.A.O., Managers and Town Administrative Staff and Town Website



ARNPRIOR

**Minutes of Council Meeting
September 8th, 2025, 6:30 PM**

Town Hall, Council Chambers – 105 Elgin St. W. Arnprior, ON.

Council and Staff Attendance

Council Members Present (In-Person):

Mayor Lisa McGee
County Councillor Dan Lynch
Councillor Ted Strike
Councillor Lynn Cloutier
Councillor Tom Burnette
Councillor Chris Toner
Councillor Chris Couper

Council Members Present (Virtual):

Council Members Absent:

Town Staff Present:

Robin Paquette, CAO
Jennifer Morawiec, GM Client
Services/Treasurer
Kaitlyn Wendland, Deputy Clerk
Graeme Ivory, Director of Recreation
Lucas Power, Program & Events
Supervisor
Alix Jolicoeur, Manager of Community
Services/Planner
Kelly Vieira, Client Services Coordinator
Emily Stovel, Manager of Culture/Curator

1. Call to Order

Mayor Lisa McGee called the Regular Council Meeting to order at 6:30 PM and welcomed those present.

2. Roll Call

The roll was called, with all Members of Council being present.

3. Land Acknowledgement Statement

Mayor Lisa McGee asked everyone to take a moment to acknowledge and show respect for the Indigenous Peoples as traditional stewards of the land we operate on, by stating:

“I would like to begin by acknowledging that the land on which we work, and gather is the traditional unceded territory of the Anishinaabe People. This Algonquin Nation have lived on this land for thousands of years, long before the arrival of the European settlers, and we are grateful to have the opportunity to be present in this territory.”

4. Adoption of Agenda

Resolution Number 276-25
Moved by Chris Couper
Seconded by Ted Strike

Be It Resolved That the amended agenda for the Regular Meeting of Council dated Monday, September 8th, 2025, be adopted.

Resolution Carried

5. Disclosures of Pecuniary Interest

None

6. Question Period

None

7. Adoption of Minutes of Previous Meeting(s)

Resolution Number 277-25

Moved by Dan Lynch

Seconded by Lynn Cloutier

That the minutes of the Regular Meeting of Council listed under Item 7 (a) be adopted (Regular Meeting of Council – August 25, 2025).

Resolution Carried

8. Awards/Delegations/Presentations

a) Recognition of 2025 Culture Connector Award presented to Emily Stovel, Manager of Culture/Curator by the Local Immigration Partnership of Renfrew

Mayor McGee congratulated Emily Stovel, Manager of Culture/Curator for receiving the 2025 Culture Connector Award and shared the video of remarks made during the presentation of the award by County Warden Peter Emon at the County of Renfrew Council Meeting.

b) Recognition of 2025 County of Renfrew Starter Company Recipients from the Town of Arnprior

Mayor McGee noted that the Summer Company is an Enterprise Renfrew County training, mentoring & funding opportunity designed to guide students aged 15 to 29 in starting their own summer business with grant assistance. Through the Summer Company program, participants receive start-up money to kick-off a new summer business, as well as advice and mentorship from local business leaders to help get the business up and running. While learning how to run their own student business, these young entrepreneurs develop highly useful skills in the areas of sales, marketing, bookkeeping, customer relationship management and networking.

Mayor McGee recognized that three of the seven recipients being Arnprior students chosen for the program this year. Council welcomed in person, Emmanuel Young from Manny's Mowing, and acknowledged Paige Hodgson of Paige's Projex and Minnah Rehan of NoorHenna who could not attend.

Emmanuel provided Council with an overview of his business and responded to questions from Council Members.

c) Delegation – The Longer Table, Jennifer McGuire

Jennifer McGuire provided an overview of The Longer Table for Council with the following being a summary of the presentation:

- The organization was created out of the Ad-Hoc Committee on Poverty and Homelessness.
- The Arnprior Foodbank sees 450-500 families per month.
- The Longer Table is working to provide frozen meals and brown bag school lunches to folks in need by leveraging community partnerships for support.

Council Members inquired about The Longer Table with the following being a summary:

- Inquired if there are any opportunities for volunteers. Jennifer noted that they currently have over 135 residents interested in volunteering.
- Inquired if there are synergies with other local organizations to ensure broad support for all community members. Jennifer indicated that yes, there are many synergies and collaborative partnerships.

Council thanked Jennifer for her presentation and hard work her and her team have been putting in to support residents of Arnprior.

d) Program & Events Fall Update, Lucas Power, Program & Events Supervisor

Lucas Power, Program & Events Supervisor, provided an overview of the presentation included in the Agenda Package.

9. Public Meetings

None

10. Matter Tabled/ Deferred/ Unfinished Business

None

11. Notice of Motion(s)

a) Veteran Crosswalk, County Councillor Lynch

Whereas County Councillor Lynch has recently been contacted by a member of the public regarding the installation of a Veteran Crosswalk to honour those who fought for our rights and freedoms, as well as those who continue to keep peace around the globe; and

Whereas crosswalks continue to be identified as affordable and highly visible ways to make important societal statements, and Veteran Crosswalks have entered the domain; and

That the Council direct staff to install a Veterans Crosswalk and explanatory signage on John Street North at Ewen Street that leads to the Town of Arnprior Cenotaph.

12. Staff Reports

a) **Request for Sign By-Law Exemption (205 Madawaska Blvd. and 198 Madawaska Blvd.),** Alix Jolicoeur, Manager of Community Services/Planner

Resolution Number 278-25

Moved by Chris Couper

Seconded by Ted Strike

That Council denies the request for minor variances from By-law 5209-04 to permit permanent obsolete (off-premises) signs at Wes's Chips (198 Madawaska Blvd), and that Council authorizes staff to give the applicant 90 days to remove the obsolete signs.

That Council approves a sign variance from By-law 5209-04 to reduce the Height above Finished Floor Level below Sign (minimum) for a single wall sign on the shipping container at Wes's Chips from 2.44 m to 1.22 m for a wall sign advertising the business on site, Wes's Chips, and that Council authorizes staff to give the applicant 90 days to bring the sign into compliance by obtaining a permit.

That Council denies the request for minor variance from By-law 5209-04 to permit permanent obsolete (off-premises) signs at Arnprior Chrysler (205 Madawaska Blvd.), and that Council authorizes staff to give the applicant 90 days to remove the obsolete signs.

Resolution Carried

b) **Nick Smith Centre Lease Agreements – PRO Shop and Canteen,** Graeme Ivory, Director of Recreation

Resolution Number 279-25

Moved by Dan Lynch

Seconded by Tom Burnette

That Council pass a by-law authorizing the Mayor and Clerk to execute a three-year lease agreement with The Canadian Pro Shop for Pro Shop Services at the Nick Smith Centre.

That Council pass a by-law authorizing the Mayor and Clerk to execute a three-year lease agreement with The Cottage Cup (2527567 ON Inc) for Canteen Services at the Nick Smith Centre.

Resolution Carried

c) Proclamation – Fire Prevention Week, Kaitlyn Wendland, Deputy Clerk

Resolution Number 280-25

Moved by Tom Burnette

Seconded by Chris Couper

That Council proclaim October 5th to 11th, 2025 as Fire Prevention Week in the Town of Arnprior.

Resolution Carried

The Deputy Clerk read the proclamation:

Whereas the Town of Arnprior is committed to ensuring the safety and security of all those living in and visiting Arnprior; and

Whereas fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

Whereas residents should identify places in their home where fires can start and eliminate those hazards; and

Whereas residents should install working smoke alarms in every sleeping room, outside each separate sleeping area, and on every level of the home; and

Whereas residents should listen for the sound of the smoke alarm and when it sounds respond by going outside immediately to the designated meeting place; and

Whereas residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and

Whereas our first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and

Whereas the 2025 Fire Prevention Week theme is “Charge into Fire Safety: Lithium-Ion Batteries in Your Home” and it aims to educate everyone about using these batteries safely and stresses how important it is to buy, charge, and recycle safely when it comes to lithium-ion batteries.

Therefore I, Lisa McGee, Mayor, do hereby proclaim October 5th to 11th, 2025 as “Fire Prevention Week” in the Town of Arnprior and urge all residents and visitors to buy only listed products, charge devices safely, and dispose of/recycle batteries responsibly, and support the many public safety activities of the Arnprior Fire Department during Fire Prevention Week and all year long.

d) Proclamation – Test Your Smoke Alarm Day, Kaitlyn Wendland, Deputy Clerk

Resolution Number 281-25

Moved by Chris Toner

Seconded by Dan Lynch

That Council proclaim September 28th, 2025 as “Test Your Smoke Alarm Day” in the Town of Arnprior.

Resolution Carried

The Deputy Clerk read the proclamation:

Whereas "Test Your Smoke Alarm Day" marks the first day of action to promote installing and testing working smoke alarms in every home in Ontario; and

Whereas in 2022, there were 133 fire fatalities in the Province of Ontario, the largest number of fire-related deaths in 20 years; and

Whereas a working smoke alarm has been legally required to be installed on every storey of a residence in Ontario since 2006; and

Whereas this awareness campaign is led by the Office of the Ontario Fire Marshall and supported by the Arnprior Fire Department each year.

Therefore I, Lisa McGee, Mayor, do hereby proclaim September 28th, 2025, as “Test Your Smoke Alarm Day” in the Town of Arnprior and urge all local residents to test the smoke alarms in their residence by pressing the test button, replacing the batteries and making sure that they are in good working order.

e) Proclamation – Carbon Monoxide Prevention Week, Kaitlyn Wendland, Deputy Clerk

Resolution Number 282-25

Moved by Ted Strike

Seconded by Tom Burnette

That Council proclaim November 1st to 7th, 2025 as Carbon Monoxide Awareness Week in the Town of Arnprior.

Resolution Carried

The Deputy Clerk read the proclamation:

Whereas carbon monoxide (CO) is often referred to as the silent killer because it is a colourless, odourless and tasteless gas; and

Whereas CO is the leading cause of accident poisoning deaths in North America; and

Whereas each year, it proves fatal for dozens of Canadians and makes thousands more sick with what they think is the flu; and

Whereas increasing awareness of the importance of having functioning carbon monoxide detectors can help save lives; and

Whereas this November, the Town of Arnprior's Fire Prevention / Protection Office will be increasing public awareness of carbon monoxide hazards at home, school and work, highlighting the simple steps we can all take to avoid personal tragedy.

Therefore I, Lisa McGee, Mayor, do hereby proclaim November 1st to 7th, 2025 as Carbon Monoxide Awareness Week in the Town of Arnprior and urge all residents and visitors to participate in the outreach activities planned by the Fire Prevention / Protection Officers to highlight the simple steps that everyone can take to limit the risks posed by carbon monoxide to themselves and their families.

f) Proclamation – Terry Fox Day, Kaitlyn Wendland, Deputy Clerk

Resolution Number 283-25
Moved by Lynn Cloutier
Seconded by Chris Couper

That Council proclaim September 14th, 2025 as Terry Fox Day in the Town of Arnprior.

Resolution Carried

The Deputy Clerk read the proclamation:

Whereas the Terry Fox Run is inspired by a dream as big as our country, which began in 1980 with Terry Fox and his Marathon of Hope. The run is now entirely volunteer driven, and grounded in traditions with events held annually around the world to foster research in the fight against cancer; and

Whereas it has become a tradition in Canada to gather friends and family to participate in a volunteer fundraiser to raise public awareness and financial support for cancer research; and

Whereas we recognize the importance of cancer research as part of the aims and objectives of the Terry Fox Run on behalf of the people of Canada, of the Province of Ontario, and of the Town of Arnprior; and

Whereas Terry once said, "Anything is possible if you try." He was an innovator, attempting to run across Canada on one leg on a humanitarian mission we had never seen before; and

Whereas our local residents have taken the initiative to organize a Terry Fox Run for the past 43 years, since 1982; and

Whereas a Flag Raising Ceremony for Terry Fox Day will be held on Wednesday, September 10th, 2025 prior to the event to raise further awareness for the Terry Fox Run being held at Robert Simpson Park on Sunday, September 14th, 2025.

Therefore Be It Resolved That I, Lisa McGee, Mayor, do hereby proclaim September 14th, 2025 as “Terry Fox Day” in the Town of Arnprior and call upon all residents to participate in the Terry Fox Run to raise funds for cancer research.

13. Committee Reports and Minutes

a. Mayor’s Report

None

b. County Councillor’s Report

County Councillor Lynch reported the following from the County of Renfrew:

- County Council had the following delegations:
 - Gabriella Solera, Acting Administrator with LIP Renfrew/Lanark and Warden Peter Emon presented the Culture Connector Award to Emily Stovel of the Arnprior & District Museum.
 - Adrian Schut, Director of Real Estate & Construction/Acting President of Cahdco, spoke to the Renfrew County Housing Corporation Renewal Plan.
- At the County Council meeting on August 27, 2025, a number of successful Renfrew County 2025 Starter Company Entrepreneurs were recognized including:
 - Paige Hodgson – Company – Paige’s Projex – Crafting handmade crochet clothing
 - Minnah Rahan – Company – NoorHenna – Offering Henna tattooing and accessories
 - Emmanuel Young – Company – Manny’s Mowing – Offering lawn care services
- Taste of the Valley upcoming dates:
 - Saturday, September 20th – Calabogie Community Hall
 - Saturday, October 18th – Cobden Fairgrounds
 - Saturday, December 13th – Pembroke Knights of Columbus Hall
- Provided a reminder that the Agricultural Tour is this Friday, September 12, 2025.

c. Committee Reports and Minutes

Councillor Toner reported the following from Arnprior McNab Braeside Archives:

- With the Archivist going to Spain, Councillor Toner mentioned that the Township of McNab/Braeside was willing to support the cost of the trip if needed, however the Archives was able to raise sufficient funds.

Councillor Toner reported the following from the Environmental Advisory Committee:

- The Committee attended the Arnprior Market on Sunday, September 7th, 2025, in partnership with Just Good Compost. Just Good Compost will be providing their services in Arnprior beginning on October 1, 2025. They will also be meeting with the Environmental Advisory Committee at their next meeting to discuss promotion of the program.

14. Correspondence & Petitions

a) Correspondence

i. Correspondence Package No. I-25-SEP-15

Resolution Number 284-25

Moved by Dan Lynch

Seconded by Lynn Cloutier

That Correspondence Package Number I-25-SEP-15 be received as information and filed accordingly.

Resolution Carried

County Councillor Lynch made the following comments:

- Page 23: The Ontario Government is supporting Canadian culture and identity by providing more than \$10 million to support 226 arts organizations and artists across the province. This funding, provided through the Ontario Arts Council, will help deliver arts and culture programs that enrich people's lives, promote local artists and support local economies. This funding opportunity was discussed at the last Culture and Diversity Advisory Committee meeting. Asked the CAO if there is an opportunity for the Marketing and Economic Development Officer to see if there is an appetite for this with local artists.
 - The CAO noted that yes, there would be.
 - Councillor Couper noted that he will bring back more information from AMO about the role Arts and Culture play in Economic Development.
- Page 26: County Councillor Lynch noted that seniors who are aged 75 and over are now eligible under the Ontario Government's Respiratory Syncytial Virus (RSV) vaccination program which will roll out this fall.

15. By-laws & Resolutions

a) By-laws

Resolution Number 285-25

Moved by Lynn Cloutier

Seconded by Chris Couper

That the following by-laws be and are hereby passed:

- By-law No. 7617-25 – Sign By-Law Exemption – Wes's Chips
- By-Law No. 7618-25 – Lease Agreement – Canadian Pro Shop
- By-Law No. 7619-25 – Lease Agreement – The Cottage Cup

Resolution Carried

16. Announcements

County Councillor Lynch made the following announcements:

- The Cricket Championships were held last Saturday afternoon at McLean Avenue Ball Diamonds. Unfortunately, the Ottawa Valley Strikers, Arnprior's team, did not make the playoffs. There were approximately 50 people in attendance. Looking forward to next year's event. The team would like to make a delegation to Council to provide an update on what they do.

Councillor Couper made the following announcements:

- Also acknowledged the Cricket Championships and what a great event it was. Discussed the progression of the team, from a newly formed, recreational team last year, to a team participating in competitions and doing a jersey launch in advance of this season. The number of teams playing cricket continues to grow in the region. When looking at the history of cricket in Arnprior, Councillor Couper found an article from the Archives from 1874 that references a cricket match between an Ottawa club and the Arnprior club.

17. Closed Session

None

18. Confirmatory By-Law

Resolution Number 286-25
Moved by Tom Burnette
Seconded by Chris Couper

That By-law No. 7620-25, being a By-law to confirm the proceedings of the Regular Meeting of Council held on September 8th, 2025, be and is hereby approved.

Resolution Carried

19. Adjournment

Resolution Number 287-25
Moved by Lynn Cloutier
Seconded by Dan Lynch

That this meeting of Council be adjourned at 8:03 PM.

Resolution Carried

Signatures

Lisa McGee, Mayor

Kaitlyn Wendland, Deputy Clerk



Arnprior Airport Solar Project Proposal

September 22nd, 2025



Agenda

- Who We Are
- Ontario's Energy Needs
- IESO Long Term 2 RFP (LT2)
- The Proposed Project
- Frequently Asked Questions
- Next Steps

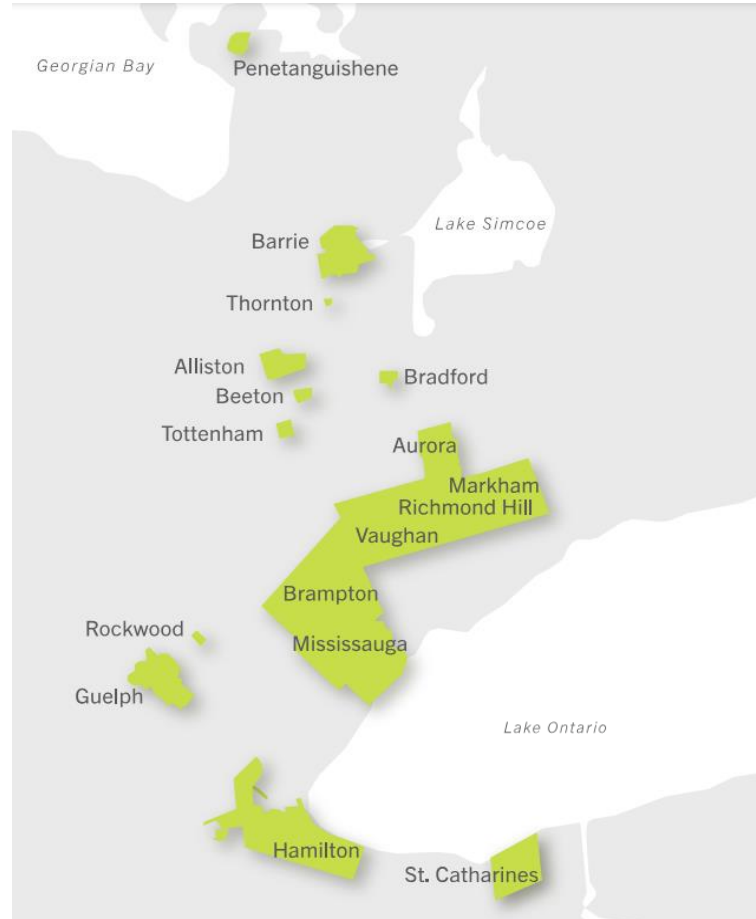
About Alectra

More than **1,000,000** customers

Largest municipally-owned utility in Canada

17 communities served

1,921 square-kilometer service territory



Alectra Utilities

- Local electricity distribution company serving over **1 million** residential and commercial customers; regulated by the OEB

Alectra Energy Solutions (AES)

- Innovative developer of tailored energy solutions**, such as Solar PV, utility-scale Battery Energy Storage Systems (BESS), EV charging infrastructure, microgrids, metering, high-voltage and streetlighting services
- AES currently operates a portfolio of **over 100 distributed generation sites** in Ontario consisting of solar, natural gas and energy storage.

KRUGER ENERGY AT A GLANCE



WIND



47 PRODUCTION SITES
in Canada, the United
States and Guatemala



HYDROELECTRICITY



INSTALLED CAPACITY
650 MW

ANNUAL PRODUCTION
2,750 GWh



SOLAR



MORE THAN
80 EMPLOYEES



**BIOMASS
COGENERATION**



ESTABLISHED
in 2004

KRUGER ENERGY IN NORTH AMERICA



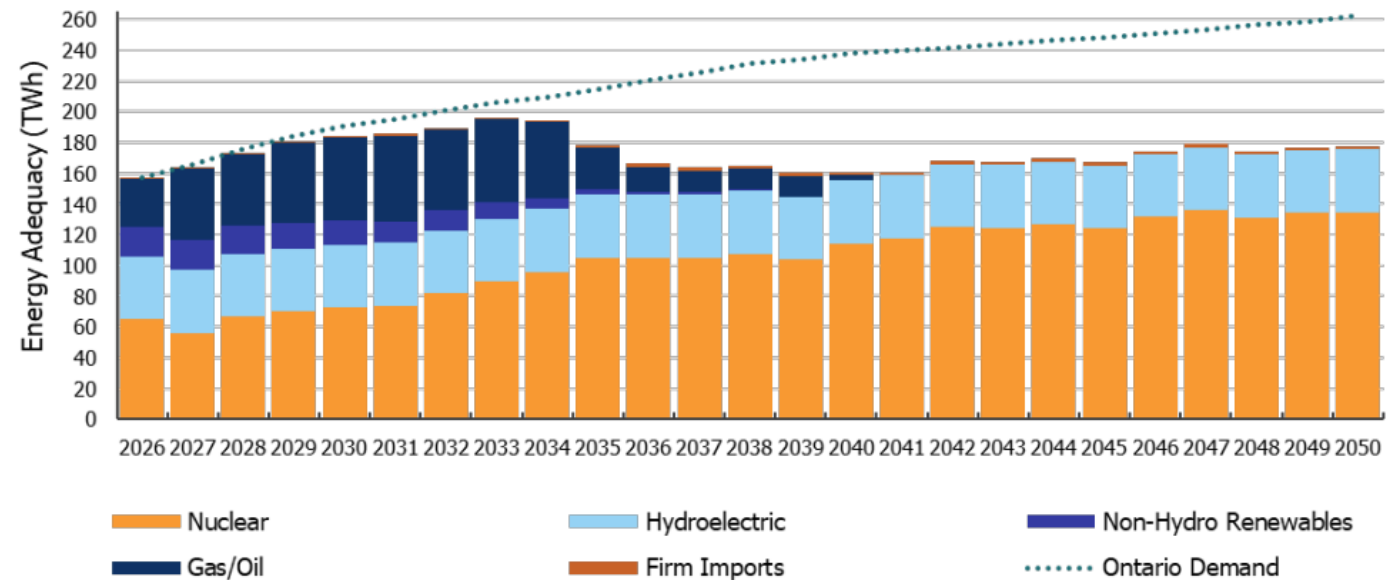
WIND	325
Chatham-Kent, Ontario (2 wind farms)	
Montérégie, Québec (2 wind farms)	
HYDROELECTRICITY	197
Brompton (Sherbrooke), Québec	
Deer Lake, Newfoundland and Labrador	
Zeballos, British Columbia	
Maine (15 hydro plants)	
New York (7 hydro plants)	
Rhode Island (1 hydro plant)	
Virginia (4 hydro plants)	
BIOMASS COGENERATION	117
Brompton (Sherbrooke), Québec	
Corner Brook, Newfoundland and Labrador	
Kamloops, British Columbia	
SOLAR	10
North Carolina (2 solar plants)	
Guatemala (1 solar plant, not illustrated)	
ENERGY STORAGE	10
Brampton, Ontario	
Hingham, Massachusetts	
West Harrison, New York	



Kruger Energy started to electricity its vehicle fleet in 2022 by introducing its first two all-electric semi-trailer trucks.

Ontario's Energy Needs

- Ontario needs a lot of new power; a **75%** increase in energy demand is expected by 2050.
- The IESO is currently looking to address energy shortfalls beginning ~**2030**.
- The **Independent Electricity System Operator (IESO)** is procuring new energy generation and storage assets thorough a series of competitive procurements (**Long-Term RFP**).
- AES has been awarded **3 battery energy storage projects** to date, all of which are currently under construction in Guelph and Vaughan.



IESO Long Term 2 RFP (LT2)

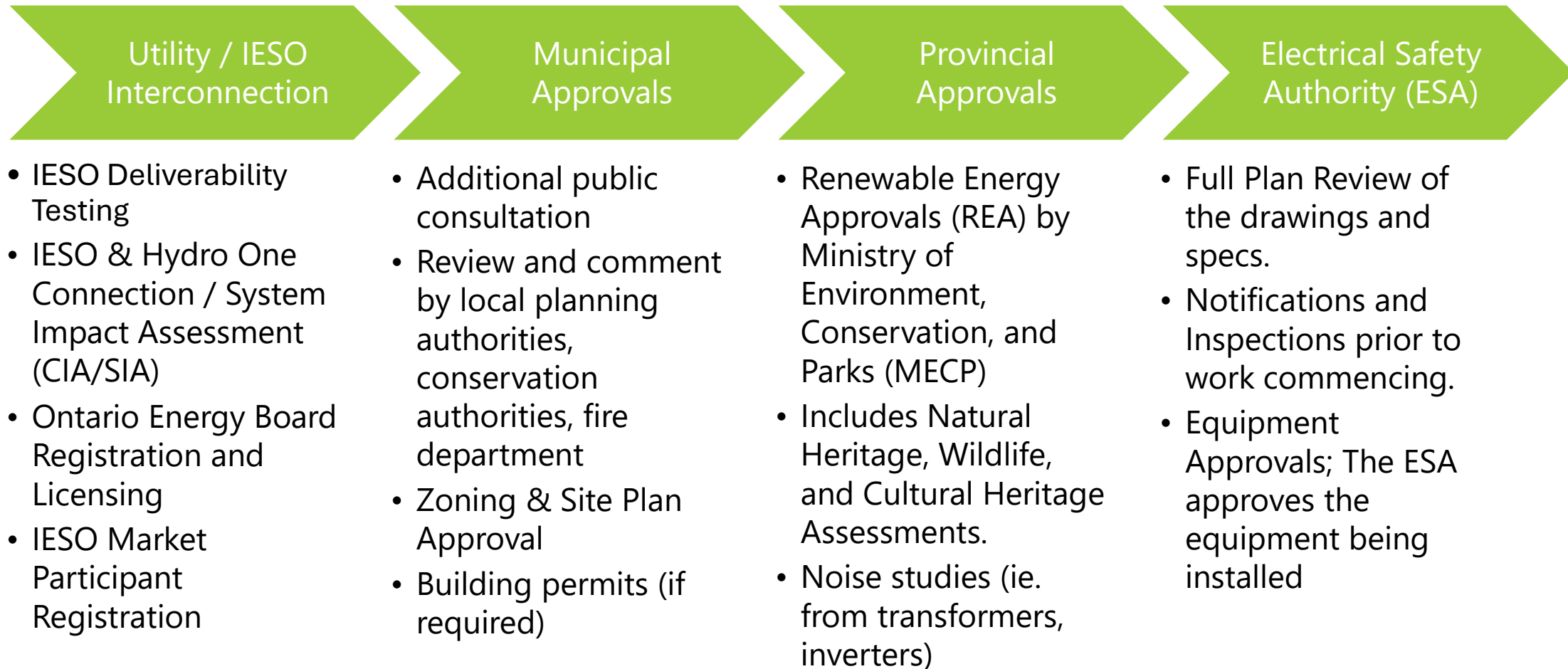
- To meet growing demand, the IESO is undertaking a **number** of new **energy** and **capacity** procurements. The current round is called **LT2**.
- The LT2 procurement is an **annual procurement** over the next 4 years (currently window 1).
- What are **energy vs. capacity** resources?
 - Energy resources are **generation assets** suited to providing **low-cost quantities of energy** (e.g. solar, wind, hydro)
 - Capacity resources can **quickly dispatch power** to the grid for a **limited amount of time** (e.g. energy storage, natural gas)
- The IESO is procuring **14,000GWh** of new energy generation in this first round of LT2.
- IESO Contracts are ~**20 years** after which resources may be re-contracted or continue to participate in the markets
- The IESO will award projects based on the **lowest \$/MWh cost**, with price adjustments provided for **Indigenous** equity participation, lands located in **northern regions** and/or **non-prime agricultural areas**

alectra
energy solutions

 **Kruger**
Energy

- [illegible]

Permitting Process for Solar Projects



Community Considerations

- We are undertaking engagements with Algonquins of Ontario and are offering a 50% equity stake in the project.
- AES is offering \$2,000 per MW awarded, per year, to Arnprior as a community benefit.
- Wherever possible, we look to hire local for the development of the project, and on-going maintenance.
- Additional community engagement and public consultation will be part of the development and approvals process.
- We will be the long-term partners on this project.



Frequently Asked Questions

How was this site chosen?

- Several criteria were used to locate potential solar sites for LT2 including:
 - Interconnection capacity and proximity
 - Solar PV must be located on non-prime agricultural areas
 - Constructability of the site, avoidance of waterways etc.
 - Site should be able to minimize visual impact or noise.

How will AES/Kruger minimize the visual impact of the project?

- Retain natural vegetative borders, additional fencing and trees can be utilized to limit visual impacts.
- Noise levels from equipment expected to be minimal and will be confirmed through noise study



Next Steps



- Development will be an up to **3-5 year process** with multiple instances of engagement with the all levels of government and the community.
- In order to submit a proposal to the IESO, we need a **municipal support resolution (MSR)**.
- The MSR is **not** a blanket approval of the project, rather a **support in principle** that allows us to submit into the competitive RFP
- If awarded, AES will undertake all **planning and approval steps** prior to constructing the project

Thank You

Thank you for taking the time to listen this evening.
We are happy to answer any questions you may have.

Contact:

Kevin Whyte, Government Relations and Development, Alectra Energy Solutions
kevin.whyte@alectrasolutions.com



Algonquins of Ontario

31 Riverside Drive, Suite 101, Pembroke, ON K8A 8R6

Re: Support for the Alectra-Kruger Arnprior Airport Solar Project

Dear Mayor McGee and Members of Council,

On behalf of the Algonquins of Ontario, I am writing to express our support for the proposed solar generation project at the Arnprior Airport, being advanced in partnership between Alectra Energy Solutions and Kruger Energy.

The Algonquins of Ontario will be entering into this project as an equity partner, ensuring meaningful Indigenous participation, long-term revenue sharing, and community benefits. This partnership is also a positive step towards reconciliation and builds on the long-standing relationship between the Algonquins and others who share our territory. This project represents a significant opportunity to advance Ontario's clean energy future while building new models of partnership between municipalities, First Nations, and the private sector.

We respectfully request that Council provide its support for this project through a municipal support resolution as part of the IESO's LT2 procurement process. Your support will help demonstrate local collaboration and strengthen the case for a project that advances environmental, social, and economic goals for our region.

We look forward to continuing to work together on this initiative.

Sincerely

Executive Director

Algonquins of Ontario Consultation Office



ARNPRIOR FIRE DEPARTMENT

Rick Desarmia, Fire Chief

We Care... We Help!

We wish to extend a sincere **Thank You!** to everyone who has helped make this important safety initiative possible. Many local **Partners in Safety** have provided generous support, and we're pleased to recognize their commitment to the safety of our community on the following pages.

We encourage you to use this award-winning safety resource as a reference tool to help keep yourself and your whole family safe.

For more safety information visit **communitysafety.net** or scan here and search for our community...



Your Community Code: **ON1789**

Thank You!

Partners in Safety



School Partners

Mark's No Frills

Class Partners

Arnprior Lions Club Education Foundation

2/3 Class Partners

Arnprior Rona

Knights Inn Arnprior

Ramada Inn Arnprior

1/2 Class Partners

Arnprior Home Hardware

Clancy's Drug Store

R&M Truck & Trailer Repairs (Arnprior) Inc.

Community Code: **ON1789**

1/3 Class Partners

Anderson Automotive

Arnprior Metro

Valley Vision

Supporting Partners

Arnprior Legion Branch 174

Competition Composites Inc.

Scotiabank Arnprior



Notice of Motion – Veterans Crosswalk Installation

Moved by County Councillor Lynch

Seconded By _____

Whereas County Councillor Lynch has recently been contacted by a member of the public regarding the installation of a Veteran Crosswalk to honour those who fought for our rights and freedoms, as well as those who continue to keep peace around the globe; and

Whereas crosswalks continue to be identified as affordable and highly visible ways to make important societal statements, and Veteran Crosswalks have entered the domain; and

That the Council direct staff to install a Veterans Crosswalk and explanatory signage on John Street North at Ewen Street that leads to the Town of Arnprior Cenotaph.



Town of Arnprior Staff Report

Subject: Awarding of Tender PW-2025-03 Daniel Street Sanitary Sewer Upsizing & Reconstruction of Albert Street

Report Number: 25-09-22-01

Report Author and Position Title: Ryan Wall, Engineering Officer

Department: Operations

Meeting Date: September 22, 2025

Recommendations:

That Council enact a by-law that authorizes the following:

- (a) **That** Council award Tender PW-2025-03 to Thomas Cavanagh Construction Limited for \$6,267,310.12 (Incl HST); and
- (b) **Further That** Council award the contract for Contract Administration and Inspection of project PW-2025-03, under standing offer agreement, to Jp2g Consultants Inc. for \$314,682.40 (Incl HST); and
- (c) **Further That** Council authorize the CAO to execute the agreements and related documents with Thomas Cavanagh Construction Limited and Jp2g Consultants Inc. to execute the works.; and
- (d) **Further That** Council authorize the CAO to enter into a Construction and Access License and Lease Agreement with Renfrew County Housing Corporation (RCHC) to reconstruct the existing sanitary sewer across a portion of RCHC lands located at 8 Burwash Street in the Town of Arnprior.

And That Council authorize funding for the full construction project value of \$5,927,288 (net HST) with funding from the following sources: \$3,765,650 grant funding, \$296,364 Development Charge Reserve Fund, \$932,637 Capital Expenditure Reserve Fund, \$466,319 Water Reserve Fund and \$466,319 Wastewater Reserve Fund.

Background:

At the April 9th, 2024 meeting of Council, a resolution was passed directing Staff to apply to the Housing Enabling Water Systems Fund (HEWSF) for the Daniel Street

Sanitary Sewer Upsizing & Reconstruction of Albert Street project. Following the passing of the resolution, staff proceeded by assembling the application for the HEWSF grant and submitted the Town's application prior to the April 19th deadline.

In April of 2024, staff applied for the HEWSF grant, using the Daniel Street Sanitary Sewer Upsizing & Reconstruction of Albert Street project as the basis of the application. Completing the project, which is highlighted in the Town's Water and Wastewater Master Plan as being a necessary project, will enable the servicing of 1984 proposed future housing units. The estimated project cost that was applied for was \$5,350,000, with 73% grant funding, resulting in a grant value of \$3,905,500.

In August of 2024, the Town was notified by the Minister of Infrastructure's office that the Town's application for HEWSF was successful. Staff proceeded by generating a request for proposal, under standing offer agreement, to design the Daniel Street Sanitary Sewer Upsizing & Reconstruction of Albert Street project.

At the September 9, 2024 Council meeting, Council directed staff to proceed with proposal 21-100P from Jp2g Consultants Inc to provide design and engineering services along with tender documents for the project. The design assignment was completed in August of 2025. Budget was included in the 2025 Capital Budget for the project.

Discussion:

On August 8, 2025, Staff published Tender PW-2025-03 on MERX.com with a closing date of September 10, 2025, and a question deadline of September 5, 2025.

Upon closing of the tender, submissions were received from four firms. They were evaluated by staff for math errors and discrepancies.

Following the evaluation process, the tender results were as follows:

Proponents	Bid Price including HST
Thomas Cavanagh Construction Limited	\$6,267,310.12
R.W. Tomlinson Limited	\$6,772,542.00
Bonnechere Excavating Inc.	\$8,344,809.51
GIP Paving Inc	\$8,570,466.27

Upon evaluating the tender submissions, staff did not find any math errors or omissions in the tender submissions.

Town staff also received a proposal from Jp2g Consultants Inc. for full-time site inspection and contract administration services, under standing offer agreement, for \$314,682.14 (Incl HST).

Approximately 70m of the existing sanitary sewer included in this project scope is located on property owned by RCHC. Staff investigated whether there was an existing easement in place for the historic sewer but were unable to locate one. Staff have consulted with RCHC staff and recently entered into a Memorandum of Understanding to permit the Town and its authorized agents temporary permission to access and carry out construction or related activities on the RCHC-owned lands at 8 Burwash Street, solely for the purpose of the sewer project, until such time as the formal easement is finalized, approved and registered.

Options:

Council could choose not to award the project; however, this is not recommended as the project is identified as a high priority project in the Town's Water and Wastewater Master Plan, is in line with the Town's Asset Management strategies, and is subject to grant funding.

Policy Considerations:

This project was tendered and evaluated to ensure it is in accordance with the Town's Procurement Bylaw.

Financial Considerations:

The Daniel Street Sanitary Sewer Upsizing & Reconstruction of Albert Street project is subject to HEWSF grant funding for eligible expenditures. The grant will cover 73% of eligible expenses up to a maximum limit of \$3,905,500. The Town is responsible for covering the remaining costs associated with the project. Design for this project was already funded and completed in 2024-25 for a total of \$191,576, already committing \$139,850 of the grant funding (73%) leaving the remaining \$3,765,650 of grant funding to be applied to the construction portion of the project.

When accounting for net HST, the value of Cavanagh's bid and Jp2g Consultants Inc.'s proposal for inspection and contract administration is as follows:

Vendor	Cost including Net HST
Thomas Cavanagh Construction Limited	\$5,643,906.88
Jp2g Consultants Inc.	\$283,381.25
TOTAL	\$5,927,288.13
2025 Budget + 2026 Pre-Commitment	\$5,400,000.00
Deficit	-\$527,288.13

The total construction budget for the project is \$5,400,000 with \$100,000 already committed in the 2025 budget and a remaining \$5,300,000 previously pre-committed for

the 2026 budget. With the award of the project, the full construction value of \$5,927,288 will need to be funded. With the project ready to commence, portions of the project will commence in 2025, with the majority of work being completed in 2026.

	2025 Budget	2026 Pre- Committed	Total Budgeted	Full Construction	Additional Funding
Grant Funding	73,000	3,692,650	\$3,765,650	\$3,765,650	\$0
Development Charges	5,000	265,000	270,000	296,364	26,364
Capital Exp RF	11,000	671,175	682,175	932,637	250,462
Water RF	5,500	335,588	341,088	466,319	125,231
Wastewater RF	5,500	335,588	341,088	466,319	125,231
Total	\$100,000	\$5,300,000	\$5,400,000	\$5,927,288	\$527,288

The deficit of -\$527,288.13 may be attributed to a few factors such as project complexity, soil conditions including anticipated contaminated soils, and the need for large volume bypass pumping. Based on the project funding sources, staff are recommending that the \$527,288 deficit be funded as follows: \$26,364 from the Development Charge Reserve Fund; \$250,462 from the Capital Expenditure Reserve Fund; \$125,231 from the Water Reserve Fund; and \$125,231 from the Wastewater Reserve Fund.

Meeting Dates:

N/A

Consultation:

N/A

Documents:

N/A

Signatures :

Reviewed by Department Head: John Steckly

Reviewed by General Manager, Client Services/Treasurer: Jennifer Morawiec

CAO Concurrence: Robin Paquette

Workflow Certified by Town Clerk: Kaila Zamojski



Town of Arnprior Staff Report

Subject: Lease Agreement – Chats Lake Community Boat Club

Report Number: 25-09-22-02

Report Author and Position Title: Graeme Ivory, Director of Recreation

Department: Recreation

Meeting Date: September 22, 2025

Recommendation:

That Council authorize the Mayor and Clerk to execute the Lease Agreement with the Chats Lake Community Boat Club for the use of a portion of Bell Park, for a two-year term (July 1, 2025 to June 30, 2027) for the purpose of a Community Boat Club, as a club house and for docking and related activities, including youth programming.

Background:

In 1961 the Town of Arnprior received a bequest of land from the Morris Family. The land was transferred to the municipality with the covenant that it is used in perpetuity as a Park, for the benefit of youth, to be known as “Bell Park”. Following the transfer of the land to the Town of Arnprior, in 1971, the Chats Lake Yacht Club entered into an agreement with the Town for use of a portion of Bell Park, for use as a club house and for docking and related activities.

The Chats Lake Yacht Club, now known as the Chats Lake Community Boat Club, has been a lessee of that portion of Bell Park since 1971. Since 2015 Council has been extending the terms of the 2010 lease agreement through a Memorandum of Understanding, which expired on March 31, 2022. In August 2022, the Clerk brought a report to Council recommending a new lease agreement for a three (3) year term which was enacted and passed on August 22, 2022.

Discussion:

Bell Park is a point of land that divides the two rivers. It is bound by the Ottawa River to the north and the Madawaska River to the South.

A gravel road, Leo Lavoie Road, runs through the center of the park. Bell Park is mostly wooded and undeveloped, approximately 4.9 hectares in area with 700 meters of shoreline. A section of the south shore of the park is leased to the Chats Lake Community Boat Club.

As detailed in the 2021 Waterfront Master Plan “the Town should work with the Chats Lake Community Boat Club to establish a long-term lease at Bell Park. The evolution of Bell Park is compatible with the presence of the Club and there may be opportunities to partner with the Club to offer youth sailing in conjunction with summer camps that might use Bell Park. However, in the event that Chats Lake Community Boat Club does not renew its lease in the future, the space should be incorporated into Bell Park as it provides additional opportunities for waterfront access.”

The 2024 Recreation and Parks Master Plan recommends that “in addition to exploring the recommendations outlined in the 2021 Waterfront Master Plan, Bell Park should be managed in full by the Town of Arnprior to ensure the delivery of youth programming offered in this park space. Furthermore, this would allow the Town to expand its own marina service operation to Bell Park presenting a more immediate opportunity to offer access to improved amenities such as washrooms and potable water.”

Staff met with a representative of the Club who indicated the Club continues to be interested in renewing its lease. During this meeting, staff inquired about their operations and reviewed the recommendations outlined in the Waterfront and Recreation and Parks Master Plans where Bell Park was concerned and the ongoing discussions around the feasibility of the Arnprior Municipal Marina. As such a lease was drafted for a two-year rental term (July 1, 2025 to June 30, 2027) which includes payment of the current year’s property taxes. In addition, the municipality wants to ensure it is respecting the provisions in the covenant that Bell Park benefits youth, therefore has included Section 6.2 which states that the Club must provide youth programming and if it does not that the Club is responsible to pay an additional \$1000.00/year as additional rent.

The by-law authorizing the lease agreement is included on the September 22, 2025 agenda for consideration of Council.

Options:

Other options for Council consideration include:

1. Council could choose to amend the lease terms to another timeframe or rental rate;
2. Choose not to permit the lease of any space of the Bell Park property.

Policy Considerations:

This report has been completed in accordance with the Town’s Strategic Plan priorities of Community Wellbeing while also considering both the Waterfront and Recreation & Parks Master Plans.

Financial Considerations:

The terms of the lease agreement include the payment to cover the annual property taxes for the leased property. Should the Club pay the additional \$1,000.00/year additional rent in lieu of offering youth programming, the additional rents will be applied to youth programming initiatives under the Recreation Department's operating budget.

Meeting Dates:

N/A

Consultation:

N/A

Documents:

Appendix A – Draft Lease Agreement – Chats Lake Community Boat Club

Signatures

Reviewed by Department Head: Graeme Ivory

Reviewed by General Manager, Client Services/Treasurer: Jennifer Morawiec

CAO Concurrence: Robin Paquette

Workflow Certified by Town Clerk: Kaila Zamojski



Town of Arnprior Staff Report

Subject: Proclamation for the National Day for Truth and Reconciliation (September 30th, 2025)

Report Number: 25-09-22-03

Report Author and Position Title: Kaitlyn Wendland, Deputy Clerk

Department: Client Services

Meeting Date: September 22nd, 2025

Recommendations:

That Council proclaim September 30th, 2025 as the National Day for Truth and Reconciliation in the Town of Arnprior.

Background:

Assessment of the Proclamation Request from the Town of Arnprior Proclamations Policy No. ADMIN-C-2.05

Section 5.1 – Charitable or Non-Profit Organization	Yes
Section 5.2 – Request received two (2) weeks prior to event	Yes
Section 5.2.1 – Name and Address of Organization	Town of Arnprior 105 Elgin Street West Arnprior, ON K7S 0A8
Section 5.2.2 – Contact Person's Name	Robin Paquette, CAO rpaquette@arnprior.ca
Section 5.2.3 – Name of Proclamation and Duration	National Day for Truth and Reconciliation September 30 th , 2025

**Assessment of the Proclamation Request from the Town of Arnprior
Proclamations Policy No. ADMIN-C-2.05**

Section 5.2.4 – Appropriate Wording for Proclamation	Yes
Section 5.2.5 – Request Flag to be flown / flag raising ceremony	Yes
Section 5.3.1 – Does not promote any commercial business	Complies
Section 5.3.2 – Does not promote hatred or illegal activity	Complies
Section 5.3.3 – Does not contain inappropriate statements	Complies

Documents:

1. Proclamation Document – National Day for Truth and Reconciliation (September 30th, 2025)

Signatures

Reviewed by Department Head: Jennifer Morawiec

Reviewed by General Manager, Client Services/Treasurer: Jennifer Morawiec

CAO Concurrence: Robin Paquette

Workflow Certified by Town Clerk: Kaila Zamojski



Town of Arnprior Proclamation

National Day for Truth and Reconciliation

September 30th, 2025

Whereas each year, September 30th marks the National Day for Truth and Reconciliation, an opportunity to honour residential school survivors, their families, and communities, and ensure that public commemoration of the history and legacy of residential schools remains a vital component of the reconciliation process; and

Whereas this day builds on Orange Shirt Day, an Indigenous-led grassroots commemorative day intended to raise awareness of the individual, family and community inter-generational impacts of residential schools, and to promote the clarion call that “Every Child Matters”. The orange shirt is a symbol of the stripping away of culture, freedom and self-esteem experienced by Indigenous children over generations; and

Whereas Council Members and staff will be participating in a Blanket Exercise to foster a better understanding of the relationship between Indigenous and Non-Indigenous people, through a historical narrative; and

Whereas the Town of Arnprior is humbly engaged in a learning path through building relationships with local Indigenous Nations and organizations in order to better understand the history of Indigenous-settler relationships, the enduring impacts of colonization and how we can best serve Indigenous community members while working together on the path of reconciliation and decolonization; and

Whereas community members are invited to join us on our learning path to share in the understanding of generations impacted by residential schools, and

Whereas a Flag Raising Ceremony will be held on Tuesday, September 30th, 2025, to raise awareness for the National Day of Truth and Reconciliation.

Now Therefore I, Lisa McGee, Mayor, do hereby recognize September 30th, 2025, as the National Day of Truth and Reconciliation (Orange Shirt Day) in the Town of Arnprior and encourage all Members of Council, staff and residents wear orange as a sign of respect and to honour the thousands of survivors of residential schools.

Lisa McGee, Mayor
Town of Arnprior



**Minutes of the Culture and Diversity Advisory Committee Meeting
June 2, 2025 at 6:30 PM
Town Hall Council Chambers– 105 Elgin St. W. Arnprior**

Committee and Staff Attendance

Committee Members Present:

Chris Couper, Vice Chair
Dan Lynch, County Councillor
Jennifer McGuire, Committee Member
Jo Ann Pecaskie, Committee Member

Town Staff Present:

Emily Stovel, Manager of Culture /
Curator
Kaila Zamojski, Town Clerk

Committee Members Absent:

Michael Bradley, Chair
Leslie Anne Hook, Committee Member
Gaganpal Singh Bhasin, Committee Member

1. Call to Order

Chris Couper, Vice Chair, called the meeting to order at 6:30 PM and welcomed those present.

2. Roll Call

The roll was called, with all Members of the Committee being present except Michael Bradley, Leslie Anne Hook, and Gaganpal Singh Bhasin.

3. Land Acknowledgment

Vice Chair Chris Couper asked everyone to take a moment to acknowledge and show respect for the Indigenous Peoples as traditional stewards of the land we operate on, by stating:

“I would like to begin by acknowledging that the land on which we work, and gather is the traditional unceded territory of the Anishinaabe People. This Algonquin Nation have lived on this land for thousands of years, long before the arrival of the European settlers, and we are grateful to have the opportunity to be present in this territory.”

4. Adoption of Agenda

Resolution Number 008-25

Moved by Jennifer McGuire

Seconded by Jo Ann Pecaskie

Be It Resolved That the agenda for the Culture and Diversity Advisory Committee Meeting dated Monday, June 2nd, 2025 be adopted.

Resolution Carried

5. Disclosure of Pecuniary Interest

None

6. Adoption of Minutes of Previous Meeting(s)

Resolution Number 009-25

Moved by Dan Lynch

Seconded by Jo Ann Pecaskie

Be It Resolved That the minutes for the April 7, 2025 Culture and Diversity Advisory Committee meeting be adopted.

Resolution Carried

7. Presentations/ Delegations

a) Workshop: Land Acknowledgement – Waaseyaa Consulting

Emily Stovel, Manager of Culture/Curator, provided an overview of Waaseyaa Consulting and introduced the Land Acknowledgement Workshop facilitator, Christine Luckasavitch.

Committee Members participated in the Land Acknowledgement Workshop as outlined in the Agenda Package. The workshop highlighted the importance of a personalized land acknowledgment statement that is action-based.

Emily Stovel, Manager of Culture/Curator, thanked Christine for her time and valuable information on behalf of the Committee. It was noted that a Draft Land Acknowledgement Statement would come forward to a future CDAC Meeting, based on the Committee's discussion.

8. Matters Tabled / Deferred / Unfinished Business

None

9. Staff Reports

a) Curators Report – Manager of Culture/Curator

Resolution Number 010-25

Moved by Dan Lynch

Seconded by Jennifer McGuire

That the Culture and Diversity Advisory Committee received the Curators Report for information.

Resolution Carried

The Manager of Culture/Curator provided an overview of the report.

Discussion ensued among Committee members with the following being a summary of the comment:

- Discussed the Arnprior Library's "Elbows Up" button sales initiative and how it is a good example of a revenue initiative.
- Discussed collaboration opportunities with the Library Board.

10. New Business

a) Workplan Discussion

Emily Stovel, Manager of Culture/Curator noted that she has been having meetings with committee members to compile goals from each person and will bring back concrete actions to the September meeting.

b) Roundtable Discussion

Discussion ensued among Committee Members with the following being a summary:

- Look at options to work with history groups from ADHS to develop land acknowledgements.
- Encouraged attendance at the Cultural Night Market.
- Noted the Stone Soup community event happening on July 6th from 4-7 PM at the Christian Education Centre.
- Noted the statement put out by the Town condemning the graffiti and hate that occurred. Indicated that the community has unified around the "hate has no home here" ideas.
- Inquired about the Destination Ontario Campaign, to which the Manager of Culture/Curator noted that she is investigating.
- Highlighted the Kitchissippi Paddle Group will be coming through Arnprior.

Resolution Number 011-24
Moved by Jennifer McGuire
Seconded by Jo Ann Pecaskie

That the Culture and Diversity Advisory Committee commend the actions taken by and would like to thank staff and the Town for their quick action in condemning hate that took place through graffiti and thanks the OPP for their action in bringing justice to the unfortunate situation.

Resolution Carried

11. Adjournment

Resolution Number 012-24
Moved by Jo Ann Pecaskie
Seconded by Dan Lynch

That the Culture and Diversity Advisory Committee adjourn at 8:59 PM.

Resolution Carried



ARNPRIOR

Minutes of the Accessibility and Age Friendly Advisory Committee Meeting

June 4th, 2025

6:30 PM

Council Chambers, Town Hall

Committee and Staff Attendance

Committee Members Present (In-Person):

Lynn Cloutier, Vice Chair
Amanda Deschamps, Committee Member
Sarah Tait, Committee Member

Committee Members Present (Electronic):

Dave Furgoch, Committee Member

Committee Members Absent:

Tom Burnette, Councillor
Amanda Harris, Committee Member
Sharon Law, Committee Member

Town Staff Present:

Kaitlyn Wendland, Deputy Clerk
Graeme Ivory, Director of
Recreation

1. Call to Order

Lynn Cloutier, Vice Chair, called the meeting to order at 6:33 PM and welcomed those present.

2. Roll Call

The roll was called, with all Members of the Committee being present except Tom Burnette, Amanda Harris and Sharon Law.

3. Land Acknowledgment

Lynn Cloutier, Vice Chair, asked everyone to take a moment to acknowledge and show respect for the Indigenous Peoples as traditional stewards of the land we operate on, by stating:

“I would like to begin by acknowledging that the land on which we work, and gather is the traditional unceded territory of the Anishinaabe People. This Algonquin Nation have lived on this land for thousands of years, long before the arrival of the European settlers, and we are grateful to have the opportunity to be present in this territory.”

4. Adoption of Agenda

Resolution Number 007-25

Moved by Sarah Tait

Seconded by Dave Furgoch

Be It Resolved That the agenda for the Accessibility and Age Friendly Advisory Committee Meeting dated Wednesday, June 4th, be adopted as amended with the removal of item 1a (appoint chair) and item 7b (Sensory-Friendly Spaces).

Resolution Carried

5. Disclosure of Pecuniary Interest

None

6. Adoption of Minutes of Previous Meeting(s)

Resolution Number 008-25

Moved by Sarah Tait

Seconded by Amanda Deschamps

Be It Resolved That the minutes for the April 2nd, 2025, Accessibility and Age Friendly Advisory Committee meeting be adopted.

Resolution Carried

7. Presentations/ Delegations

a) Youth Recreational Spaces, Clayton & Max, RCDSB Students

Clayton and Max provided a presentation to highlight opportunities for improvement for the Town to ensure safe and accessible parks. Discussion ensued amongst Committee Members with the following being a summary:

- Asked about options for natural barriers or fences around parks near roadways.
- Suggested that the Town highlight the features of each park on the website indicating the targeted age range for the feature.
- Newer parks will continue to see more accessible features.

Vice Chair Lynn Cloutier thanked Max and Clayton for their presentation and encouraged them to continue to engage with the Town on these matters.

8. Matters Tabled/ Deferred/ Unfinished Business

None

9. Staff Reports

None

10. New Business

a) Roundtable Discussion

Discussion ensued amongst Committee Members with the following being a summary:

- Discussed opportunities for support for the Pheonix Centre's programming that could offer further support to children and families in Arnprior. This will remain as an agenda item for future meetings.
- Fairview Park grand opening and ribbon cutting will be happening soon.
- Noted that private swimming lessons have been great for their children this year.

11. Adjournment

Resolution Number 009-24

Moved by Sarah Tait

Seconded by Amanda Deschamps

That the Accessibility and Age Friendly Advisory Committee adjourn at 7:32 PM.

Resolution Carried



ARNPRIOR

Minutes of the Accessibility and Age Friendly Advisory Committee Special Meeting

July 2nd, 2025

6:30 PM

Council Chambers, Town Hall

Committee and Staff Attendance

Committee Members Present (In-Person):

Lynn Cloutier, Vice Chair
Sharon Law, Committee Member

Committee Members Present (Electronic):

Dave Furgoch, Committee Member (6:32-7:51 PM)
Amanda Harris, Committee Member (6:43-7:45PM)
Sarah Tait, Committee Member

Committee Members Absent:

Tom Burnette, Councillor
Amanda Deschamps, Committee Member

Town Staff Present:

Kaila Zamojski, Town Clerk
Kaitlyn Wendland, Deputy Clerk
Graeme Ivory, Director of Recreation

1. Call to Order

Lynn Cloutier, Vice Chair, called the special meeting to order at 6:32 PM and welcomed those present.

2. Roll Call

The roll was called, with all Members of the Committee being present except Tom Burnette, Amanda Deschamps, and Amanda Harris.

3. Land Acknowledgment

Lynn Cloutier, Vice Chair, asked everyone to take a moment to acknowledge and show respect for the Indigenous Peoples as traditional stewards of the land we operate on, by stating:

“I would like to begin by acknowledging that the land on which we work, and gather is the traditional unceded territory of the Anishinaabe People. This Algonquin Nation have lived on this land for thousands of years, long before the arrival of the European settlers, and we are grateful to have the opportunity to be present in this territory.”

4. Adoption of Agenda

Resolution Number 010-25

Moved by Dave Furgoch

Seconded by Sarah Tait

Be It Resolved That the agenda for the Accessibility and Age Friendly Advisory Committee Special Meeting dated Wednesday, July 2nd, 2025 be adopted.

Resolution Carried

5. Disclosure of Pecuniary Interest

None

6. Presentations/ Delegations

a) Presentation of Draft Age Friendly Community Plan, Ellory Vincent & Tim Chadder, J.L. Richards

Ellory and Tim provided an overview of the Draft Age Friendly Community Plan, attached to these minutes.

Amanda Harris joined the meeting at 6:43 PM and left the meeting at 7:45 PM.

Committee Members provided feedback with the following being a summary:

- Creating links to the multi-year accessibility plan.
- Identifying creative options for more public washrooms in high traffic areas.
- Explore funding opportunities for transportation options.
- Potential for collaborative community gardens with seniors and youth.
- Finding and maintaining momentum with new and existing volunteers.
- Creating connections with other Town of Arnprior Master Plans.

David Furgoch left the meeting at 7:51 PM.

Quorum was lost at 7:51 PM.

Committee Members who were still present for discussion were asked to send their further feedback to the Deputy Clerk, and it would be forwarded to the Consultant.

7. Adjournment

Resolution Number 011-25

Moved by Sarah Tait

Seconded by Sharron Law

That the Accessibility and Age Friendly Advisory Committee adjourn at 7:51 PM.

Resolution Carried



**Minutes of the Environmental Advisory Committee Meeting
June 16th, 2025
6:30 PM
Council Chambers – Town Hall**

Committee and Staff Attendance

Committee Members Present:

Chris Toner, Vice Chair
Barry Goodman, Committee Member
Ben Shearer, Committee Member
Lessia Stefanison, Committee Member
Ted Strike, Councillor
Alexis Young, Committee Member

Town Staff Present:

Kaitlyn Wendland, Deputy Clerk
Graeme Ivory, Director of Recreation
Jessica Schultz, A/Environmental
Engineering Officer

Committee Members Absent:

Natalie Deveau, Chair

1. Call to Order

Chris Toner, Vice-Chair, called the meeting to order at 6:30 PM and welcomed those present.

2. Roll Call

The roll was called, with all Members of the Committee being present except Natalie Deveau.

3. Land Acknowledgment

Chris Toner, Vice-Chair, asked everyone to take a moment to acknowledge and show respect for the Indigenous Peoples as traditional stewards of the land we operate on, by stating:

“I would like to begin by acknowledging that the land on which we work and gather is the traditional unceded territory of the Anishinaabe People. This Algonquin Nation have lived on this land for thousands of years, long before the arrival of the European settlers, and we are grateful to have the opportunity to be present in this territory.”

4. Adoption of Agenda

Resolution Number 008-25
Moved by Alexis Young
Seconded by Barry Goodman

Be It Resolved That the agenda for the Environmental Advisory Committee Meeting dated Monday, June 16th, 2025, be adopted as amended with the addition of item 7(a), Delegation from Just Good Compost.

Resolution Carried

5. Disclosure of Pecuniary Interest

None

6. Adoption of Minutes of Previous Meeting(s)

Resolution Number 009-25
Moved by Ted Strike
Seconded by Alexis Young

Be It Resolved That the minutes for the April 22nd, 2025, Environmental Advisory Committee meeting be adopted.

Resolution Carried

7. Presentations/ Delegations

a) Delegation, Just Good Compost

Will Affleck of Just Good Compost provided the Committee with an overview of their program and responded to questions. Committee Members indicated their interest in this initiative and are excited to see the launch of the program in Arnprior.

8. Matters Tabled/ Deferred/ Unfinished Business

None

9. Staff Reports

None

10. New Business

a) Committee Workplan Discussion

Chris Toner, Vice-Chair, asked the Committee for any updates regarding the workplan. Discussion ensued amongst Committee Members resulting in the following updates to the workplan:

Focus 1: Support Local Flora	Update/ Completed
Pollinator garden in Town	The Committee is continuing to progress on establishing the pollinator garden to be located at the marina. The Town will feature the native plants put in at Robert Simpson Park on social media during Pollinator Week.
Educational materials for residents about native and pollinator species	
Garden Awards	For discussion at the September meeting to start working on over the fall/winter.
Understanding heritage/natural protected sites zoning	Town Planner will come to the Committee to discuss towards the end of 2025.
Dark Sky Initiative	Alexis Young will present more information at September meeting.
Bee City Canada Initiative	
Focus 2: Waste Reduction	Update/ Completed
Alternatives to traditional curbside green bin collection	Committee would like to see the Town promote Just Good Compost's program when it launches in Arnprior.
Foodcycler Promotion	
Educational materials to support proper recycling	Committee members indicated an interest in exploring changing the use of 'waste' to 'landfill' and will return with more information.
Focus 3: Healthy Waterways	Update/ Completed
Reduce the spread of aquatic invasive species	Signage has been installed.
Educational materials to support residents in reducing invasive species spread	Materials have been delivered around Town.
Options for cleaning boats at marina	Signage is in place at the Marina.
Focus 4: Carbon Footprint Reduction	Update/ Completed
Increase efficiencies/energy conservation at Town Buildings	
Supporting active transportation	Committee will follow up with OVATA. Committee provided input on the location of new bike racks to be installed.
Energy efficiencies in new developments	

b) Roundtable Discussion

Ben Shearer indicated that he will provide the Committee with more information from Ontario Power Generation regarding fish and the dams. He also raised concerns about Bill 5 from the Province of Ontario and would like to have a further discussion with the Town Planner about the impacts to municipalities.

Barry Goodman invited Committee Members to attend the McNamara Trail Celebration on October 18th, 2025.

Lessia Stefanison inquired about if staff could present the Transportation Master Plan to the Committee. Staff indicated that they would be able to.

11. Adjournment

Resolution Number 010-25

Moved by Ben Shearer

Seconded by Lessia Stefanison

That the Environmental Advisory Committee adjourn at 8:04 PM.

Resolution Carried



ARNPRIOR

**Minutes of Library Joint Use Committee Meeting
June 19th, 2025, 7:00 PM
Arnprior Public Library**

Attendance

Committee Members Present

Arnprior Mayor Lisa McGee
McNab/Braeside Councillor Jill Campbell
Library Board Chair, Josie Scott
Library Board Member, Shane Kramer

Staff Present:

Robin Paquette, CAO, Arnprior
Jennifer Morawiec, GM Client
Services/Treasurer, Arnprior
Karen Deluca, Chief Librarian
Angela Young, Deputy Clerk,
McNab/Braeside

1. Call to Order

a) Appoint Chair

Moved by Lisa McGee

Seconded by Shane Kramer

That Josie Scott be appointed Chair.

Carried

b) Appoint Recording Secretary

Moved by Josie Scott

Seconded by Lisa McGee

That Robin Paquette be appointed as recording secretary.

Carried

2. Roll Call

The roll was called, with all Members of the Committee being present.

3. Land Acknowledgement Statement

The Chair provided a land acknowledgement.

4. Adoption of Agenda

Moved by Jill Campbell

Seconded by Lisa McGee

Be It Resolved That the agenda for the Library Joint Use Committee dated June 19th, 2025, be adopted as presented.

Carried

5. Adoption of Minutes of Previous Meeting(s)

None

6. Reports/Presentations

a) Joint Use Agreement – Background & Methodology Overview

Jennifer Morawiec gave a slide presentation, spending time outlining the previous review of methodology and determinations of the committee at that time. Josie Scott indicated the 100/60 weighted factor seems to be very equitable when compared to the per capital costs for each municipality. Jennifer explained the calculations for the previous 5-year term.

Mayor McGee indicated that the average CPI has been 2.62% over past 5 years and questioned if 2% was enough to keep up with inflation.

Chief Librarian Karen Deluca noted that the library does not receive many other grants and PLOG has been frozen since 1997. Costs for books have increased, and not just since tariff issues. Generous donors in 2018 have given contributions which have allowed the library to hold children events for free, as most libraries do. Staff have raised money on photocopier fees – \$50-60 per day or about \$12,000/year, but that amount is going to level off or drop off.

Last year the library asked for funding for a pilot project for an 8-month community librarian and focus on fundraising. This hiring has not been successful, and the Board agreed to use some reserve funding to make for full year position. While there was good response, the candidates didn't like the fundraising aspect. The position is still not been filled and the Board is changing job description again to remove the fundraising element. Also, as this is not a permanent position but a pilot project, it is not attractive to people from outside our immediate area.

Staff confirmed that the township had contributed to the cost of the position.

b) Library Current Service Levels & Statistics

Chief Librarian Karen Deluca gave an overview of library operations, indicating 500 new cards were issued in first 5 months of 2025; 336 in Arnprior and 107 from McNab. It was noted that some people use the library services without having card.

Town staff confirmed operating costs for the building are around \$100,000 yearly, which is provided in addition to the operating grant of \$302,000, for better comparison with those who have a building included.

7. Matters Tabled/Deferred/ Unfinished Business

8. New Business

a) Background Support Documents

The Committee recognized the supporting documents they had received.

b) Joint Use Agreement – Methodology Discussion

Chair Scott enquired if there was any concern from the Township with respect to the current agreement and the methodology used in the past.

Jill Campbell, member from McNab/Braeside Council, indicated there were no real red-flags and Township is keen to keep things as efficient as possible.

Shane Kramer, Board Member, indicated that the previous Board members were pleased with the relationship and don't feel any need to over-turn cart but looking for efficiencies as always.

Chair Scott indicated concern in going forward for 5 years with 2% COLA, currently understaffed, and the growing population. Concerned with model with 2% and base amount being sufficient to get through 5 years. The Scarff Trust MOU expired however, they keep sending the funding but not guaranteed it will continue. If remove fundraising responsibility from the proposed job position, there may be a need for either a full-time and part-time person for fundraising and a grant application process to create more stable base for library.

Shane Kramer, representing the citizens of township, expressed that it is a concern to the Board with funding from both town and township, citing that the library is the third highest in circulation but low on list of comparators and user demand increasing. He suggested the need to make sure services can be maintained, planning for accommodating growth, and wondering how municipalities will fund to ensure services are not dropped.

Mayor McGee questioned if the pilot position (Community Librarian) should be built into the base.

Jennifer Morawiec, Town Treasurer indicated that a calculation with different percentage increase and different positions added to the base service amount could be provided.

Lisa McGee moved

Shane Kramer seconded

That the Treasurer be asked to build 1 FTE and 1.5 FTE into the base service for the Committee's consideration.

Resolution carried

Chair Scott indicated that the Board is having a Strategic Plan meeting in 2 weeks and the goal is to use the allocated funds in reserves – dedicated to something specific, aim is to make town and township look good with funding, such as, the electronic book bin to pick up books 24/7 for increased access. If that is a successful, they will try to put one into McNab/Braeside, closer geographically to residents. Donation money is used to enhance service, but base stuff is staffing.

Karen Deluca, Chief Librarian, indicated that donations aren't always earmarked for a capital project, but also interest in GIC's gives board a bit of flexibility, such as increase the proposed position to a year from 8 months.

Mayor McGee indicated that a CPI increase should be discussion as well.

Chair Scott expressed concerns with including Capital/Facility investments into this agreement.

Jill Campbell indicated a lump sum, in a separate agreement, could address concerns.

Mayor McGee agreed that now may be the time to discuss and look at everything collectively.

Jennifer Morawiec indicated that the operating \$100,000, versus capital contribution part, are not part of the base operating figure, but include items such as salary and wages of maintenance staff, operating supplies, light, heat, power, insurance for building. Arnprior residents pay for services and operating costs as well. McNab users only have one cost right now. Capital is a separate part of it.

Jill Campbell indicated that capital part must be off the table, as it is the town's building to deal with, but agrees the soft operating costs would be something that could be explored as something separate. She suggested the Township may contribute a sum for these operational soft costs so not tied into the percentage increase.

Chair Scott summarized that the net operating cap, facility contribution and full time / part time figures are three main points for further exploration and questioned if there were any other issues?

Discussion ensued with respect to the 2% COLA historically, but not tied to COLA numbers but looked at them to come up with cap. The intent of the cap is to make sure Town doesn't raise numbers without limit. The cap reassured the Township to being held to 1% increase. There is the assumption the Board could go to Town and ask for more funding and it wouldn't affect the Township's amount. It has never specified in the Agreement that there is room for asking the Township for additional funding but the Board did for the community librarian position.

There followed discussion on the use of a fixed cap percentage or a variable percentage based on something like CIP. Karen Deluca noted that last round, the library board lowered hours in order to meet the 2% cap. Chair Scott reiterated that funding generally covers staff salaries. Purchasing of books, running programs comes from PLOG. CPI would be appropriate for staff raises.

Jennifer Morawiec indicated the agreement could outline the timeframe of CPI to use, for example look at the last 4 quarters. As part of the annual calculation, she could utilize the CPI figures for the time frame the Committee sets.

Jill Campbell suggested that methodology for CPI will be harder sell for the Township who want predictability of what they are paying. She asked if the Committee could delve a little deeper as to CPI, could get different results so if we could get a sample of what it would have been based on last 4 years and what that would give us for the next.

The Treasurer committed to provide some options with respect to CPI calculations for the Committee's consideration.

NEXT MEETING – July 17th at 7:00pm

9. Adjournment

Moved by Shane Kramer
Seconded by Jill Campbell

That this meeting of the Committee be adjourned at 8:33 pm.

Resolution Carried

Signatures

Chair

Recording Secretary

**Committee Members
Present**

Arnprior Mayor Lisa McGee
McNab/Braeside Councillor Jill Campbell
Library Board Chair Josie Scott
Library Board Trustee Shane Kramer

Staff Present

Jennifer Morawiec, Town of Arnprior
Karen DeLuca, Arnprior Public Library

1. Committee Chair Josie Scott called the meeting to order at 7:03 pm
2. Roll call
3. Land Acknowledgement provided by Josie Scott.
4. Agenda – **Moved by Lisa McGee, Seconded by Jill Campbell that the agenda be approved as circulated - carried**
5. Minutes – **Moved by Lisa McGee, seconded by Jill Campbell that the minutes of the June 19, 2025 meeting be approved as circulated – carried.**
6. Reports as per direction from the June 19 meeting, Jennifer Morawiec provided a summary and 9 scenarios with various COLA increases: Status quo at 2%; 2.5% and 3% as well as impacts of including staffing level increases of 1 FTE and 0.5 FTE. It was noted that the service level increase is permissible under the terms of the contract with both municipal partners in agreement that the increase be brought into the base calculation.

Impacts of facility costs were discussed. It was noted the current annual facility costs is \$107,450; the \$88,000 figure in the agreement was the base figure as introduced in the original 5 year setup of the agreement.

Jill Campbell suggested using CPI as minimum amount for the annual increase in the effort to cover inflationary costs. The benefits would be a strong library with ample operating grant which would continue to include fundraising, grants and donations.

Shane Kramer suggested the minimum threshold of 2% and further adjustments using CPI averages minus energy costs.

There was consensus that the annual increase be determined with the same timeframe as the annual population adjustment in the second quarter of the year. Lisa McGee added that this approach would be both transparent and fair and would allow the library to plan its programming and expenditures in the face of external inflationary pressures.

Motion: Moved by Jill Campbell, seconded by Lisa McGee that the Joint Services Agreement be amended as follows: Annual CPI calculations, minus energy, be the basis for the annual operating budget increase maintain a minimum 2% threshold and further that the rate be determined at the same time as the annual population adjustments – carried.

Jill Campbell proposed further adjustments to ensure methodology allows for budget increases for special projects.

Josie Scott reiterated the finite monetary allocations from each of the municipalities and welcomed the follow through of the spirit of the agreement.

There was consensus between all parties that the library's financial needs should be reviewed by the Library Joint Use Committee on an at-need basis with a full review at 3 years.

Shane Kramer noted the committee structure for budget review provides a stronger bridge between the municipalities with a streamlined and amenable approach to budget planning. Addendum 8.6 allows for committee meetings to be regularly scheduled or at the request of the Library Board.

Motion by Mayor Lisa McGee, seconded by Jill Campbell that the one Full Time position be added to the Arnprior Public Library's operating budget for fiscal year 2026 and included in future methodology calculations – carried.

Mayor Lisa McGee introduced discussion on support for operational costs. Jennifer Morawiec outlined the components of the \$107,450 annual cost: janitorial, supplies, operating licences (security, elevator etc.) light, heat and power.

Jill Campbell noted she could not foresee a lot of support as neither the Library Board nor the Township would have control over landlord costs; and further that if a partnership should be reached, it would be comprised of the Town and the Township.

Action item: Karen DeLuca to determine whether similar library service agreements include facility costs.

Motion by Mayor Lisa McGee and seconded by Jill Campbell that the committee table discussions regarding facility soft-costs contributions until May 2026 pending review of similar library service agreements – carried.

Action item: Jennifer Morawiec to draft a by-law and send to the committee for review.

Motion to adjourn by Jill Campbell, seconded by Shane Kramer – carried at 8:21pm

The Corporation of the Town of Arnprior

By-Law Number 7621-25

A by-law to award a contract for Tender PW-2025-03 Daniel Street Sanitary Sewer Upsizing & Reconstruction of Albert Street project to Thomas Cavanagh Construction Limited, award proposal for inspection and contract administration to Jp2g Consultants Inc. and to enter into a Construction and Access License and Lease Agreement with Renfrew County Housing Corporation (RCHC).

Whereas Section 8 of the *Municipal Act*, 2001, S.O. 2001, c.25 provides broad authority on municipalities to enable municipalities to govern their affairs as considered appropriate and to enhance the municipality's ability to respond to municipal issues; and

Whereas on February 10th, 2025, Council passed By-law 7558-25 to adopt the 2025 Capital Budget which included a total project budget of \$5,400,000 (\$100,000 for 2025, \$5,300,000 pre-committed for 2026) for the Daniel Street Sanitary Sewer Upsizing & Reconstruction of Albert Street project; and

Whereas in accordance with the Town's Procurement Policy (By-Law 6942-19) the Town issued a Request for Tender #PW-2025-03 through a public process; and

Whereas Thomas Cavanagh Construction Limited submitted the lowest acceptable bid of \$6,267,310.12 (incl. HST), in response to Tender PW-2025-03; and

Whereas in accordance with the Town's Procurement Policy (By-Law 6942-19) the Town received proposal 21-1007Z for contract administration and inspection services for project PW-2025-03, under standing offer, from Jp2g Consultants Inc. for \$314,682.40 (incl. HST);

Therefore, the Council of the Town of Arnprior enacts as follows:

1. That Council award Tender PW-2025-03 to Thomas Cavanagh Construction Limited for \$6,267,310.12 (Incl HST); and
2. Further That Council award the contract for Contract Administration and Inspection of project PW-2025-03, under standing offer agreement, to Jp2g Consultants Inc. for \$314,682.40 (Incl HST); and
3. Further That Council authorize the CAO to execute the agreements and related documents with Thomas Cavanagh Construction Limited and Jp2g Consultants Inc. to execute the works; and
4. Further That Council authorize the CAO to enter into a Construction and Access License and Lease Agreement with Renfrew County Housing Corporation (RCHC) to reconstruct the existing sanitary sewer across a portion of RCHC lands located at 8 Burwash Street in the Town of Arnprior.
5. That any by-laws, resolutions, or parts of by-laws inconsistent with this by-law be hereby repealed.
6. That this by-law come into full force and effect on the day of its adoption.

Passed in Open Council this 22nd day of September 2025.

Lisa McGee, Mayor

Kaila Zamojski, Clerk

This by-law is deemed to be adopted on _____ 2025.

**The Corporation of the
Town of Arnprior**

By-law Number 7622-25

A by-law to authorize the execution of a lease agreement with the Chats Lake Community Boat Club.

Whereas the Council of the Corporation of the Town of Arnprior deems it expedient to authorize the execution of a lease agreement for a two-year term with Chats Lake Community Boat Club for a use of a portion of Bell Park for the purpose a Community Boat Club, as a club house and for docking and related activities, including youth programming.

Therefore the Council of the Town of Arnprior enacts as follows:

1. That the Mayor and Clerk are authorized to execute the Lease Agreement between the Chats Lake Community Boat Club and the Town of Arnprior attached as Schedule A, and forming part of this by-law.
2. That any by-laws, resolutions or and/or parts of by-laws or resolutions inconsistent with this By-law are hereby repealed in their entirety.
3. That this By-law comes into full force and takes effect on the day of its adoption.

Passed in open Council this 22nd day of September, 2025.

Signatures:

Lisa McGee, Mayor

Kaila Zamojski, Clerk

This by-law is deemed to be adopted on _____, 2025

THIS LEASE made the [____] day of [____], 2025.

B E T W E E N:

CORPORATION OF THE TOWN OF ARNPRIOR

(hereinafter referred to as the "**Landlord**")

OF THE FIRST PART

- and -

CHATS LAKE COMMUNITY BOAT CLUB

(hereinafter referred to as the "**Tenant**")

OF THE SECOND PART

In consideration of the sum of Two Dollars (\$2.00) and the rents, covenants and agreements, and subject to the conditions and limitations, contained in this Lease, the Landlord and Tenant covenant and agree as follows:

ARTICLE 1 - INTERPRETATION

1.1 Defined Terms

In this Lease:

- (a) "**Additional Rent**" means any and all sums of money or charges required to be paid by the Tenant under this Lease (except Minimum Rent) whether or not the same are designated "Additional Rent" or whether or not the same are payable to the Landlord or otherwise and all such sums are payable in lawful money of Canada without deduction, abatement, set-off or compensation whatsoever. Additional Rent is due and payable on demand unless otherwise provided, but in any event is not payable as part of Minimum Rent.
- (b) "**Applicable Laws**" means all statutes, laws, by-laws, regulations, ordinances, orders and requirements of governmental or other public authorities having jurisdiction, and all amendments thereto, at any time and from time to time in force.
- (c) "**Business Day**" means any day that is not a Saturday, Sunday or a day observed under the Applicable Laws as a holiday in the Province of Ontario. "**Business Days**" shall have a corresponding meaning.
- (d) "**Change of Control**" means, in the case of any not-for-profit corporation, the dissolution of the corporation, the conversion to a for-profit corporation or any other entity other than a non-for-profit corporation incorporated and subsisting under the laws of the Province of Ontario or the federal laws of Canada, including without limitation by the amalgamation or merger with another corporation or other entity, or a material amendment to the purposes

of the corporation as set out in the articles, letters patent or constating documents of the corporation so as to remove any of the purposes of the corporation as they existed upon the Commencement Date.

- (e) **"Default Rate"** means the lesser of: (i) the Prime Rate plus five percent per annum; and (ii) the maximum interest rate permitted by Applicable Laws, calculated and compounded monthly not in advance.
- (f) **"Environmental Laws"** means all Applicable Laws and all orders, directives and decisions rendered by, and policies, guidelines and similar guidance of, any ministry, department or administrative or regulatory agency, authority, tribunal or court (in each case having the force of law), including any obligations or requirements arising under common law or equity, relating in any way to the environment, environmental assessment, health, occupational health and safety, product liability, protection of any form of plant or animal life, or the manufacture, processing, distribution, use, treatment, storage, presence, disposal, packaging, labeling, recycling, transport, handling, containment, clean-up or other remediation or corrective action of or in respect of any Hazardous Substances.
- (g) **"Governmental Authority"** means any government, parliament, legislature, municipal council, or other regulatory or legislative authority, agency, commission, department or board of any government, parliament, legislature, municipal council or any political subdivision thereof, or any court or any other law, by-law, regulation or rule-making entity (including self-regulating and industry boards, associations and entities of all kinds empowered by legislation, by-law, proclamation, order, the exercise of prerogative power or regulation charged with the administration, regulation or enforcement of Applicable Laws or such board's, association's or entity's own codes, ordinances, orders, decrees, edicts, rules, by-laws, regulations policies, voluntary restraints, practices or guidelines), having jurisdiction in the relevant circumstances, or any Person acting under the authority of any of the foregoing (including any arbitrator with the authority to bind the parties at law) or any other authority, agency, commission, department, association or board charged with the administration, regulation or enforcement of Applicable Laws.
- (h) **"Handle"** means to bring onto, handle, treat, produce, process, manufacture, store, use, dispose of, sell, transport or arrange for transport, and **"Handled"** and **"Handling"** have corresponding meanings.
- (i) **"Hazardous Substance"** means any Contaminant, underground or above-ground tanks, pollutant, dangerous or potentially dangerous substance, noxious or toxic substance, hazardous material or substance, waste (including subject waste, liquid industrial waste, other industrial waste, toxic waste and hazardous waste) and deleterious substance, and includes (without limitation) any flammables, explosives, radioactive material, asbestos, polychlorinated biphenyls ("**PCB**"), PCB-containing equipment or materials, pesticides, defoliants, fungi (including without limitation mould or spores arising from fungi), chlorofluorocarbons, hydrochlorofluorocarbons, urea formaldehyde foam insulation, radon gas, chemicals, substances and agents known or believed to cause cancer or reproductive toxicity, toxic substances, petroleum and petroleum-based substances, electrical or magnetic fields, and any other solid, liquid, gas, vapour, odour, heat, sound,

vibration, radiation, micro waves, substance, condition or chemical, biological or physical agent of any nature or kind that is now or hereafter prohibited, controlled, monitored or regulated pursuant to Environmental Laws. "**Contaminant**" means any solid, liquid, gas, offensive odour, heat, sound, vibration or radiation that results directly or indirectly from human activities that may cause an adverse environmental effect. "**Deleterious substance**" has the meaning ascribed thereto in the *Fisheries Act* (Canada).

- (j) "**Improvements**" means all buildings, structures, fixtures and improvements located on, in or under the Leased Premises.
- (k) "**Lands**" means the lands municipally known as "Bell Park" in the Town of Arnprior, in the County of Renfrew, which are owned by the Landlord and have the legal description set out in Schedule "A" attached hereto.
- (l) "**Lease**" means this Lease dated as of the date first above written between the Landlord and Tenant.
- (m) "**Lease Year**" means a period of twelve (12) consecutive calendar months commencing on the first day of the month following the Commencement Date if the Commencement Date is not the first day of the month or from the Commencement Date if the Commencement Date is the first day of the month, and each twelve-month period thereafter.
- (n) "**Health Emergency**" means a situation in which the Landlord determines, based on advice from a medical professional, or a directive, bulletin, notice or other form of communication from a public health authority, that occupants, tenants, invitees or contractors working in or at the Leased Premises are or may be exposed to imminent danger from a disease, virus or other biological or physical agents that may be detrimental to human health.
- (o) "**Minimum Rent**", means the annual rent payable by the Tenant pursuant to and in the manner set out in Section 4.1 hereof.
- (p) "**Mortgage**" means any mortgage, charge or security instrument (including a deed of trust or mortgage securing bonds) and all extensions, renewals, modifications, consolidations and replacements thereof that may now or hereafter affect the Lands, the Leased Premises or any part of it.
- (q) "**Mortgagee**" means the mortgagee, chargee or other secured party (including a trustee for bondholders), as the case may be, that from time to time holds a Mortgage.
- (r) "**Person**" means, according to the context, any individual, partnership, corporation, trust, trustee or other entity, or any combination of them. "**Persons**" has a corresponding meaning.
- (s) "**Prime Rate**" means the annual rate of interest announced from time to time by the Canadian chartered bank chosen by the Landlord as the daily rate of interest used by such bank as a reference rate in setting rates of interest for Canadian dollar commercial loans and commonly referred to by such bank as its Canadian "prime rate".

- (t) **"Release"** of a Hazardous Substance means any discharge, disposal, pumping, pouring, dumping, injection, emptying, emission, escape, leaching, leak, migration, release or spill, or any introduction into the environment, of the Hazardous Substance and **"Released"** has a corresponding meaning.
- (u) **"Rent"** means Minimum Rent and Additional Rent;
- (v) **"Taxes"** means all taxes, rates, duties, levies, fees, charges, sewer levies, local improvement rates, and assessments whatsoever, imposed, assessed, levied, rated or charged against the Leased Premises from time to time by any lawful taxing authority whether school, municipal, regional, provincial, federal, parliamentary or otherwise and any taxes or other amounts which are imposed in lieu of, or in addition to, any of the foregoing whether or not in existence at the commencement of the Term and whether of the foregoing character or not and any such Taxes levied against the Landlord on account of its ownership of the Leased Premises or its interest therein.
- (w) **"Term"** means the period of time referred to and described in Section 3.1 hereof.
- (x) **"Transfer"** means all or any of the following, whether by conveyance, written agreement or otherwise:
 - (i) an assignment of this Lease in whole or in part;
 - (ii) a sublease of all or any part of the Leased Premises;
 - (iii) the sharing or Transfer of any right of use or occupancy of all or any part of the Leased Premises;
 - (iv) any Mortgage, charge or encumbrance of this Lease or the Leased Premises or any part of the Leased Premises or other arrangement under which either this Lease or the Leased Premises become security for any indebtedness or other obligation;
 - (v) a Change of Control; and
 - (vi) any transaction or occurrence whatsoever (including, but not limited to, expropriation, receivership proceedings, seizure by legal process and Transfer by operation of law) that has changed or might change the identity of the Person having use or occupancy of any part of the Leased Premises.

1.2 Schedules

The Schedules of this Lease are a part of it and consist of:

- Schedule "A" -- Legal Description of Lands;
- Schedule "B" -- Description of the Leased Premises;

1.3 Number and Gender

The necessary grammatical changes required to make the provisions of this Lease apply in the plural sense where the Tenant comprises more than one entity and to corporations, associations, partnerships, or individuals, males or females, in all cases will be assumed as though in each case fully expressed.

1.4 Time of the Essence

Time is of the essence of this Lease and every part thereof.

1.5 Obligations as Covenants

Each obligation of the Landlord and the Tenant this Lease shall be considered a covenant for all purposes. If the Tenant has failed to perform any of its obligations under this Lease, such obligations shall survive the expiration or other termination of this Lease.

1.6 Headings, Words and Numbers

The table of contents, Article numbers and headings, and Section numbers and headings are inserted for convenience of reference only and are not to be considered when interpreting this Lease. The particular words used to label or identify the defined terms of this Lease shall not be considered when interpreting this Lease or the defined term itself. All references to a Schedule, Article, Section or paragraph number shall be interpreted to be references to a Schedule, Article, Section or paragraph number within this Lease except as specifically provided to the contrary.

1.7 No Limitation

Whenever a statement or provision in this Lease is followed by words denoting inclusion or example (such as "including" or "such as") and then a list of, or reference to, specific matters or items, such list or reference shall not be read so as to limit or restrict the generality of such statement or provision, even though words such as "without limitation" or "without limiting the generality of the foregoing" or "but not limited to" do not precede such list or reference.

ARTICLE 2 - DEMISE

2.1 Demise

In consideration of the rents, covenants and agreement hereinafter reserved and contained on the part of the Tenant to be paid, observed and performed, the Landlord has demised and leased and by these presents doth demise and lease unto the Tenant, the premises (herein called the "**Leased Premises**") lying and being upon the Lands, more particularly described and cross hatched on Schedule "B" attached hereto and including the club house and docks and any appurtenant fixtures and Improvements.

2.2 Common Driveway

The Tenant acknowledges and agrees that vehicular and pedestrian access to the Leased Premises are made by way of Leo Lavoie Road and that the driveway located on and adjacent to the Leased Premises which provides access between the club house and Leo Lavoie Road is shared with the community boat launch, docks and parking area situate on the shoreline Madawaska River immediately to the south east of the Leased Premises (collectively, the "**Community Boat Docks**") and which do not form part of the Leased Premises. Further, the Tenant covenants and agrees that it shall not obstruct the shared driveway so as to prevent the ingress and egress of vehicles and pedestrians between the Community Boat Docks and Leo Lavoie Road.

2.3 Termination of Existing Leases

The parties acknowledge and agree that any and all existing leases of the Leased Premises are hereby surrendered and terminated.

ARTICLE 3 - TERM

3.1 Term

- (a) To have and to hold the Leased Premises for a term of two (2) years plus the part of a month, if any, from the date of commencement of the Term of this Lease, commencing from July 1, 2025 and expiring on June 30, 2027.

3.2 No Options to Extend or Renew

The Tenant has no right to extend or renew the Term of the Lease.

3.3 Overholding

In the event that the Tenant remains in possession of the Leased Premises after the end of the Term hereof, and without the execution and delivery of a new lease or a written renewal or extension hereof, there shall be no tacit or other renewal of this Lease and the Term hereby granted, and provided the Landlord accepts Rent, the Tenant shall be deemed to be occupying the Leased Premises as a tenant from month to month at a monthly Minimum Rent payable in advance on the first day of each month equal to the sum of One Dollar (\$1.00) and otherwise upon the same terms and conditions as are set forth in this Lease so far as applicable, including without limitation the obligation to pay all Additional Rent as and when due.

ARTICLE 4 - RENT

4.1 Minimum Rent

Yielding and paying therefor unto the Landlord, its successors and assigns at the office of the Landlord or at such other place or places in Canada as the Landlord shall designate from time to time in writing, in lawful money of Canada and without any deduction, defalcation or set off whatsoever, for each and every year of the Term hereby granted, rent of Two Dollars (\$2.00) per annum in advance of the first day of each and every Lease Year of the Term.

4.2 Interest on Amounts in Default

If the Tenant fails to pay when due any amount of Rent or Additional Rent, the unpaid amount will bear interest calculated and payable monthly from the due date to the date of payment at the Default Rate.

4.3 Net Lease to Landlord

The Tenant acknowledges and agrees that it is intended that this Lease shall be a completely carefree net lease for the Landlord, that, except as expressly provided, the Landlord shall not be responsible during the Term for any costs, charges, expenses and outlays of any nature whatsoever arising from or related to the Leased Premises, or the use and occupancy thereof or the contents thereof or the business carried on thereon, and that the Tenant shall pay all costs, charges, expenses and outlays of every nature and kind relating to or affecting the Leased Premises but excluding Landlord's income taxes, capital tax, and Landlord's Mortgage and related costs or payments.

ARTICLE 5 - GENERAL COVENANTS

5.1 Landlord's Covenants

The Landlord covenants with the Tenant that the Tenant shall and may peaceably hold and enjoy the Leased Premises for the Term hereby demised without hindrance or interruption by the Landlord or any other Persons lawfully claiming by, through or under the Landlord, subject, nevertheless to the terms and conditions of this Lease.

5.2 Tenant's Covenants

The Tenant covenants with the Landlord:

- (a) to pay Rent;
- (b) to observe and perform all the covenants and obligations of the Tenant herein, whether expressed as a covenant or not; and
- (c) to pay directly to the appropriate authorities the cost of all Utilities supplied to the Leased Premises including without limiting the generality of the foregoing, all costs for electricity, water, heating, fuel and gas.

ARTICLE 6 - USE AND OCCUPATION OF LEASED PREMISES

6.1 Use

The Tenant covenants to use the Leased Premises for the purpose of the Chats Lake Community Boat Club, as a club house and for docking and related activities, including youth programming as further described in Section 6.2 hereof, and for no other purposes.

6.2 Youth Programming

The Tenant covenants that it will provide and offer during the Term programs and activities for the benefit of the youth community of the Town of Arnprior (hereinafter "**Youth Programming**"). Such Youth Programming shall be subject to the approval of the prior approval Landlord. Provided that, if the Tenant does not provide Youth Programming in accordance with the requirements of the Landlord, the Tenant shall be required to pay an additional fee in the sum of \$1,000.00 per annum as Additional Rent.

6.3 Parking

The Tenant covenants that it will not permit its officers, members, employees, agents or invitees to park automobiles except in the area(s) at the Leased Premises designated by the Landlord from time to time.

6.4 Termination

Upon termination of this Lease through effluxion of time or otherwise, but so long as the Tenant is not in default under this Lease, the Tenant shall be entitled to remove its trade fixtures, chattels and other personal property, and inventory including, but not limited to, all chattels or trade fixtures, whether or not such items may be deemed in law to be fixtures. The Leased Premises shall be surrendered to the Landlord in the condition and repair as required to be maintained by the Tenant under this Lease during the Term, free and clear of any encumbrances, provided that the Tenant shall repair any damage to the Leased Premises which results from the removal of the Tenant's trade fixtures.

6.5 Nuisance

The Tenant will not do or permit to be done on or upon the Leased Premises anything which shall result in a nuisance to the Landlord or adjoining lands.

6.6 Hazardous Substances

- (a) The Tenant acknowledges and agrees that: (i) the Landlord has made no representation or warranty to the Tenant concerning the environmental condition of the Leased Premises or any part thereof, or the presence or absence of any Hazardous Substance thereon or therein; and (ii) the Landlord is leasing the Leased Premises to the Tenant on an "as is" basis with respect to their environmental condition.
- (b) The Tenant shall not use or permit to be used all or any part of the Leased Premises for Handling or any other dealing with any Hazardous Substance, except in strict compliance with all applicable Environmental Laws and in compliance with the Landlord's insurers requirements. Without limiting the generality of the foregoing, the Tenant shall in no event use, and the Tenant confirms it does not plan or intend to use, the Leased Premises to Handle any Hazardous Substance in a manner that, in whole or in part, would cause the Leased Premises, the Lands or any adjacent property to become a contaminated site under Environmental Laws.

- (c) The Tenant shall strictly comply and cause any Person for whom it is in law responsible to comply, with all Environmental Laws regarding the use and occupancy of the Leased Premises.
- (d) The Tenant shall ensure that any effluent discharge shall not contain any Hazardous Substance or otherwise be corrosive, poisonous or be harmful to, or cause obstruction, deposition, or pollution within, rivers or streams in the general vicinity of the Leased Premises, or to or within any soils, waters, ditches, water courses, culverts, drains, sewers or the atmosphere. The Tenant shall at the Landlord's request provide facilities for testing and monitoring the effluent from the Tenant's operations and shall permit the Landlord and its agents reasonable access to the Leased Premises for the purposes of carrying out such testing and monitoring from time to time at the Tenant's expense.
- (e) The Tenant shall be fully responsible for any environmental contamination of the Leased Premises, including the Improvements thereon, the atmosphere, and/or the drains or sewers arising from the Tenant's use of the Leased Premises whether prior to or during the Term.
- (f) The Tenant shall, upon the request of the Landlord, disclose in writing the names and approximate amounts of all Hazardous Substances that the Tenant Handles in or on the Leased Premises or the Lands, and the names and amounts of all Hazardous Substances that were actually Handled in or on the Leased Premises or the Lands during the previous Lease Year.
- (g) The Tenant shall carry out and comply with any and all measures implemented or encouraged by the Landlord to support and promote ecological practices and objectives in and on the Leased Premises, including (without limitation) recovery and recycling programs, the use of environmentally friendly materials and products, the reduction of waste and garbage, and the avoidance of any Hazardous Substances.
- (h) The Tenant shall promptly provide to the Landlord a copy of any environmental site investigation, assessment, audit or report relating to the Leased Premises or any part thereof conducted by or for the Tenant at any time, and at the Landlord's request from time to time, the Tenant shall obtain from an independent environmental consultant approved by the Landlord an environmental site investigation of the Leased Premises or an environmental audit of the operations at the Leased Premises, having a scope that is satisfactory to the Landlord, including any additional investigations as the environmental consultant may recommend. The Tenant shall, prior to undertaking any subsurface testing, obtain the Landlord's prior written approval of the proposed plan of investigation, which approval may be withheld at the Landlord's sole and unfettered discretion.
- (i) The Tenant hereby waives the requirement (if any) for the Landlord to provide a site profile for the Leased Premises under the Environmental Laws and all regulations made at any time pursuant thereto.
- (j) The Tenant shall maintain all environmental site investigations, assessments, audits and reports relating to the Leased Premises in strict confidence and the Tenant shall not disclose their terms or existence to any third party except as required by law, and except to the

Tenant's professional advisers on a need to know basis or with the prior written consent of the Landlord, which consent may be withheld at the Landlord's sole and unfettered discretion.

- (k) The Tenant shall promptly provide to the Landlord on request such written authorizations as the Landlord may require from time to time to make inquiries of any Governmental Authority regarding the Tenant's compliance with Environmental Laws. The Tenant authorizes the Landlord, and its agents, to make inquiries from time to time of any Governmental Authority in order to determine the Tenant's compliance with all Environmental Laws.
- (l) The Tenant shall promptly notify the Landlord in writing of any breach of Environmental Laws, or of any Release, discharge or presence of any Hazardous Substance within or about the Leased Premises, and, if the Tenant is or ought to have been aware of the same, within or about any adjacent properties, that could contaminate the Leased Premises or the Lands, or subject the Landlord or the Tenant to any fines, penalties, orders, investigations or proceedings under Environmental Laws.
- (m) Prior to the expiry or earlier termination of this Lease or at any time if requested by the Landlord or required by any Governmental Authority pursuant to Environmental Laws:
 - (i) the Tenant shall remove from the Leased Premises and any adjacent lands all Hazardous Substances Handled or Released in or from the Leased Premises or in or from the Lands, by the Tenant or any Person for whom it is in law responsible, or in the course of the Tenant's business or as a result of the Tenant's use or occupancy of the Leased Premises;
 - (ii) the Tenant shall remediate any contamination of the Leased Premises or any adjacent lands, resulting from Hazardous Substances, in either case brought onto, used or Handled at, or Released from, the Leased Premises or the Lands, by the Tenant or any Person for whom it is in law responsible, or in the course of the Tenant's business or as a result of the Tenant's use or occupancy of the Leased Premises, whether prior to or during the Term; and
 - (iii) the Tenant shall reinstate and remediate the Leased Premises and any adjacent lands to the condition existing as at the time of the original occupancy of the Leased Premises by the Tenant.
- (n) The Tenant shall perform these obligations promptly at its own cost and in accordance with Environmental Laws. The Tenant shall provide to the Landlord full information with respect to any remedial work to be performed pursuant to this Section, shall comply with the Landlord's requirements with respect to such work, and shall use a qualified environmental consultant approved by the Landlord to perform such remediation. The Tenant shall, at its own cost, obtain such approvals and certificates from the applicable provincial and federal Governmental Authorities in respect of the remediation as are required under Environmental Laws or required by the Landlord, including (without limitation) a certificate of compliance evidencing completion of the remediation

satisfactory to the applicable ministry. Notwithstanding the foregoing, if the Landlord determines, in its sole and unfettered discretion, that the Leased Premises, the Landlord or the Landlord's reputation is placed in jeopardy by the requirement for any clean up, abatement or removal of Hazardous Substances for which the Tenant is responsible, the Landlord may itself undertake all or any part of such work at the sole cost of the Tenant as Additional Rent.

- (o) All Hazardous Substances Handled or Released in or from the Leased Premises, or in or from adjacent lands, by the Tenant or any Person for whom it is in law responsible, or in the course of the Tenant's business or as a result of the Tenant's use or occupancy thereof shall remain the property of the Tenant, notwithstanding any rule of law or other provision of this Lease to the contrary and notwithstanding the degree of their affixation to the Leased Premises or adjacent properties.
- (p) The Tenant shall indemnify and hold harmless the Landlord, and its respective directors, officers, shareholders, employees, agents, successors and assigns, from any and all liabilities, actions, damages, claims, remediation cost recovery claims, losses, costs, orders, fines, penalties and expenses whatsoever (including all consulting and legal costs on a solicitor and own client basis and the cost of remediation of the Leased Premises any adjacent lands) arising from or in connection with:
 - (i) any breach of or non-compliance with the provisions of this Section by the Tenant; or
 - (ii) any release or alleged release of any Hazardous Substances at or from the Leased Premises, related to or as a result of the use and occupation of the Leased Premises, or any act or omission of the Tenant or any Person for whom it is in law responsible, including its employees, agents, contractors, subtenants, permittees and licensees.
- (q) The obligations of the Tenant under this Section 6.6, including (without limitation) to undertake clean-ups, to make repairs, to obtain approvals and certificates, or otherwise to comply with the obligations under this Section, shall survive the expiry or earlier termination of this Lease, and are in addition to, and shall not limit, the obligations of the Tenant contained in other provisions of this Lease.

6.7 Compliance with Applicable Laws

The Tenant will promptly comply with and conform to the requirements of Applicable Laws from time to time in force during the Term affecting in any way the Leased Premises or the Tenant's use thereof or the Improvements, trade fixtures, furniture and equipment installed by the Tenant. Without the prior written consent of the Landlord, the Tenant will make no use of the Leased Premises, which will or may impose upon the Landlord any obligation to modify, extend, alter or replace any part of the Leased Premises or any such Improvements, fixtures, furniture or equipment.

6.8 Access by Landlord

The Landlord and its agents, contractors and others authorized by the Landlord may, at all reasonable times and at any time during an actual or apprehended emergency or security risk, enter the Leased Premises and any part thereof for the following purposes:

- (a) to inspect the state of repair and condition thereof, to examine or measure all or any part of the Leased Premises, to determine compliance by the Tenant with the provisions of this Lease, and to undertake such examination, monitoring and testing as the Landlord (acting reasonably) considers prudent;
- (b) to make or attend to maintenance, repairs, replacements, changes or alterations as set out in this Lease;
- (c) to take such steps as the Landlord may deem necessary for the safety, improvement, alteration or preservation of the Leased Premises;
- (d) to inspect all documents and records relating solely to the use of the Leased Premises;
- (e) to conduct such inspections, audits, assessments and testing in respect of any Hazardous Substance or compliance with all Environmental Laws and environmental approvals as the Landlord may deem appropriate;
- (f) to show the Leased Premises to Mortgagees, prospective Mortgagees, purchasers and prospective purchasers and, during the last twelve (12) months of the Term, to prospective tenants; and
- (g) for any other purpose necessary or reasonably required to enable the Landlord to perform its obligations or exercise its rights under this Lease, or generally to fulfill its obligations as landlord and owner of the Leased Premises,

and in every case the Tenant shall afford the Landlord all aid and facilities in such entry. In carrying out such rights the Landlord shall use reasonable efforts to minimize interference with the Tenant's use and enjoyment of the Leased Premises. The Landlord shall whenever possible give reasonable Notice to the Tenant prior to such entry (other than in an actual or apprehended emergency or security risk, in which event no Notice shall be required), but no such entry shall constitute a re-entry by the Landlord or an eviction or entitle the Tenant to any abatement of Rent. The Tenant may, at its option, have an employee or representative present at the time of such entry by the Landlord into the buildings upon the Leased Premises.

ARTICLE 7 – CHANGES AND ALTERATIONS

7.1 No Landlord's Work

The Tenant acknowledges and agrees that the Leased Premises are provided on an "as is" basis, and the Landlord shall have no obligation to make or perform any alterations, changes, additions, repairs, or other work thereon.

7.2 Changes and Alterations

The Tenant shall not make or permit to be made any material alterations, changes or additions to the Leased Premises without the prior written approval of the Landlord. The request of the Tenant for any such approval shall be accompanied by an adequate description of the contemplated work and, where all work to be performed in the Leased Premises shall be performed by competent contractors and subcontractors of whom the Landlord shall have approved, such approval not to be unreasonably withheld provided that the Landlord may require that the Landlord's contractors and subcontractors be engaged for any mechanical or electrical work. All such work shall be subject to inspection by and the reasonable supervision of the Landlord and shall be performed in accordance with any reasonable conditions or regulations imposed by the Landlord and completed in a good and workmanlike manner in accordance with the description of the work approved by the Landlord.

7.3 Liens and Charges

The Tenant shall pay before delinquency for all materials supplied and work done in respect of the Leased Premises so as to ensure that no lien or claim of lien is registered against any portion of the Lands or against the Landlord's or the Tenant's interest in the Lands. If a lien or claim of lien is registered or filed in respect of any such materials or work, the Tenant shall indemnify and save harmless the Landlord from any and all loss, cost, expense, damage and liability in respect of such claim of lien and the Tenant shall discharge it at its expense within five (5) Business Days after Notice from the Landlord (or sooner if such lien or claim is delaying a financing or sale of all or any part of the Lands or the Leased Premises), failing which the Landlord may (at its option) discharge the lien or claim of lien by paying the amount claimed to be due into court and the amount so paid and all expenses of the Landlord including legal costs (on a solicitor and its own client basis) shall be paid by the Tenant to the Landlord. The Tenant shall not mortgage, charge, grant a security interest in or otherwise encumber any Improvements or trade fixtures, except in accordance with Section 11.1 hereof.

ARTICLE 8 - INSURANCE AND INDEMNITY

8.1 Tenant's Insurance

- (a) The Tenant shall take out and keep in full force and effect during the entire Term hereof and during such other time as the Tenant occupies the Leased Premises or any part thereof in the names of the Tenant and with respect to the insurance set out in subsection (iii) and (iv) of this Section 8.1 in the names of the Landlord and any other Persons designated by the Landlord (hereinafter, the "**Additional Insureds**") as additional named insureds as their respective interest may appear, the following insurance:
 - (i) all risks (including flood and earthquake), property insurance in an amount equal to the full replacement cost, insuring (1) all property owned by the Tenant for which the Tenant is legally liable or installed by or on behalf of the Tenant, and located within the Leased Premises including, but not limited to, fittings, installations, alterations, additions, partitions, and all other Improvements, and (2) the Tenant's inventory, furniture and moveable equipment;

- (ii) broad form boiler and machinery insurance on a blanket repair and replacement basis with limits for each accident in an amount not less than the replacement cost of all leasehold improvements and of all boilers, pressure vessels, air conditioning equipment and miscellaneous electrical apparatus owned or operated by the Tenant or by others (other than the Landlord) on behalf of the Tenant in the Leased Premises, or relating to or serving the Leased Premises;
 - (iii) public liability and property damage insurance including personal injury liability, contractual liability, non-owned automobile liability with respect to the Leased Premises and the Tenant and any other Person on the Leased Premises, and by the Tenant and any other Person performing work on behalf of the Tenant and those for whom the Tenant and any other Person performing work on behalf of the Tenant and those for whom the Tenant and any other Person performing work on behalf of the Tenant is in law responsible. Such policies shall (1) be written on a comprehensive basis with inclusive limits of not less than \$2,000,000.00 for bodily injury to any one or more Persons, or property damage; and (2) contain a severability of interests clause and cross-liability clauses;
 - (iv) standard owner's form automobile policy providing third party liability insurance with \$2,000,000 inclusive limits, and accident benefits insurance, covering all licensed vehicles owned or operated by or on behalf of the Tenant, if applicable;
 - (v) workplace safety coverage or similar insurance affording statutory coverage and containing statutory limits, when the Tenant is statutorily so obligated.
 - (vi) any other form of insurance and such higher limits as the Tenant or the Landlord, acting reasonably, requires from time to time in form in amounts and for insurance risks against which a prudent tenant would insure.
- (b) All policies required to be written on behalf of the Tenant pursuant to subsections 8.1(a)(i), 8.1(a)(ii), 8.1(a)(iii) and 8.1(a)(iv) shall contain a waiver of any subrogation rights which the Tenant's insurers may have against any and all of the Landlord and those for whom the Landlord is in law responsible, whether any such damage is caused by the act, omission or negligence of the Landlord or those for whom the Landlord is in law responsible.
- (c) All policies:
- (i) shall be non-contributing with, and shall apply only as primary and not excess to any other insurance available to all or any of the Landlord or the Additional Insureds; and
 - (ii) shall not be invalidated as respects the interests of all or any of the Landlord or the Additional Insureds by reason of any breach or violation of any warranties, representations, declarations or conditions contained in the policies. All policies shall contain an undertaking by the insurers to notify the Landlord and the Additional Insureds in writing not less than thirty (30) days in writing to non-payment of premium, prior to any material change, cancellation or termination thereof.

- (d) The Tenant agrees that if the Tenant fails to take out or to keep in force any such insurance referred to in this Section 8.1, or should any such insurance not be approved by the Landlord or the Additional Insureds and should the Tenant not commence to diligently rectify (and thereafter proceed diligently to rectify) the situation within forty-eight (48) hours after written Notice by the Landlord to the Tenant (stating if the Landlord or the Additional Insureds do not approve of such insurance, the reasons therefor) the Landlord has the right, without assuming any obligation in connection therewith, to effect such insurance at the sole cost of the Tenant and all outlays by the Landlord, plus twelve percent (12%) as an administration fee, shall be immediately paid by the Tenant to the Landlord as Additional Rent, without prejudice to any other rights and remedies of the Landlord under this Lease.
- (e) The Tenant shall prior to the Commencement Date and forthwith after request by the Landlord provide evidence of the insurance required to be carried by the Tenant hereunder from time to time.

8.2 Increase in Landlord's Insurance Premiums

The Tenant shall not do, or permit to be done, anything on the Leased Premises or bring or keep anything therein which will in any way increase the risk of fire or the rate of fire insurance on the Leased Premises or materially adversely affect the Landlord's insurance, or on property kept thereon, or obstruct or interfere with the rights of other occupants of the Lands, if any, or any adjacent lands or conflict with any insurance policy upon the Leased Premises or any part thereof, or conflict with any Applicable Laws.

8.3 Cancellation of Insurance

The Tenant shall not by its act or omission cause any policy of insurance (including, without limitation, the Landlord's insurance) relating to the Leased Premises to be cancelled or the Leased Premises to be made uninsurable.

8.4 Landlord's Insurance

The Landlord may obtain insurance but the Tenant shall have no interest in same.

8.5 Proceeds of Insurance

The proceeds of all policies of insurance required to be maintained by the Tenant covering destruction or damage to the Leased Premises shall be applied towards the restoration and/or repairing thereof so that the Leased Premises is repaired to the condition the Tenant is required to keep the Leased Premises under this Lease. The Landlord is under no obligation to rebuild or contribute to the cost of rebuilding.

8.6 Indemnification of the Landlord

Tenant shall indemnify the Landlord and save it harmless from and against any and all loss, claims, actions, damages, liability and expense in connection with loss of life, personal injury, damage to

property or any other loss or injury whatsoever arising from or out of this Lease, or any occurrence in, upon or at the Leased Premises, or the occupancy or use by the Tenant of the Leased Premises, or any part thereof, or occasioned wholly or in part by any act or omission of the Tenant or by anyone permitted to be on the Leased Premises by the Tenant. If the Landlord shall, without fault on its part, be made a party to any litigation commenced by or against the Tenant, then the Tenant shall protect, indemnify and hold the Landlord harmless and shall pay all costs, expenses and reasonable legal fees incurred or paid by the Landlord in connection with such litigation. The Tenant shall also pay all costs, expenses and legal fees (on a solicitor and his client basis) that may be incurred or paid by the Landlord in enforcing the terms, covenants and conditions in this Lease, unless a Court shall decide otherwise.

ARTICLE 9 - MAINTENANCE AND REPAIR

9.1 Tenant to Maintain and Repair

The Tenant covenants throughout the Term, at the Tenant's sole cost and expense, to maintain and keep in good and substantial condition and repair the Leased Premises, any and all Improvements thereon, and the Tenant's equipment and fixtures on the Leased Premises in accordance with good commercial practice, and the Tenant shall promptly at the Tenant's own cost and expense make all necessary repairs and replacements thereto, but excluding reasonable wear and tear which does not affect the proper use of the Leased Premises for the purposes intended and the Leased Premises remains leasable to another tenant by the Landlord.

9.2 No Obligation on Landlord to Maintain or Repair

The Landlord shall have no obligation to operate, insure, maintain, repair or replace the Leased Premises or any Improvements thereon, unless damaged or destroyed by it or its agents or invitees.

ARTICLE 10 – TAXES AND UTILITIES

10.1 Payment of Real Property Taxes

The Tenant covenants to pay and discharge all Taxes imposed during the Term in respect of the Leased Premises or any part or parts thereof or against any property on the Leased Premises owned or brought thereon by the Tenant, together with every tax and licence fee in respect of every business carried on thereon or in respect of the occupancy of the Leased Premises by the Tenant, including without limitation sewage and water rates for the supply of the same to the Leased Premises. In the event the Leased Premises are not separately assessed for Taxes, the Tenant shall pay to the Landlord the Landlord's reasonable estimate of the same.

10.2 Payment of Utilities

The Tenant covenants to pay all charges for the supply of public utilities, including but not limited to water, sewer, electricity and all charges for the supply of oil, gas or any other service used upon the Leased Premises (collectively, the "**Utilities**"). In the event there are no separate meters for supply to the Leased Premises, the Tenant shall pay to the Landlord the Landlord's reasonable estimate of the same.

10.3 Proof of Payment

In the event that Taxes are payable by the Tenant directly to a taxing authority other than the Landlord, the Tenant shall provide official receipts to the Landlord upon request.

10.4 Harmonized Sales Taxes

The Tenant shall pay to the Landlord the amount of any harmonized sales tax, goods and services tax, value added tax, sales tax or other like tax (collectively hereinafter referred to as the "**Sales Taxes**") payable by the Tenant on any Rent payable by the Tenant under this Lease and which the Landlord is obligated at law to collect from the Tenant. For greater certainty, the Minimum Rent amount and such other amounts as set out in this Lease, do not include Sales Taxes, which are payable in addition to (and are not included in) such amounts.

10.5 Indemnification of the Landlord

The Tenant shall indemnify and save harmless the Landlord from all liability with respect to payment of such Taxes and HST eligible against the Leased Premises or the Tenant and payable by the Tenant under this Lease.

ARTICLE 11 - ASSIGNMENT AND SUBLETTING

11.1 Tenant shall not Assign, Sublet or Encumber

Subject to Section The Tenant shall not Transfer or otherwise encumber all or part of the Leased Premises without the prior written consent of the Landlord in its sole and absolute discretion, and the Landlord shall not be obligated to consent to any such Transfer or other encumbrance and may unreasonably withhold its consent.

11.2 Right of Tenant to Collect Dock Fees, etc.

Notwithstanding Section 11.1 above, the Tenant shall be permitted to licence the use of docks, storage areas and/or other facilities at the Leased Premises, and to charge such fees (including a dock fee, slip fee or storage fee, either as membership dues or otherwise) for the use thereof, provided such licences and fees are in relation to permitted uses of the Leased Premises as set out in Section 6.1 hereof and are at all times in compliance with Applicable Laws.

11.3 Right of Landlord to Assign or Encumber

The Landlord may assign, mortgage, encumber or otherwise deal with its reversionary interest in the Lands including the Leased Premises subject always to this Lease and all of the rights of the Tenant hereunder. To the extent that any purchaser or assignee agrees in writing to assume and be bound by all of the terms, covenants and conditions of the Lease, the Landlord shall without further written agreement be released from liability hereunder.

ARTICLE 12 – REGISTRATION, STATUS STATEMENT, ATTORNMENT AND SUBORDINATION

12.1 Registration

The Tenant may register a notice of lease or a short form of lease in respect of this Lease, provided that: (i) a copy of this Lease is not attached; (ii) no financial terms are disclosed; (iii) the Landlord gives its prior written approval to the notice or short form of lease; and (iv) the Tenant pays the Landlord's reasonable costs (including legal fees) on account of the matter as Additional Rent. The Landlord may limit such registration to one or more parts of the Lands. Upon the expiration or other termination of the Term, the Tenant shall immediately discharge or otherwise vacate any such notice or short form of lease. If the Landlord transfers any part of the Lands that in the opinion of the Landlord are surplus, the Tenant shall immediately at the request of the Landlord discharge or otherwise vacate any such notice or short form of lease as it relates to such transferred part. If any part of the Lands are made subject to any easement, right of way or similar right, the Tenant shall immediately at the request of the Landlord postpone its registered interest to such easement, right of way or similar right.

12.2 Status Statement

Within ten (10) days after written request by the Landlord, the Tenant shall deliver in a form supplied by the Landlord a statement or estoppel certificate to the Landlord as to the status of this Lease, including as to whether this Lease is unmodified and in full force and effect (or, if there have been modifications that this Lease is in full force and effect as modified and identifying the modification agreements); the amount of Minimum Rent and Additional Rent then being paid and the dates to which same have been paid; whether or not there is any existing or alleged default by either party with respect to which a Notice of default has been served and if there is any such default, specifying the nature and extent thereof; and any other matters pertaining to this Lease as to which the Landlord shall request such statement or certificate.

12.3 Subordination

This Lease and all rights of the Tenant shall be subject and subordinate to any and all Mortgages and any ground, operating, overriding, underlying or similar leases from time to time in existence against the Lands and the Leased Premises, or any part thereof. On request, the Tenant shall acknowledge in writing the subordination of this Lease and its rights under this Lease to any and all such Mortgages and leases and to all advances made under such Mortgages. The form of such subordination shall be as required by the Landlord or any Mortgagee or the lessor under any such lease.

12.4 Attornment

The Tenant shall promptly, on request, attorn to any Mortgagee, or to the owners of the Leased Premises or Lands, or the lessor under any ground, operating, overriding, underlying or similar lease of all or substantially all of the Leased Premises made by the Landlord or otherwise affecting the Leased Premises and Lands, or the purchaser on any foreclosure or sale proceedings taken

under any Mortgage, and shall recognize such Mortgagee, owner, lessor or purchaser as the Landlord under this Lease.

12.5 Execution of Documents

The Tenant irrevocably constitutes the Landlord the agent and attorney of the Tenant for the purpose of executing any agreement, certificate, attornment or subordination required by this Lease and for registering postponements in favour of any Mortgagee if the Tenant fails to execute such documents within ten (10) days after request by the Landlord.

ARTICLE 13 - DEFAULT AND REMEDIES

13.1 Event of Default

In this Lease, an "**Event of Default**" means whenever any of the following events shall occur:

- (a) any Rent is in arrears and is not paid when due;
- (b) the Tenant has breached any of its obligations in this Lease and, if such breach is capable of being remedied and is not otherwise listed in this definition, after written Notice from the Landlord:
 - (i) the Tenant fails to remedy such breach within seven (7) days (or such shorter period as may be provided in this Lease); or
 - (ii) if such breach cannot reasonably be remedied within seven (7) days or such shorter period, the Tenant fails to commence to remedy such breach within such seven (7) days or shorter period or thereafter fails to proceed diligently to remedy such breach;
- (c) the Tenant has breached any of its obligations in this Lease and such breach is not capable of being remedied;
- (d) this Lease or any goods, chattels or equipment of the Tenant is seized, taken or exigible in execution or in attachment or if a writ of execution or enforcement is issued against the Tenant and such writ is not stayed or vacated within ten (10) days after the date of such issue;
- (e) the Tenant becomes insolvent or commits an act of bankruptcy or takes the benefit of any statute for bankrupt or insolvent debtors or makes any proposal, assignment, compromise or arrangement with its creditors, or if a trustee, receiver, receiver/manager or like Person is appointed for all or part of the business, property, affairs or revenues of the Tenant;
- (f) the Tenant makes a bulk sale of its goods (other than in conjunction with an approved assignment or sublease by the Landlord) or moves or commences, attempts or threatens to move its trade fixtures, goods, chattels or equipment out of the Leased Premises (other than in the routine and normal course of its business);

- (g) without the written consent of the Landlord, the Leased Premises are at any time used or occupied by any Person other than the Tenant, or for any use or purpose other than the permitted use as set out in this Lease;
- (h) the Tenant abandons or attempts to abandon the Leased Premises, or the Leased Premises become vacant or substantially unoccupied for a period of twelve (12) consecutive months.
- (i) the Tenant purports to effect a Transfer other than in compliance with the provisions of this Lease;
- (j) any insurance policies covering any part of the Leased Premises or the Lands are actually or threatened to be cancelled or adversely changed as a result of any use or occupancy of the Leased Premises;
- (k) the Tenant shall default in the full and timely performance of any covenant of this Lease and any such default shall be repeated two (2) times in any Lease Year, notwithstanding that such defaults may have been cured within the period after written Notice has been provided pursuant to the terms hereof;
- (l) the Tenant is a corporation and at any time during the Term does not remain in good standing with the Ontario Ministry of Government and Consumer Services; or
- (m) any other act, omission, event or circumstance that is expressed to be a default or Event of Default by the Tenant under this Lease or that constitutes a default by the Tenant in law.

13.2 Remedies

If and whenever an Event of Default occurs then, without prejudice to any other rights the Landlord has pursuant to this Lease or at law or in equity, the Landlord shall have the following rights and remedies, which are cumulative and not alternative, exercisable without further Notice and at any time while the Event of Default continues:

- (a) to terminate this Lease and re-enter and take possession of the Leased Premises or any part of the Leased Premises in the name of the whole. In such event, the Landlord may remove all Persons and property from the Leased Premises and store such property at the expense and risk of the Tenant or sell or dispose of such property in such manner as the Landlord sees fit, without notice to the Tenant. Notwithstanding any termination of this Lease, the Landlord shall be entitled to receive Rent and all Taxes up to the time of termination plus accelerated Rent as provided in this Lease and damages including (without limitation):
 - (i) damages for the loss of Rent suffered by reason of this Lease having been prematurely terminated;
 - (ii) costs of reclaiming, repairing and re-leasing the Leased Premises; and
 - (iii) legal costs on a solicitor and its own client basis;
- (i) to enter the Leased Premises as agent of the Tenant and to relet the Leased Premises for whatever length of time and on such terms as the Landlord in its discretion may determine including (without limitation) the right to:
 - (i) take possession of any property of the Tenant on the Leased Premises;
 - (ii) store such property at the expense and risk of the Tenant;
 - (iii) sell or otherwise dispose of such property in

such manner as the Landlord sees fit; and (iv) make alterations to the Leased Premises to facilitate the reletting. The Landlord shall receive the rent and proceeds of sale as agent of the Tenant and shall apply the proceeds of any such sale or reletting, first, to the payment of any expenses incurred by the Landlord with respect to any such reletting or sale, second, to the payment of any indebtedness of the Tenant to the Landlord other than Rent, and third, to the payment of Rent in arrears, with the residue to be held by the Landlord and applied to payment of future Rent as it becomes due and payable. The Tenant shall remain liable to the Landlord for any deficiency;

- (ii) to remedy or attempt to remedy the Event of Default for the account of the Tenant and to enter upon the Leased Premises for such purposes. The Landlord shall not be liable to the Tenant for any loss, injury or damages caused by acts of the Landlord in remedying or attempting to remedy the Event of Default. The Tenant shall pay to the Landlord, upon demand as Additional Rent, all expenses incurred by the Landlord in remedying the Event of Default, plus interest at the Default Rate from the date such expense was incurred by the Landlord;
- (iii) to recover from the Tenant all damages and costs incurred by the Landlord as a result of the Event of Default including any deficiency between those amounts that would have been payable by the Tenant for the portion of the Term following such termination and the net amounts actually received by the Landlord during such period of time with respect to the Leased Premises;
- (iv) to recover from the Tenant the full amount of the current month's Rent together with the next three (3) months' instalments of Rent or such other period as may be determined by law, which shall immediately become due and payable as accelerated rent; and
- (v) suspend or cease to supply any Utilities and services to the Leased Premises, all without liability of the Landlord for damages, including indirect or consequential damages caused by such suspension or cessation.

13.3 Re-Entry

Upon the Landlord becoming entitled to re-enter the Leased Premises pursuant to this Lease, the Landlord may do so by force (if necessary) without any previous notice of intention to re-enter, the Landlord may remove all Persons and property from the Leased Premises, and the Landlord may use such force and assistance in making such removal as the Landlord may deem advisable to recover full and exclusive possession of the Leased Premises. Such re-entry shall not operate as a waiver or satisfaction in whole or in part of any right, claim or demand arising out of or in connection with any breach, non-observance or performance under this Lease.

13.4 Right to Perform

If the Tenant shall fail to observe or perform any of the covenants or obligations of the Tenant

under or in respect of this Lease, the Landlord may from time to time at its discretion perform or cause to be performed any of such covenants or obligations or any part thereof and for such purpose may do such things as may be required and may enter upon the Leased Premises to do such things. All expenses incurred and expenditures made by or on behalf of the Landlord shall be forthwith paid by the Tenant to the Landlord as Additional Rent, plus an administrative fee of twelve percent (12%) of said costs. If the Landlord commences or completes, or causes to be commenced or completed, the performance of any of such covenants or obligations or any part thereof, the Landlord shall not be obligated to complete or cause to be completed such performance or be later obligated to act in like manner. If the Landlord shall suffer or incur any damage, loss, cost or expense whatsoever for which the Tenant is in any way liable hereunder, by reason of any failure of the Tenant to observe or comply with any of the covenants or agreements of the Tenant herein contained, then in every such case the amount of any such damage, loss, cost or expense shall be due and payable by the Tenant to the Landlord on demand by the Landlord and the Landlord shall have the right at its option to add the cost or amount of any such damage, loss, cost or expense to the Rent hereby reserved, plus an administrative fee of twelve percent (12%), and any such amount (including such administrative fee) shall thereupon immediately be due and payable as Rent and recoverable by the Landlord in the same manner as for all remedies available to the Landlord for the recovery of Rent in arrears.

13.5 Distress

Notwithstanding anything in this Lease to the contrary or any provision of any present or future Applicable Laws, none of the goods, chattels or trade fixtures on the Leased Premises at any time during the Term shall be exempt from levy by distress for Rent in arrears, and the Tenant waives any such exemption. If the Tenant vacates the Leased Premises leaving Rent unpaid, the Landlord, in addition to any remedy otherwise provided by law, may follow and seize and sell the goods and chattels of the Tenant at any place to which the Tenant or any other Person may have removed them, in the same manner as if the goods and chattels had remained upon the Leased Premises. If the Landlord makes any claim against the goods, chattels or trade fixtures of the Tenant by way of distress, this provision may be pleaded as an estoppel against the Tenant in any action brought to test the right of the Landlord to levy such distress.

13.6 Interest and Costs

The Tenant shall pay to the Landlord upon demand as Additional Rent: (a) interest at the Default Rate on all Rent required to be paid hereunder from the due date for payment until fully paid and satisfied; and (b) the Landlord's then current reasonable administration charge for each notice of default given by the Landlord to the Tenant under this Lease. The Tenant shall pay and indemnify the Landlord against damages, costs and expenses (including, without limitation, all legal fees on a solicitor and its own client basis) incurred in enforcing the terms of this Lease, or with respect to any matter or thing that is the obligation of the Tenant under this Lease, or in respect of which the Tenant has agreed to insure or to indemnify the Landlord.

13.7 Remedies Cumulative

No reference to or exercise of any specific right or remedy by the Landlord shall prejudice or preclude the Landlord from exercising or invoking any other remedy, whether allowed under this

Lease or generally at law or in equity, and the express provisions of this Lease as to certain rights and remedies are not to be interpreted as excluding any other or additional rights and remedies available to the Landlord generally at law or in equity.

13.8 Waiver of Rights of Redemption

The Tenant hereby waives any and all rights of redemption or relief from forfeiture granted by or under any present or future laws in the event the Tenant is being evicted or dispossessed from the Leased Premises for any cause or if the Landlord is obtaining possession of the Leased Premises by reason of default by the Tenant or otherwise.

13.9 Condoning

Any condoning, excusing or overlooking by either party hereto of any default, breach or non-observance by the other party at any time or times in respect of any covenant, proviso or condition herein contained shall not operate as a waiver of any rights hereunder in respect of any existing or subsequent default, breach or non-observance.

ARTICLE 14 - DAMAGE AND DESTRUCTION

14.1 Damage and Destruction

If the Leased Premises are damaged or destroyed the Tenant shall at its sole cost and expense repair or replace the same. In no event will there be an abatement of Rent by reason of such damage.

ARTICLE 15 - MISCELLANEOUS

15.1 Unavoidable Delay

If the Landlord or the Tenant is bona fide delayed or hindered in, or prevented from, performing any term, covenant or act required by this Lease by reason of any cause beyond the control of the party affected, including (without limitation) strikes, lockouts or other labour disputes, the enactment, amendment or repeal of any Applicable Laws, shortages or unavailability of labour or materials, riots, insurrection, sabotage, rebellion, war, acts of terrorism, act of God, weather, epidemic, pandemic, Health Emergency, or any other similar reason (collectively "**Unavoidable Delay**"), then performance of such term, covenant or act is excused for the period of the delay and the party so delayed, hindered or prevented shall be entitled to perform such term, covenant or act within the appropriate time period after the expiration of the period of such delay. The Landlord shall also be excused from the performance of any term, covenant or act required by this Lease if the performance of such item would be in conflict with any directive, policy or request of any Governmental Authority in respect of any energy, conservation, safety, health, security or other matter. "Unavoidable Delay" shall not include any delay caused by such party's default, act or omission, any delay avoidable by the exercise of reasonable care by such party, or any delay caused by lack of funds of such party. For greater certainty, the provisions of this Section and an event of Unavoidable Delay do not and shall not operate to excuse the Tenant from the prompt payment of Rent and any other payments required by this Lease.

15.2 Successors and Assigns

All rights and liabilities herein given to, or imposed upon, the respective parties hereto shall extend to and bind the several respective heirs, executors, administrators, successors and permitted assigns of the said parties.

15.3 Accord and Satisfaction

No payment by the Tenant or receipt by the Landlord of a lesser amount than annual rent herein stipulated shall be deemed to be other than on account of the earliest stipulated rent, nor shall any endorsement or statement on any cheque or any letter accompanying any cheque or payment as Rent be or be deemed to be an accord and satisfaction, and the Landlord may accept such cheque or payment without prejudice to the Landlord's right to recover the balance of such Rent or pursue any other remedy in this Lease provided.

15.4 Entire Agreement

This Lease and the schedules attached hereto and forming a part hereof, set forth all the covenants, promises, agreements, conditions and understandings between the Landlord and the Tenant concerning the Leased Premises and there are no covenants, promises, agreements, conditions or understandings either oral or written, between them other than are herein set forth. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Lease shall be binding upon the Landlord or the Tenant unless reduced to writing and signed by them.

15.5 Relationship of Parties

Nothing contained in this Lease shall create any relationship between the Landlord and the Tenant other than that of landlord and tenant, and (without limitation) nothing in this Lease shall be construed to constitute the Landlord and the Tenant as partners, joint venturers or members of a joint or common enterprise.

15.6 Liability of Tenant

If the Tenant consists of more than one Person, the covenants of the Tenant shall be joint and several covenants of each such Person. If the Tenant is a partnership, each Person who is presently a partner of the partnership, and each Person who becomes a member of any successor partnership, shall be and continue to be bound jointly and severally for the performance of and shall be and continue to be subject to all of the terms, obligations and conditions of this Lease, whether or not such Person ceases to be a member of such partnership or successor partnership and whether or not such partnership continues to exist.

15.7 Power, Capacity and Authority

The Tenant covenants, represents and warrants to the Landlord that it has the power, capacity and authority to enter into this Lease and to perform its obligations under this Lease and that there are no covenants, restrictions or commitments given by it that would prevent or inhibit it from entering into this Lease. If the Tenant is a corporation, society or other similar entity, the Tenant confirms

and agrees that this Lease has been executed by its authorized signatories and that if only one signatory has signed this Lease, the Tenant is authorized by its articles of incorporation or other constating documents to execute leases by such sole authorized signatory and if this Lease is not executed under seal by the Tenant, the Tenant is authorized by its articles of incorporation or other constating documents to execute leases without a seal. If the Tenant is a corporation, society or other similar entity, the Tenant shall be either incorporated or extra-provincially registered in the Province, and the Tenant shall remain in good standing during the Term with the Ontario Ministry of Government and Consumer Services with respect to filing annual reports.

15.8 Notice

Any notice, statement or request herein required or permitted to be given by either party to the other ("**Notice**") shall be in writing and shall be deemed to have been sufficiently and effectually given if signed by or on behalf of the party giving the notice and delivered personally or by courier or mailed by registered prepaid post,

- (a) in the case of notice to the Landlord, to it at:

Corporation of the Town of Arnprior
105 Elgin Street West
Arnprior, ON K7S 0A8

- (b) in the case of notice to the Tenant, to it at the Leased Premises, and in the case of mailing, to it at:

Chats Lake Community Boat Club
PO Box 546
Arnprior, ON K7S 3T8

Any Notice given as aforesaid shall be deemed conclusively to have been given, if delivered, on the date of such delivery, or, if mailed, on the third (3rd) Business Day following the date of such mailing. Any party may from time to time by Notice to the other change the address to which notices are to be given. During any interruption, threatened interruption or substantial delay in postal services, such notice shall be delivered as aforesaid.

15.9 Governing Law

This Lease shall be interpreted and governed by the laws of the Province of Ontario and the federal laws of Canada applicable therein.

15.10 Partial Invalidity

If any term, covenant or condition of this Lease or the application thereof to any Person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term, covenant or condition to Persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term, covenant or condition of this Lease shall be valid and enforced to the fullest extent permitted by law.

15.11 Counterparts and Execution

This Lease may be executed in one or more counterparts, each of which when executed shall be deemed an original, but all of which when taken together will constitute one and the same instrument. The parties hereto consent and agree that this Lease may be signed and/or transmitted by facsimile, e-mail of a .pdf document, or using electronic signature technology (for example, via DocuSign or other similar electronic signature technology), and that such signed electronic record shall be valid and as effective to bind the party so signing as a paper copy bearing such party's hand-written signature. The parties further consent and agree that: (a) to the extent a party signs this Lease using electronic signature technology, by clicking "sign", such party is signing this Lease electronically; and (b) the electronic signatures appearing on this Lease shall be treated, for purposes of validity, enforceability and admissibility, the same as hand-written signatures.

[The Remainder of this Page is Intentionally Blank – Signature Page(s) Follow]

IN WITNESS WHEREOF the Landlord and Tenant have duly executed this Lease as of the day and year above written.

LANDLORD

CORPORATION OF THE TOWN OF ARNPRIOR

Per: _____ (c/s)
Name:
Title:

Per: _____ (c/s)
Name:
Title:

I/We have the authority to bind the corporation.

TENANT

CHATS LAKE COMMUNITY BOAT CLUB

Per: _____ (c/s)
Name:
Title:

Per: _____ (c/s)
Name:
Title:

I/We have the authority to bind the corporation.

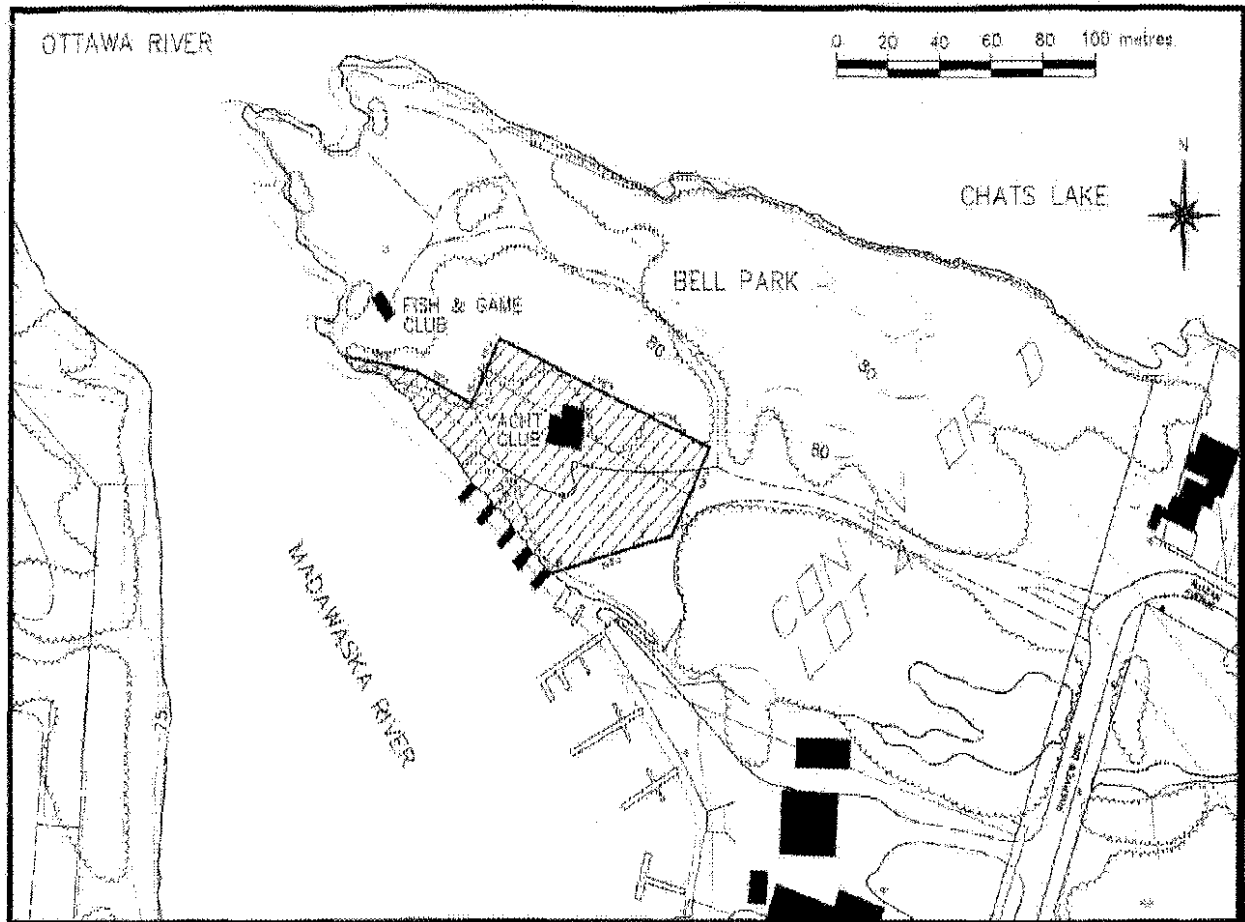
SCHEDULE "A"
LEGAL DESCRIPTION OF THE LANDS

PIN: 57307-0164 (LT) (LRO #: 49):

Part of Lot 4, Concession C; McNab, Part of Lot 4, Concession D; McNab, Part of the Road Allowance between Concessions C & D, McNab, as closed by By-law R92135 all as in Instrument No. AR11665 and R54947 being that Part lying north of Instrument No. R420091 and West of Riverview Drive; Town of Arnprior.

SCHEDULE "B"

DESCRIPTION OF THE LEASED PREMISES



Town of Arnprior
By-law Number 7623-25

A by-law to amend By-Law Number 7242-21 Joint Use Library Agreement to reflect revised methodology for the 2026-2030 term.

Whereas in 2015 the Councils of McNab/Braeside and Arnprior and the Arnprior Public Library Board entered into an agreement for the use of the Library; and

Whereas section 5.1.3 of the agreement indicates that methodology for calculating the annual contribution shall be reviewed and discussed every five years; and

Whereas the Municipal Library Joint Use Committee met on June 19, 2025 and July 17, 2025 to review the methodology and discuss any amendments for the upcoming 2026-2030 extended term of the agreement; and

Whereas the Municipal Library Joint Use Committee recommends changes to the methodology to reflect an annual operating cap adjustment for CPI (less energy) with a minimum 2% threshold and that the base operating costs be increased to include an additional 1.0 FTE equivalent; and

Whereas the Municipal Library Joint Use Committee also recommends amending section 8.6 of the agreement to allow for more frequent meetings of the Municipal Library Joint Use Committee.

Therefore, the Town of Arnprior enacts as follows:

1. That section 5.1.5 be added:

5.1.5 As reflected in Schedule "A" hereto, for each year of the Term (2026 to 2030) the annual increase to the Board's Operating Grant requirements shall be calculated using Statistics Canada Consumer Price Index (CPI), Ontario All-items less energy, annual percentage change for the previous calendar year (January to January). A minimum two percent (2%) increase threshold will be applied instead should the annual CPI percentage change be less.

2. That Schedule A of By-Law 7242-21 be amended to include the estimated annual contributions for 2026 to 2030 as follows:

5. Baseline Calculation for 2026:

Operating Grant: \$458,918 (2025 estimate) plus \$71,200 Community Librarian (1.0 FTE) plus CPI (2% minimum) = \$540,720

Town Portion (69.55%): \$376,089

Township Portion (30.45%): \$164,632

Population (2025) - McNab/Braeside	8,131	60%	4,879	30.45%	
Population (2025) - Arnprior	11,145	100%	11,145	69.55%	
	19,276		16,023		
	2026	2027	2028	2029	2030
Estimated Net Operating Deficit (2025)	\$ 458,918				
Community Librarian (1.0 FTE)	\$ 71,200				
Total with CPI Increase (2.0% Minimum)	\$ 540,720	\$ 551,535	\$ 562,565	\$ 573,817	\$ 585,293

6. Calculation of the Estimated Town and Township Annual Contribution for years 2026 to and including 2030 subject to Section 5 adjustments each year:

	5 Year Term				
	2026	2027	2028	2029	2030
Net Operating Deficit	540,720	551,535	562,565	573,817	585,293
Arnprior Grant Contribution	376,071	383,592	391,264	399,090	407,071
M/B Grant Contribution	164,649	167,942	171,301	174,727	178,222
M/B \$ per capita	20.25	20.65	21.07	21.49	21.92
	2026	2027	2028	2029	2030
Net Operating Deficit	540,720	551,535	562,565	573,817	585,293
Arnprior Grant Contribution	376,071	383,592	391,264	399,090	407,071
Facility Operating Costs	107,450	109,599	111,791	114,027	116,307
Total Arnprior Grant & Facility Costs	483,521	493,191	503,055	513,116	523,379
Arnprior \$ per capita	43.39	44.25	45.14	46.04	46.96

3. That Section 8.6 be amended to include the wording “or as requested by the Library Board”:

8.6 The Municipal Library Committee shall meet on at least one (1) occasion prior to May 31st in each calendar year of the Term and any Extended Term, at which time the adjustments under Section 5.1 .2 hereof shall be undertaken; **or as requested by the Library Board.**

4. That this by-law comes into full force and effect on the date of its adoption.

Passed in open Council this 22nd day of September, 2025.

Signatures:

Mayor

Clerk

This by-law is deemed to be adopted on _____, 2025

MUNICIPAL RESOLUTION IN SUPPORT OF PROPOSAL SUBMISSION

Resolution NO: _____ Date: _____

WHEREAS:

1. The Proponent is proposing to construct and operate a Long-Term Energy Project located on Municipal Project Lands, as defined and with the characteristics outlined in the table below, under the Long-Term 2 Energy Supply (Window 1) Request for Proposals (“LT2(e-1) RFP”) issued by the Independent Electricity System Operator (“IESO”).

2. Capitalized terms not defined herein have the meanings ascribed to them in the LT2(e-1) RFP.

3. The Proponent has, no later than sixty (60) days prior to the Proposal Submission Deadline, delivered a Pre-Engagement Confirmation Notice to an applicable Local Body Administrator in respect of the Municipal Project Lands that includes the details outlined in the table below, except for the Unique Project ID which should only be required as part of the Pre-Engagement Confirmation Notice if available.

Unique Project ID of the Long-Term Energy Project (if available): Not Currently Available.

Legal name of the Proponent: **Arnprior Airport Solar L.P.**

Name of the Long-Term Energy Project: **Arnprior Airport Solar**

Technology of the Long-Term Energy Project: **Solar PV**

Maximum potential Contract Capacity of the Long-Term Energy Project (in MW): **10MW AC**

Property Identification Number (PIN), or if PIN is not available, municipal address or legal description of the Municipal Project Lands:

57317-0204 (LT)

Parcel 1:

Eastern Parcel

Parcel 1 contains 32 acres

Legal Description: PART LOTS 2 & 3 CONCESSION 11 MCNAB, PART ROAD ALLOWANCE BETWEEN CONCESSION 11 & 12 OR CONCESSION A MCNAB, PART LOTS 1, 2 & 3 CONCESSION 12 OR CONCESSION A MCNAB BEING PARTS 1, 2, 3, 4 & 5 PLAN 49R16299 SAVE AND EXCEPT PARTS 12, 13, 14 & 15 PLAN 49R16240 & EXCEPT PLAN 49M53 AND SAVE AND EXCEPT PART 3 PLAN 49R19371; S/T EASEMENT OVER PTS 2, 3 & 4, 49R16299

AS IN RE19003 & R46160 & R175941; SUBJECT TO AN EASEMENT IN GROSS OVER PART 18 PLAN 49R17094 AS IN RE115844; TOWN OF ARNPRIOR being all of PIN 57317-0204 (LT)

Parcel 2:

Central Parcel

Parcel 2 contains __45__ acres

Legal Description: PART LOTS 2 & 3 CONCESSION 11 MCNAB, PART ROAD ALLOWANCE BETWEEN CONCESSION 11 & 12 OR CONCESSION A MCNAB, PART LOTS 1, 2 & 3 CONCESSION 12 OR CONCESSION A MCNAB BEING PARTS 1, 2, 3, 4 & 5 PLAN 49R16299 SAVE AND EXCEPT PARTS 12, 13, 14 & 15 PLAN 49R16240 & EXCEPT PLAN 49M53 AND SAVE AND EXCEPT PART 3 PLAN 49R19371; S/T EASEMENT OVER PTS 2, 3 & 4, 49R16299 AS IN RE19003 & R46160 & R175941; SUBJECT TO AN EASEMENT IN GROSS OVER PART 18 PLAN 49R17094 AS IN RE115844; TOWN OF ARNPRIOR being all of PIN 57317-0204 (LT)

Parcel 3:

Western Parcel

Parcel 3 contains __32__ acres

Legal Description: PART LOTS 2 & 3 CONCESSION 11 MCNAB, PART ROAD ALLOWANCE BETWEEN CONCESSION 11 & 12 OR CONCESSION A MCNAB, PART LOTS 1, 2 & 3 CONCESSION 12 OR CONCESSION A MCNAB BEING PARTS 1, 2, 3, 4 & 5 PLAN 49R16299 SAVE AND EXCEPT PARTS 12, 13, 14 & 15 PLAN 49R16240 & EXCEPT PLAN 49M53 AND SAVE AND EXCEPT PART 3 PLAN 49R19371; S/T EASEMENT OVER PTS 2, 3 & 4, 49R16299 AS IN RE19003 & R46160 & R175941; SUBJECT TO AN EASEMENT IN GROSS OVER PART 18 PLAN 49R17094 AS IN RE115844; TOWN OF ARNPRIOR being all of PIN 57317-0204 (LT)

4. Pursuant to the LT2(e-1) RFP, if the Long-Term Energy Project is proposed to be located in whole or in part on Municipal Project Lands, the Proposal must include Municipal Support Confirmation which may be in the form of a Municipal Resolution in Support of Proposal Submission;

NOW THEREFORE BE IT RESOLVED THAT:

5. The council of the Town of Arnprior supports the submission of a Proposal for the Long-Term Energy Project located on the Municipal Project Lands.

6. This resolution's sole purpose is to satisfy the mandatory requirements of Section 4.2(c)(iii) of the LT2(e-1) RFP and may not be used for the purpose of any other form of approval in relation to the Proposal or Long-Term Energy Project or for any other purpose.

7. The Proponent has undertaken, or has committed to undertake, Indigenous and community engagement activities in respect of the Long-Term Energy Project to the satisfaction of the Municipality.

8. The Municipal Project Lands does not include lands designated as Prime Agricultural Areas in the Town of Arnprior's Official Plan.

DULY RESOLVED BY THE LOCAL MUNICIPALITY

on the ____ day of _____, 20____

Lisa McGee, Mayor

Kaila Zamojski, Clerk