



Town of Arnprior

Regular Meeting of Council Agenda

Date: Monday, June 8, 2026

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 – May 25, 2026](#) (Page 1-15)
- 8. Awards / Delegations / Presentations**

Delegation:

 - a) [cahdco – Affordable Housing](#) (Page 16-18)
- 9. Public Meetings**
 - a) [Zoning By-law Amendment \(2-26\)](#) (Page 19-20)
- 10. Matters Tabled / Deferred / Unfinished Business**

Matters Deferred:

 - a) [Robert Simpson Park Phase 1B Update](#), Engineering Officer and Director of Recreation (Page 21-38)
- 11. Notice of Motion(s)**
- 12. Staff Reports**
 - a) [Zoning By-law Amendment 2-26](#), Manager of Community Services/ Planner (Page 39-71)

- b) **Phase 5B Marshall's Bay Meadows Subdivision Agreement and lift 0.3 m reserves (47-T-14002)**, Manager of Community Services/ Planner (Page 72-162)
- c) **Gaumont Bequest Project Application – Arnprior & District Humane Society Continued Flood Remediation**, Town Clerk (Page 163-166)
- d) **Proclamation – Pollinator Week (June 22-28, 2026)**, Town Clerk (Page 167-170)

13. Committee Reports and Minutes

- a) **Mayor's Report**
- b) **County Councillor's Report**
- c) **Committee Reports and Minutes**
 - i) **Environmental Advisory Committee – March 30, 2026** (Page 171-176)
 - ii) **Culture and Diversity Advisory Committee – April 7, 2026** (Page 177-180)
 - iii) **OPP Police Services Board Meeting Minutes – April 8, 2026** (Page 181-183)

14. Correspondence & Petitions

- a) **Correspondence**
 - i) Correspondence Package I-26-JUNE-11
 - ii) Correspondence Package A-26-JUNE-06

15. By-laws & Resolutions

- a) **By-laws**
 - i) **By-law No. 7682-26 – Amend Procedure By-law – Land Acknowledgement** (Page 184-186)
 - ii) **By-law No. 7683-26 – Appoint K. Vieira as Deputy Division Registrar, Deputy Issuer of Marriage Licences and Marriage Officiant** (Page 187)
 - iii) **By-law No. 7684-26 – Zoning By-law Amendment 2-26** (Page 188-190)
 - iv) **By-law No. 7685-26 – Lift 0.3m Reserves (Marshall's Bay Meadows Phase 5B)** (Page 191-192)
 - v) **By-law No. 7686-26 – Subdivision Agreement – 47-T-14002 (Marshall's Bay Meadows Phase 5B)** (Page 193)

b) Resolutions

- i) **Request for Support – Arnprior Regional Health Foundation – Water Bill Insert in July/August 2026 Water Bills** (Page 194)
- ii) **Request for Support – Leaps & Bounds St. Joe's – FoodCycler** (Page 195)
- iii) **Request for Support – École élémentaire catholique des Deux-Rivières – Composters** (Page 196)

16. Announcements

17. Closed Session

One (1) matter pursuant to Section 239 (2)(b) of the Municipal Act 2001, as amended, personal matters about an identifiable individual, including municipal or local board employees (Commemorative Naming Update)

One (1) matter pursuant to Section 239 (2)(b) of the Municipal Act 2001, as amended, personal matters about an identifiable individual, including municipal or local board employees (Student Bursary Application(s))

18. Confirmatory By-law

By-law No. 7687-26 to confirm the proceedings of Council

19. 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. 1817. 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

May 25th, 2026, 6:30 PM

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

Council and Staff Attendance

Council Members Present:

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

Council Members Absent:

Councillor Lynn Cloutier

Town Staff Present:

Robin Paquette, CAO
Kaila Zamojski, Town Clerk
Jennifer Morawiec, GM Client Services/Treasurer
Kelly Vieira, Client Services Coordinator
Graeme Ivory, Director of Recreation
John Steckly, General Manager, Operations
Alix Jolicoeur, Manager of Community Services /
Planner
Emily Stovel, Manager of Culture/ Curator
Patrick Foley, Engineering Officer
Ryan Wall, Engineering Officer

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 except Councillor Lynn Cloutier.

Thank you to the Ember and Sparks Team for joining me this evening to get our meeting started and called to order.

3. Land Acknowledgement

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.

4. Adoption of the Agenda (Additions/Deletions)

Resolution Number 139-26

Moved by Dan Lynch

Seconded by Chris Couper

Be it Resolved That the agenda for the Regular Meeting of Council dated Monday, May 25th, 2026, be adopted.

Resolution Carried

5. Disclosures of Pecuniary Interest

None

6. Question Period

None

7. Adoption of Minutes of Previous Meeting(s)

Resolution Number 140-26

Moved by Ted Strike

Seconded by Tom Burnette

That the minutes of the Regular Meeting of Council listed under Item 7(a) on the agenda be adopted (Regular Meeting of Council – May 11, 2026).

Resolution Carried

8. Awards/Delegations/Presentations

a) Renfrew County Community Futures Development Corporation

Megan Sutherland from Renfrew County Community Futures Development Corporation (RCCFDC) provided an overview of the presentation included in the agenda package, provided further information on success stories, timelines for the process and responded to further questions.

It was noted that RCCFDC would be willing to partner with the municipality to develop targeted workshops for businesses in the Arnprior community.

Mayor McGee and Members of Council thanked RCCFDC for their presentation and information.

9. Public Meetings

None

10. Matters Tabled/Deferred/Unfinished Business

None

11. Notice of Motion(s)

None

12. Staff Reports

- a) **Request for Sign By-law Exemption (145 Daniel St. N.)**, Alix Jolicoeur, Manager of Community Services/Planner

Resolution Number 141-26

Moved by Chris Couper

Seconded by Ted Strike

That Council approve a minor variance from the provisions of the Sign and Merchandise Display By-Law Number 5209-04 to increase the maximum sign face area and height for the installation of a ground-mounted sign for a residential use (bed and breakfast) from 0.4 square meters and 1 meter in height to a sign face area of 1.2 square meters (0.6 meters per sign face) and 2.4 meters in height at 145 Daniel St. N., as requested by Henry Cousens.

That Council adopt an amending by-law to provide for the exemption.

Resolution Carried

- b) **New Land Acknowledgement Process (May 2026)**, Emily Stovel, Manager of Culture/Curator

Resolution Number 142-26

Moved by Dan Lynch

Seconded by Chris Toner

That Council direct staff to bring forward an amendment to the Procedure By-law 7364-23, to include:

- an appendix providing a template for use in the creation of personalized Land Acknowledgements; and
- an amendment to the wording of Section 7.4, to allow for the Presiding Officer and/or another person present at the meeting to give the Land Acknowledgement statement.

Resolution Carried

- c) **Road Rehabilitation Award**, Ryan Wall, Engineering Officer

Resolution Number 143-26

Moved by Dan Lynch

Seconded by Tom Burnette

That Council award Tender PW-2026-02 Rolling Road Rehabilitation to McRae Excavating Ltd. in the amount of \$800,940.00 plus HST; and

That Council award Contract Administration & Inspection services to Jp2g Consultants Inc, in the amount of \$35,412.00 plus HST per proposal 25-1209E; and

That Council fund the budgetary deficit of \$101,074.84 from the Capital Expenditure Reserve Fund; and

That Council passes a bylaw authorizing the CAO to execute the agreements and related documents with McRae Excavating Ltd and Jp2g Consultants Inc.
Resolution Carried

d) Robert Simpson Park Refresh Phase 1A Award, Patrick Foley, Engineering Officer and Graeme Ivory, Direction of Recreation

Resolution Number 144-26

Moved by Chris Couper

Seconded by Chris Toner

That Council enact by-laws to:

- a) Award the Arnprior Robert Simpson Park Refresh Phase 1A Tender No. REC-2026-03 to Thunderbolt Contracting Ltd., for a total of \$1,652,421.27 (plus HST); and
- b) Award quality assurance and contract administration services to Stantec Consulting for a total of \$129,381.00 (plus HST); and
- c) Authorize the CAO to execute the agreements, and related documents with Thunderbolt Contracting Ltd. and Stantec Consulting to implement the defined scope of work; and
- d) Authorize the General Manager, Operations to spend additional contingency expenses up to \$178,180.22 (including net HST) which constitutes 10% of the total Contract value.

Resolution Carried

e) Robert Simpson Park Phase 1B Update, Patrick Foley, Engineering Officer and Graeme Ivory, Director of Recreation

Resolution Number 145-26

Moved by Dan Lynch

Seconded by Chris Toner

That Council direct staff to proceed with Option #2 for the washrooms in the Robert Simpson Park Refresh Phase 1B which includes a hybrid retrofit and four-season design, and;

That Council authorize pre-commitment of funds for Robert Simpson Refresh Phase 1B of \$1,470,000 with 85% funded from the Capital Expenditure Reserve Fund (\$1,249,500) and 15% funded from the Development Charges Reserve Fund (\$220,500).

Resolution Deferred

Resolution Number 146-26

Moved by Dan Lynch

Seconded by Chris Toner

That the Robert Simpson Park Phase 1B Update report and Resolution Number 145-26 be deferred until the next Regular meeting of Council.

Resolution Carried

f) Proclamation – Pride Month, Deputy Clerk

Resolution Number 147-26

Moved by Chris Couper

Seconded by Dan Lynch

That Council proclaim June 2026 as Pride Month in the Town of Arnprior.

Resolution Carried

The Town Clerk read the proclamation:

Whereas June is recognized in Canada as Pride Month, a time to celebrate the contributions of persons from the 2SLGBTQ+ community, and increase efforts to build awareness; and,

Whereas the Progress Pride flag is an important symbol of hope and acceptance for 2SLGBTQ+ youth and adults who continue to face stigma, discrimination, isolation and bullying in their home, workplaces and community spaces, simply for being who they are; and,

Whereas this stigma and discrimination puts 2SLGBTQ+ individuals at elevated risk of mental-health issues, substance abuse, homelessness and suicide; and,

Whereas the Town of Arnprior acknowledges and celebrates the contributions of the 2SLGBTQ+ community to the social, cultural and economic wellbeing of all Ontarians; and,

Whereas during Pride Month, we can all reflect on the progress made to recognize and protect the rights of 2SLGBTQ+ communities, and the work that still needs to be done; and,

Whereas flying the Progress Pride flag at Town Hall during the second week of June 2026 symbolizes the Town's celebration of diversity and support for the 2SLGBTQ+ community.

Now Therefore, I, Lisa McGee, Mayor of Arnprior, do hereby proclaim June 2026 as Pride Month in the Town of Arnprior and encourage all citizens to think about what steps we can collectively take to make our community a safe and inclusive place for all, regardless of sexual orientation, gender identity or gender expression.

g) Proclamation – Parks and Recreation Month, Deputy Clerk

Resolution Number 148-26

Moved by Chris Toner

Seconded by Chris Couper

That Council proclaim June 2026 as Recreation and Parks Month in the Town of Arnprior.

Resolution Carried

The Town Clerk read the proclamation:

Whereas, in the Town of Arnprior, we are fortunate to have a variety of recreation and parks systems providing countless recreational opportunities for residents and visitors from around the world; and

Whereas recreation enhances quality of life, balanced living and lifelong learning; helps people live happier and longer; develops skills and positive self-image in children and youth; develops creativity; and builds healthy bodies and positive lifestyles; and

Whereas recreational participation builds family unity and social capital; strengthens volunteer and community development; enhances social interaction; creates community pride and vitality; and promotes sensitivity and understanding to cultural diversity; and

Whereas parks, open space and trails provide active and passive outdoor recreation opportunities, help maintain clean air and water; and promotes stewardship of the natural environment; and

Whereas recreation, therapeutic recreation and leisure education are essential to the rehabilitation of individuals who have become ill or disabled, or disadvantaged, or who have demonstrated anti-social behavior; and

Whereas the benefits provided by recreation programs, services and parks, and open space, reduce healthcare and social service costs; serve to boost the economy, economic renewal and sustainability; enhance property values; attract new business; increase tourism; and curb employee absenteeism; and

Whereas the Town of Arnprior will have a variety of programming and community events sponsored by ParticipACTION's Community Better Challenge encouraging residents to be and stay active to be crowned Canada's most active community; and

Whereas the Town will be hosting 2026 Priorpalooza Festival and the School's Out Beach Party. These events will provide a wide range of activities accessible to everyone in our community; and

Whereas the Town operates a Youth Club and Older Adults Club providing weekly programming to keep our youth and seniors active and engaged.

Now Therefore, I, Lisa McGee, Mayor of Arnprior, do hereby proclaim June 2026 as Recreation and Parks Month in the Town of Arnprior and encourage all citizens to recognize the benefits and values of Recreation and Parks in Arnprior and participate in the many activities taking place this month and throughout the year.

h) Proclamation – Seniors Month, Deputy Clerk

Resolution Number 149-26

Moved by Ted Strike

Seconded by Tom Burnette

That Council proclaim June 2026 as Seniors Month in the Town of Arnprior.

Resolution Carried

The Town Clerk read the proclamation:

Whereas Seniors Month is an annual province-wide celebration to recognize the considerate contributions that seniors have made to the life and vibrancy of our community; and,

Whereas seniors continue to serve as leaders, mentors, volunteers and important and active members of this community; and,

Whereas their contributions past and present warrant appreciation and recognition and their stories deserve to be told; and,

Whereas the health and well-being of seniors is in the interest of all and further adds to the health and well-being of the community as a whole; and,

Whereas seniors are the fastest growing population segment across Canada and a significant number of Arnprior seniors are leading healthy and active lives; and

Whereas the Town of Arnprior is a recognized Age-Friendly Community, establishing policies and services and investing in programming and infrastructure related to the physical and social environment designed to help seniors “age actively”; and

Whereas the Town of Arnprior is also recognizing June as Recreation and Parks Month providing access to free and low-cost recreation programming and events and celebrating the recreation and parks amenities that our community has to offer; and

Whereas the Town of Arnprior's Recreation Department and its Older Adults Club (OAC), the Seniors Active Living Centre (SALC), and many community groups throughout the Town provide regular age-friendly programming for local seniors.

Now Therefore, I, Lisa McGee, Mayor of Arnprior, do hereby proclaim June 2026 as Seniors Month in the Town of Arnprior and encourage all citizens to recognize and celebrate the accomplishments of our seniors.

i) Proclamation – Indigenous History Month and National Indigenous Peoples Day, Deputy Clerk

Resolution Number 150-26

Moved by Chris Toner

Seconded by Dan Lynch

That Council proclaim June 2026 as Indigenous History Month and June 21, 2026 as National Indigenous Peoples Day in the Town of Arnprior

Resolution Carried

The Town Clerk read the proclamation:

Whereas June is recognized as Indigenous History Month across Canada and is a time to celebrate the histories, cultures, languages, knowledge, and traditions of First Nations, Inuit, and Métis Peoples; and

Whereas the Town of Arnprior is situated on the traditional and unceded territory of the Anishinaabe People; and

Whereas in cooperation with Indigenous leaders, the Government of Canada chose June 21 to be National Indigenous Peoples Day, given the significance of the summer solstice as the longest day of the year; and

Whereas the contributions of Indigenous Peoples to the Town of Arnprior's past, present, and future are profound but often unrecognized;

Whereas municipalities and museums play an important role in reconciliation as outlined in the Truth and Reconciliation Commission of Canada's 94 Calls to Action; and

Whereas Arnprior + District Museum is on a path of reconciliation, including collaborative learning, relationship-building, and co-care of community belongings in partnership with Indigenous Nations; and

Whereas Arnprior + District Museum staff and leadership is thankful that the museum's recent strategic planning team was led by a local Indigenous consultant; and

Whereas leadership staff at the Town of Arnprior participated in Indigenous Relations Training to continue broad-based learning about Indigenous history and reconciliation; and

Whereas the Culture and Diversity Advisory Committee, with guidance from a regional Indigenous consultant, is presenting a new Land Acknowledgement process to Council in humble commitment to the Town's path to reconciliation; and

Whereas the Town would like to recognize and thank local Indigenous leadership who have supported this important work: Christine Luckasavitch, Omàmìwininì Madaoueskarini Anishinaabekwe and Owner/Executive Consultant of Waaseyaa Consulting and Gail Brandt-Terry from Tyendinaga Mohawk Territory and Senior Advisor and Co-Founder of Ridge Road Training and Consulting; and

Whereas the Town welcomes future collaboration with Indigenous-identifying community members and Knowledge Keepers according to their capacity and interest; and

Whereas the Town invites community members as a whole to recognize and celebrate this month at the following public gatherings:

Arnprior Public Library will have a display featuring Indigenous authors in the month of June; and

The City of Pembroke is celebrating National Indigenous Peoples Day on June 21st Pembroke event with traditional music, dance, and ceremonies at Waterfront Park; and

The Algonquins of Pikwakanagan First Nation hosts a traditional Powwow on the third weekend of August every year; and

Many other opportunities to come together in recognition of Algonquin Teachings and Ways of Knowing.

Whereas the Town of Arnprior encourages residents to participate in the [University of Alberta's Indigenous Canada](#) course, which is a free online resource that explores different histories and contemporary perspectives of Indigenous Peoples living in Canada.

Now Therefore, I, Lisa McGee, Mayor of Arnprior, do hereby proclaim June 2026 as Indigenous History Month and June 21, 2026, as National Indigenous Peoples Day in the Town of Arnprior and encourage all citizens to continue learning about reconciliation, and Indigenous history, contributions, and culture.



13. Committee Reports and Minutes

a) Mayor's Report

i) Council Community Support Fund Policy

Mayor McGee provided an overview of the report included in the Agenda package and responded to questions.

Mayor Lisa McGee further reported the following:

- Mayor McGee further noted that together with County Councillor Lynch, Councillor Toner, we met with a representative from Regional Group to discuss the EQ3 Development in Marshalls Bay Meadows.
- The CAO and Mayor McGee met with someone interested in investing in Arnprior. It is confidential at this time, however was an interesting proposal.
- The CAO and Mayor McGee met with a gentleman involved in military opportunities, who wanted to discuss some strategies for Arnprior and how they would align to potential economic development opportunities within the Town of Arnprior.
- Mayor McGee attended an OPP Police Services Board meeting, and received updates from the Detachment Commander and the position for an Administrator has been posted this week.
- Mayor McGee met one on one with the OPP Detachment Commander to discuss some operational efforts in Arnprior and also future opportunities for the OPP to engage in the community and with the community, in other ways than just operational in nature. Mayor McGee noted to other Members of Council and staff that if there are any events that come up, the OPP would like to hear about them, with no guarantee they will be there but they are trying to make more of an effort to be present and out in the community.
- Mayor McGee noted that she was joined by Councillor Toner, Councillor Couper and County Councillor Lynch as well as MPP Denault, École élémentaire catholique des Deux-Rivières will be enjoying a Secondary School on site in the near future, with the help of a \$13.6 million investment from the Province of Ontario.

b) County Councillor's Report

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

- On 29 April, the County of the Whole Operations Committee met to discuss the County Master Transportation Plan and its Recommendations. These recommendations were discussed at length including budgetary cost for the future. Staff have been directed to bring back to Council draft policies with the information requested by Council.
- And great news for the residents of Whitewater Region. The County broke ground for a new Paramedic Station at the corner of Forester Falls Road and Mine View Road. This Station will be a health support facility, with four rapid deployment paramedic vehicle bays, dedicated office, administrative,

and staff amenity spaces to support 24/7 operations. The building is expected to be operational early 2027.

- At our last meeting a Coordinator of Lanark/Renfrew Immigrant Settlement Service. Adam Amza provided information dealing with newcomers to Renfrew County. The difficulties they encounter include language barriers, limited familiarity with Canadian systems and complex settlement and family. To date there have been 123 unique newcomers supported of which Arnprior has six families.
- Update, on the Renfrew County Housing Corporation, in 2011, under the Housing Service Act, the Province downloaded 1,032 units to the County, which we would be responsible for the administering. The funding for this housing by the Province was a 25-year mortgage rate, which in 2027 will cease to exist with the County then owning the properties. Regretfully some of these properties do not meet today's standards of living and are too expensive to maintain. The Housing Corporation is in the process of creating options on how to maintain the 1032 units. The latest project was to turn a single house in Pembroke into a duplex. Of note Arnprior has 5 single homes on Riverview Drive, 3 single homes on Third Avenue, 15 single homes on Fourth Avenue, 1 single home on Laird, and 1 single home on Bridge Street.
- As part of the County Canada-Ontario Community Housing Initiative the County renovated a single house, 135 Francis Street, Renfrew into a triplex housing unit that was officially opened last week.

c) Committee Reports and Minutes

Councillor Chris Toner provided an update on the following Committee Meetings:

- Seniors Active Living Centre (SALC) Meeting – May 15, 2026
 - A few things that have been happening at the centre:
 - Presentation and clinics:
 - Service Canada (Faud Prevention);
 - Renfrew County Immunization clinic;
 - Prostate cancer support group
 - Hearing aid clinic
 - Programming:
 - Gardens at the Galilee are all set and planting has begun
 - With the programming that happens at the SALC, and following a survey that was sent out to the members, it was discovered that members were upset about the consistent last minute cancellations due to sickness of instructors. Because of this the SALC has now been able to secure back up instructors for many programs, and now there is a lot less cancellations.
 - SALC has started to charge for Gaza's Gangs music, there is now a \$2 admission fee for this Friday event.
 - There are a couple of new staff members joining SALC, being Natalie and Julia, and there is another new person starting this week.
 - Membership is currently at 275 people.



- Environmental Advisory Committee (EAC) – May 19, 2026
 - A few interesting items that came out of the EAC meeting last week, one being the Native Meadow that was planted last year down by the Marina. The flooding did take over this area, and because of this the Canadian Wildlife Federation (CWF) that gave us the funds to prepare this meadow, has sent their Ecologist to assess it. They have noted that all is not lost, and there is hope that some of the seeds are going to still come through. The CWF has noted they will provide more seeds if necessary, and approximately 600 native plants will be planted this year. This will be completed with the assistance of some highschool students.
 - There was a discussion on the created of Rain Barrels from repurposed barrels from the Water Filtration Plan. The staff have decided to up-cycle them into Rain Barrels and will be offering them at the Arnprior Market, free of charge. The Committee was very happy to see this come forward, and thank staff for their efforts in this and the idea coming forward.

14. Correspondence & Petitions

a) Correspondence

i. Correspondence Package No. I-26-MAY-10

Resolution Number 151-26

Moved by Ted Strike

Seconded by Chris Couper

That Correspondence Package Number I-26-MAY-10 be received as information and filed accordingly.

Resolution Carried

County Councillor Lynch noted the following:

- Page 3 - Looking to get a Police Records Check or a Volunteer Vulnerable Check, there is good news, the Ontario government has proposed amendments to the Police Records Check Reform Act of 2015 that could\should reduce wait times.
- Page 6 - The Ontario Corps is expanding its assistance during emergencies by welcoming “Uber Canada” to provide safe and reliable transportation for supplies and people.
 - In response to County Councillor Lynch the CAO noted that the Uber Canada Plan use by Ontario Corps is only in effect in places that actually have Uber services, and the Town of Arnprior does not have Uber services at this time. Currently we are not eligible for this services.
 - The CAO further responded that the Arnprior Seniors At Home are part of our Emergency Management Plan contacts.

- Page 31 - Municipalities and Public sector institutions are seeking clarity on how amendments to MFIPPA (Municipal Freedom of Information and Protection of Privacy Act) and FIPPA (Freedom of Information and Protection of Privacy Act) will impact FOI (Freedom of Information) requests.
 - In response to County Councillor Lynch the Clerk noted that she is registered for this information session.
- Page 31 - LAS Business Services is introducing “Road Patrol” which uses video capture and AI detection (while driving a vehicle) that will evaluate our assets.
 - In response to County Councillor Lynch the CAO noted on behalf of the Engineering Officer that staff will look into this service in a bit more detail but, based on what other municipalities appear to be paying for this service, implementation would be a significant capital investment. This tool addresses important factors relating to asset management though we already have tools in place to meet legislative and best practice requirements effectively at a lower price point.
 - Inventory: We already have a geolocated inventory of our assets (hydrants, signs, sidewalks, road network etc.) within an ESRI platform which has more utility than individual use proprietary mapping software.
 - Condition: We complete third party condition assessments of our road surfaces every 5 years and update significant changes manually.
 - We complete annual sidewalk assessments yearly, documenting all tripping hazards through the same mapping software while also painting the hazards orange.
 - We complete signage reflectivity testing in line with ministry requirements annually
- Page 32 - FCM (Federation of Community Municipalities) Sustainable Awards recognizes proven solutions that other communities can learn from.
 - In response to County Councillor Lynch the CAO noted that we do not have any projects at this time that can be considered for this award at this time.

15. By-laws & Resolutions

a) By-laws

Resolution Number 152-26

Moved by Chris Couper

Seconded by Ted Strike

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

- i. By-law No. 7676-26 – Sign By-law Exemption (145 Daniel St. N.)
- ii. By-law No. 7677-26 – Arnprior + District Museum Strategic Plan
- iii. By-law No. 7678-26 – Road Rehabilitation Award

- iv. By-law No. 7679-26 – Robert Simpson Park Phase 1A Award
- v. By-law No. 7680-26 – Council Community Support Fund Policy

Resolution Carried

16. Announcements

County Councillor Dan Lynch made the following announcements:

- On behalf of Council, we wish all the best to Alyssa Perreault, owner of Autonomous Tattoo Studio, which has recently opened on Daniel Street North.
- On behalf of Council, we wish all the best to Laurie Squires and Ramon Molina, owners of the Dutch Nook, located across from Royal Bank, which will be opening on June 1st, 2026.
- Our 246 trees have arrived and should be planted next week.
- A week this Saturday is Priorpalozza at McLean Avenue Park followed up on Sunday with the first Concert in the Park. The band playing is Taming Vegas.

Councillor Chris Couper made the following announcements:

- Last week was Public Works Week, and wanted to on behalf of Council say Happy National Public Works Week to all of our hard working Public Works employees. Not too late to say thank you to them, they will appreciate that year round.
- Passing along a message that the Opportunity Shop has posted about, and it is not a unique situation to them, but to all charitable places that receive donations. They are very grateful for all of the donations received, but there are times when their sorting rooms are full or are after hours, and they cannot accept donations. Sadly items are being left outside these organizations doors, and end up in the garbage a lot of times and at a cost to the charities. Please abide by any signage that you see outside of these donation centres.
- This Saturday – Still Showing, a movie about the O'Brien Theatre will be airing at the O'Brien Theatre in Arnprior. This is a 20 minute contemporary documentary set inside the historic O'Brien Theatre following a day in the life of the people that keep its doors open. The owner is inviting the community and Council to join them on May 30th at 4:00 pm and there will be an opportunity to watch this on Bell Fibe TV1 afterwards.
- Last week Councillor Couper had the opportunity to attend an AI workshop at the Arnprior Public Library, presented by Dr. Richard Kahn. This was a very interesting workshop, attended by a wide demographic of people and ages. The message was to treat AI like a tool.

17. Closed Session

None



18. Confirmatory By-law

Resolution Number 153-26

Moved by Dan Lynch

Seconded by Chris Toner

That By-law No. 7681-26, being a By-law to confirm the proceedings of the Regular Meeting of Council held on May 25th, 2026, be and is hereby approved.

Resolution Carried

19. Adjournment

Resolution Number 154-26

Moved by Tom Burnette

Seconded by Ted Strike

That this meeting of Council be adjourned at 8:31 PM.

Resolution Carried

Signatures

Lisa McGee, Mayor

Kaila Zamojski, Town Clerk





cahdco

Eastern Ontario Affordable Housing Pipeline

A guide to what we're building - and why it matters

AT A GLANCE

What we are doing

- Building a repeatable delivery system for affordable housing across Eastern Ontario.
- Catalyzing a new way to build at scale.

How it works

- Standardized pipeline of sites and projects.
- Using modern methods of construction (MMC) factory production.
- Capacity building workforce training hub.
- Replicable designs using a kit of parts to streamline project efficiency.

Why it matters

- More cost certainty and predictable schedules.
- Building in more rural communities to support their growing housing need.
- Local workforce capacity building tied to real projects.

Who participates

- Municipalities and public landowners.
- Non-profit and community housing providers.
- Trade unions, contractors, and post-secondary partners.
- Industry and funding partners.

THE PROBLEM

Across rural communities in Eastern Ontario the constraint to affordable housing development is not demand or land - its a lack of capacity, capital and skilled labour.



Skilled Labour

Skilled trades shortages and a lack of MMC capacity make delivering housing to smaller communities less efficient. On their own, small municipalities do not have sufficient scale to create the predictable demand required to effectively integrate MMC.



Capacity

Efforts to coordinate development are fragmented across many small sites that are considered in isolation. Mismatched coordination between various levels of government exacerbate these challenges.



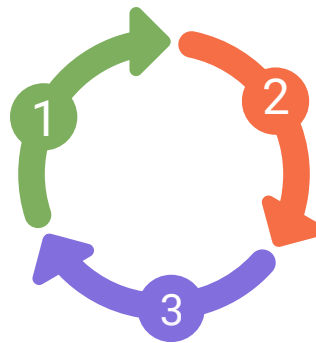
Capital

Limited municipal capacity, insufficient predevelopment funding, and limited federal engagement with smaller municipalities often cause projects to stall. As a result, approvals and documentation frequently need to be revisited or redone once funding is secured, creating delays and inefficiencies.

THE SOLUTION

Access to capacity and capital are the core challenges that Cahdco is trying to alleviate in Eastern Ontario.

A pipeline of multiple sites across the region using a standard design.



Factory built MMC components, enabling scale and efficiency.

Expanding the workforce and capacity via **training programs**

\$ The Funding \$

Cahdco is seeking Build Canada Homes (BCH) investment in the three main areas of the ecosystem - **capital investment in the pipeline of nonprofit housing, a revolving construction loan, and support for the MMC factory production.**

Investments from BCH will unlock private financing to fund the capital investment in the factory/training center, and for private lending for the majority of the capital stack on all affordable housing units.

The Standardized Catalogue



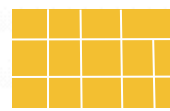
2-storey 6-plex



2 story townhomes



2.5-story Stacked townhomes



3-story 14-unit walk-up



3 to 6-storey apartment building

How the system works end-to-end

1



Intake Stage

Municipal properties are onboarded through standardized intake process

2



Pre-Development

Advanced through readiness gates with funded pre-development

3



Bundled

Bundled using controlled repeatable designs

4



Delivery

Delivered via modular partner in Year 1 (Delivered using MMC factory production from Year 2 onward)

5



Training

Supported by training cohorts that expand delivery capacity across all levels of construction

THE SCALE



Over 5,000 units are being identified in the pipeline region across a 10-year build-out, spanning a 21-municipality footprint, creating a predictable demand signal.



Over 250 units are available to begin within ~12 months, pending funding and final program alignment (first wave starts).



The regional model scales toward up to ~500 new homes per year once production and delivery systems mature.

THE TECHNOLOGY

What are “Modern Methods of Construction” (MMC)?

MMC means building more of the home in a controlled setting (a factory or production facility) and then assembling it efficiently on site. It’s still built to the same building code requirements - the difference is how it’s produced and coordinated.

Panelized systems

walls and floors built as large “cassettes” that arrive ready to install.

Volumetric Modular

3D modules assembled and finished off-site, then set in place on foundations.

Mass Timber Components

Engineered wood systems that can be precise, durable, and lower carbon.

Digitally Coordinated Delivery

BIM-enabled workflows that reduce clashes, rework, and on-site delays.

THE TRAINING - WHO IS IT FOR?

01

Factory Production-Delivered by partner factory

04

Approvals, Compliance & Risk-Red Tape Removers

02

Site Installation & Field Delivery

05

Development, Delivery & Operations

03

Design, Technical & Digital Delivery

06

Workforce Entry, Upskilling & Sector Awareness



**The Corporation of the Town of Arnprior
Notice of Application for Zoning By-Law Amendment
ZBL-2-26 and Notice of Public Meeting**

Take Notice that pursuant to the requirements of the Planning Act, the Corporation of the Town of Arnprior advises that an application for amendment to Comprehensive Zoning By-law No. 6875-18, as amended, has been received and was deemed a complete application.

And Further, Take Notice that an in-person public meeting giving the public an opportunity to make representations in respect of the zoning amendment will be held on **Monday, June 8, 2026**, at 6:30 p.m. in Council Chambers, Town Hall, 105 Elgin Street West, Arnprior.

Subject Lands:

The lands subject to the application are 4, 8, 23, 27, 31, 35, 39, 43, 47, 51, 55, 59 and 63 Leo Moskos St. (lots 1- 2, and 99-109 on Plan 49M-75) Arnprior, ON (see key map).

Purpose & Effect of the Amendment:

The proposed amendment to Comprehensive Zoning By-law 6875-18 is

to amend the zoning of 4, 59, and 63 Leo Moskos St. (lots 1, 99 and 100 on Plan 49M-75) from Residential Three exception eleven (R3*11) to Residential Three exception fifty-two (R3*52) to increase the maximum driveway width from “50% of the frontage of the lot up to a maximum of 7.0 meters” to “50% of the frontage of the lot up to a maximum of 9.15 meters”, and;

to amend the zoning of 8, 23, 27, 31, 35, 39, 43, 47, 51, and 55 Leo Moskos St. (lots 2, and 101-109 on Plan 49M-75) from Residential Three exception eleven (R3*11) to Residential Three exception fifty-three (R3*53) to increase the maximum driveway width from “50% of the frontage of the lot up to a maximum of 7.0 meters” to “60% of the frontage of the lot up to a maximum of 9.15 meters”

More Information:

Copies of the proposed amendment, material provided under Section 34 of the Planning Act and any additional information relating to the proposal, are available for inspection at 105 Elgin St. W. by contacting the Planning office at 613-623-4231 ext. 1816 during regular office hours or by emailing planning@arnprior.ca.

Any person may participate in the public meeting and/or make written or verbal representation either in support of or in opposition to the amendment.

If a person or public body would otherwise have an ability to appeal the decision of the Town of Arnprior to the Ontario Land Tribunal (OLT), but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Arnprior before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Arnprior before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of Town of Arnprior on the proposed zoning by-law amendment, you must make a written request to Town of Arnprior c/o Planning, Town of Arnprior, 105 Elgin St. W., Arnprior ON K7S 0A8.

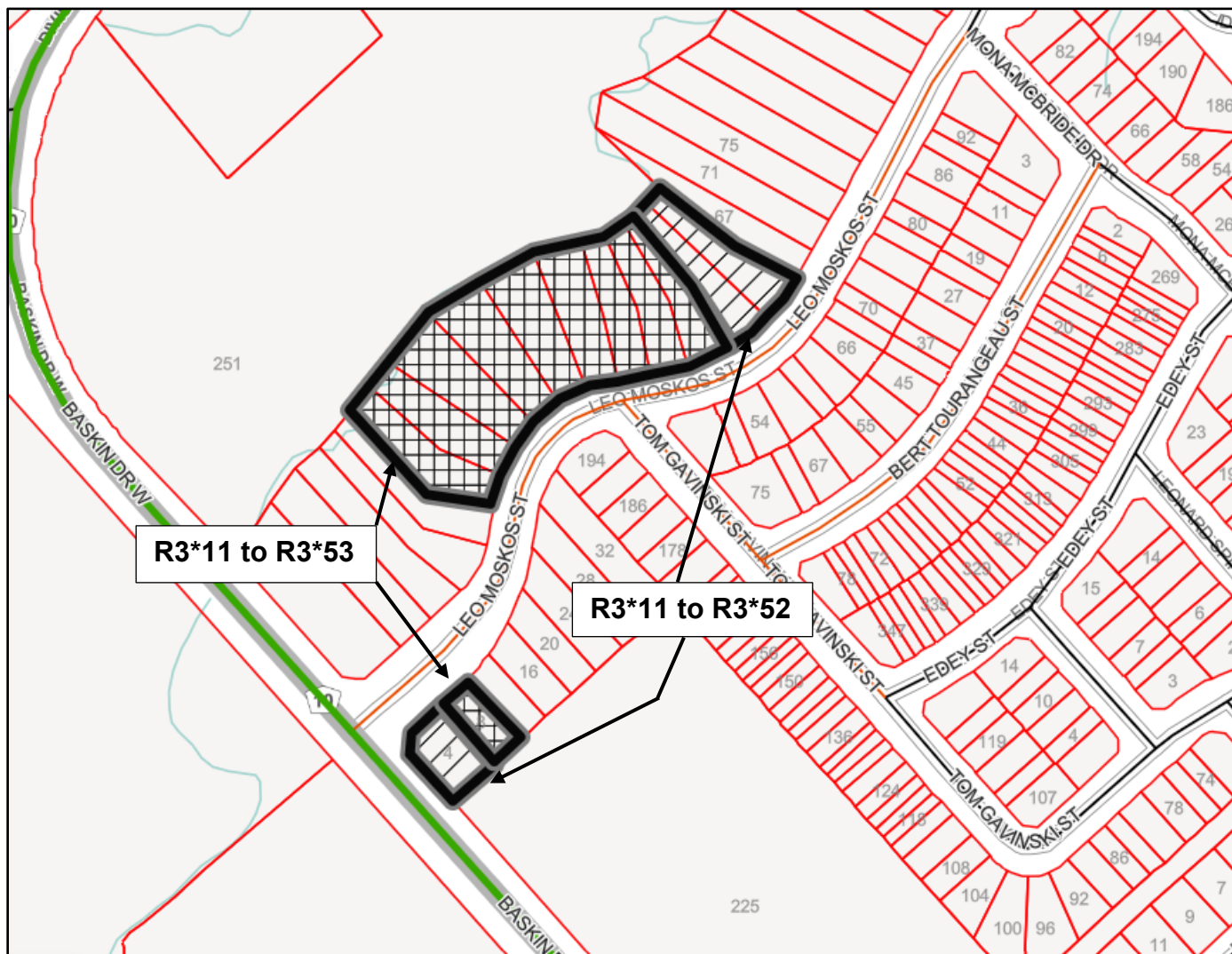
If you are receiving this notice because you are the owner of property in the area of the amendment that contains seven or more residential units, you must also post this notice in a location that is visible to all of the residents of your property.

Privacy Disclosure: As one of the purposes of the Planning Act is to provide for planning processes that are open and accessible, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record. The Town will disclose/make this information available as the Town deems appropriate, including anyone requesting such information. Please note that by submitting any of this information, you are providing the Town with your consent to use and disclose this information as part of the planning process.

Dated at the Town of Arnprior this 15th day of May 2026.

Kaila Zamojski, Clerk
Town of Arnprior
105 Elgin Street West
Arnprior, ON, K7S 0A8

Key Map:



Robert Simpson Park Refresh

John Steckly, General Manager, Operations
Graeme Ivory, Director of Recreation

Meeting Date: June 8, 2026

Feedback

- The following themes were present in the qualitative data presented in responses public consultation for the washrooms:
 - Accessibility
 - Safety
 - Convenience for Families
 - Privacy & Discomfort
 - Cleanliness
 - Change Space
 - Preference for Urinals
 - Climate Control
(Year-Round Access)



Consultation & Meetings

- July 8, 2024 - Award of Robert Simpson Park Revitalization Design to Stantec Consulting
- July 14, 2025 – Implementation Plan for Robert Simpson Park Refresh
- November 10, 2025 – Concept Presentation to Council
- November 13, 2025 – Public Open House
- November 19, 2025 - Concept Presentation to Accessibility and Age Friendly Advisory Committee
- January 26, 2026 – Upper Park Public Feedback & Revised Phasing
- May 25, 2026 – Washroom Concepts Tabled



Winter Programming & Events

Programming Opportunities (Recreation & Culture)

- Learn to Programs (snowshoeing, cross-county skiing)
- Winter Games
- Programming with Schools, Army Cadets, Youth Club and Older Adults Club (Winter Games)
- Winter Stargazing
- Winter Storytelling
- Snow sculpture / snowman / fort activity or contest
- Winter science activities
- Archeological dig in the snow



Winter Programming & Events

Event Opportunities (Recreation & Culture)

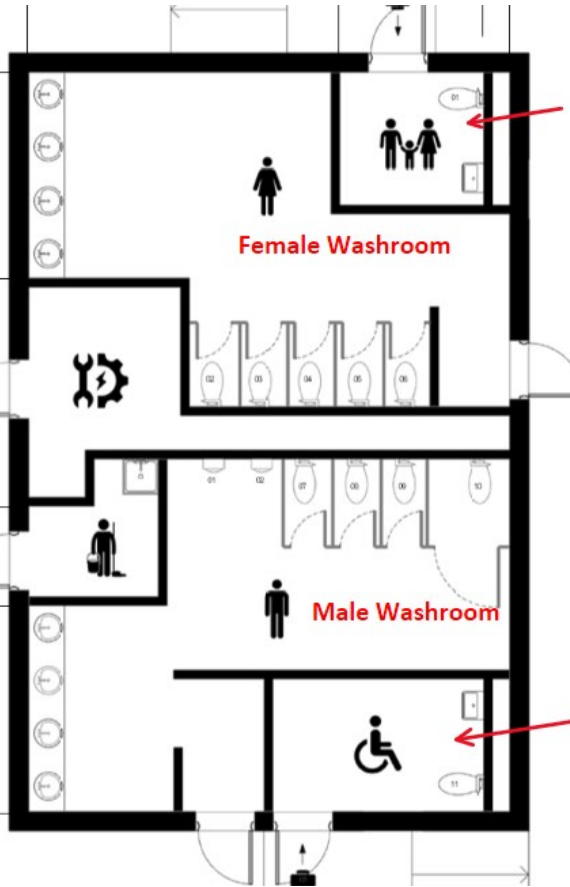
- Winter / Christmas Market or Night Market
- FamFest
- Valentine's Skate
- Movie in the Park – Winter Edition
- Winter Run (i.e. Polar Hero 5K)
- New Year's Eve
- Optimist Winter Carnival Events
- Winter Solstice Festival

Service Level

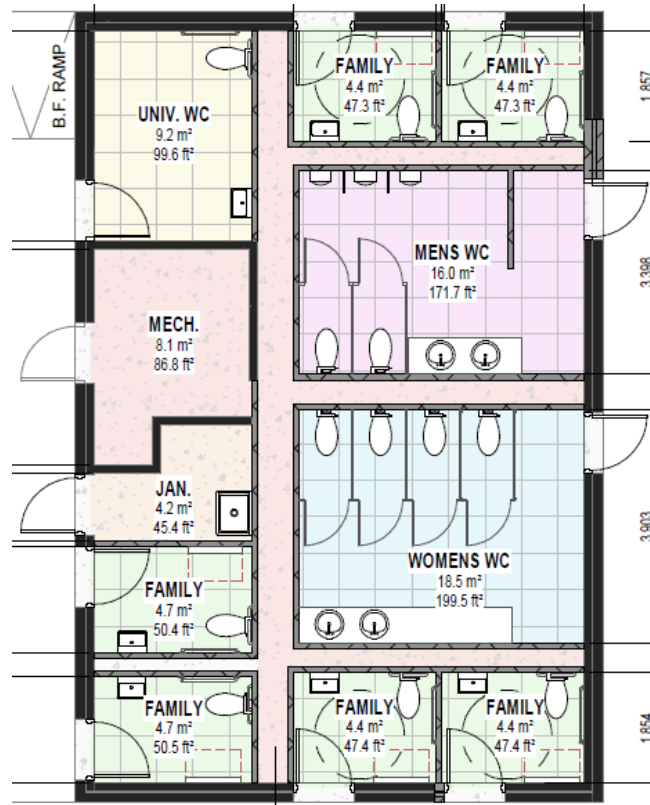
- All options presented result in a significant improvement to service level
- Based on discussions with the design team, winterizing one or some of the washrooms will result in negligible savings and is not considered good value for money.
- Washrooms are currently open from the May Victoria Day weekend to Thanksgiving
- There are two factors for Council to determine tonight:
 1. Winter Operating Cost

1. No Washrooms Provided in Winter	\$ 0
2. Unheated Porta-Potties (Winter Months Only)	\$ 1,800/year per unit
3. Heated Portable Washrooms for Events	\$ 750 per day
4. Four Season washroom (\$170K capital)	\$ 2,500/year (heating)
 2. Layout

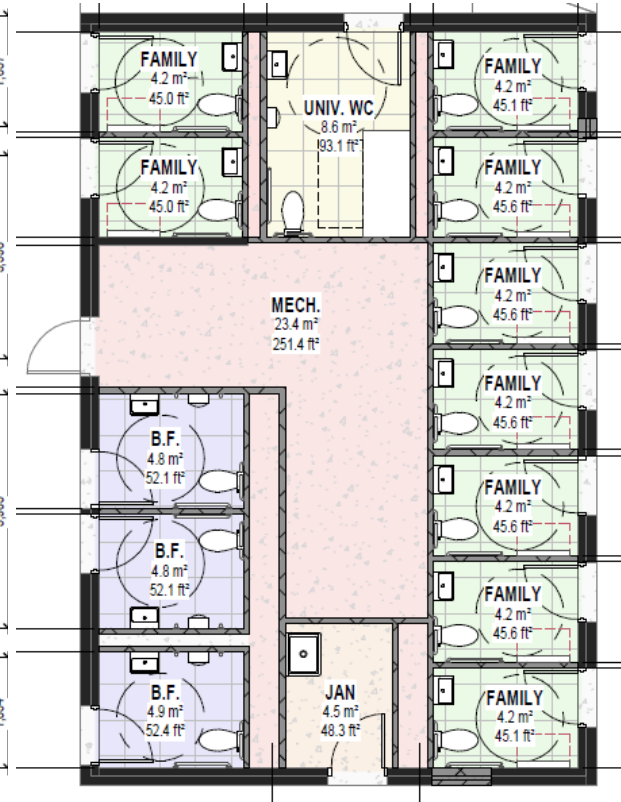
Option #1



Option #2



Option #3



Option Number	Description	4 Season	3 Season
Option #1	Renewal	\$ 523,000	\$ 305,000
Option #2	Hybrid Retrofit	\$ 690,000	\$ 520,000
Option #3	Single User Retrofit	\$ 775,000	\$ 605,000
Option #4	New Build – Single User Design	\$1,200,000	\$1,030,000

Recommendations

- That Council direct staff to proceed with **Option #2** for the washrooms in the Robert Simpson Park Refresh Phase 1B which includes a **hybrid retrofit and four-season design**, and;
- That Council authorize pre-commitment of funds for Robert Simpson Refresh Phase 1B of **\$1,470,000** with 85% funded from the Capital Expenditure Reserve Fund (**\$1,249,500**) and 15% funded from the Development Charges Reserve Fund (**\$220,500**).

Questions?



• WHERE THE RIVERS MEET •





Town of Arnprior Staff Report

Subject: Robert Simpson Park Refresh Phase 1B - Washrooms

Report Number: 26-05-25-05

Report Author and Position Title: Patrick Foley, Engineering Officer; Graeme Ivory, Director of Recreation

Department: Operations & Recreation

Meeting Date: May 25, 2026

Recommendations:

That Council direct staff to proceed with Option #2 for the washrooms in the Robert Simpson Park Refresh Phase 1B which includes a hybrid retrofit and four-season design, and;

That Council authorize pre-commitment of funds for Robert Simpson Refresh Phase 1B of \$1,470,000 with 85% funded from the Capital Expenditure Reserve Fund (\$1,249,500) and 15% funded from the Development Charges Reserve Fund (\$220,500).

Background:

In late 2019, thinc design was contracted to complete a Waterfront Master Plan to establish general concepts for Town-owned shoreline projects. This plan was delivered to Council in November 2021 as approved through the 2022 budget process. In July 2024, Council awarded the design for the redevelopment of Robert Simpson Park to Stantec Consulting Ltd.

In the July 14, 2025 meeting of Council, Council authorized the project to be broken into the “Upper” and “Lower” Parks for the sake of practicality. Based on public feedback received and further details as outlined in this report, the proposed revised phasing is as follows:

- Phase 1 – “Upper Park”
 - Phase 1A (2026)
 - Paved pathways
 - Improved lighting
 - Splashpad
 - Play Structures / Play Features for various ages

- Phase 1B (2027)
 - Accessible Pedestrian Ramp to Beach
 - Washroom retrofit
 - Parking Improvements
 - Indigenous Gathering Space
- Phase 2 – “Lower Park” (2032)
 - Erosion Control
 - Breakwater
 - Boardwalk
 - Revised Swimming entry point

The state of the existing washroom building is showing its age, does not meet accessibility or inclusivity standards and is poorly used in terms of space allocation; however, the structural elements and roof are in good condition.

The following themes were present in the qualitative data presented in responses received regarding the washrooms during public consultation:

- **Accessibility**
- **Safety**
- **Convenience for Families**
- **Privacy & Discomfort**
- **Cleanliness**
- **Change Space**
- **Preference for Urinals**
- **Climate Control (Year-Round Access)**

Change space is addressed by the change stalls to be implemented as part of Phase 1A as outlined above as well as planned change stalls at the waterfront in Phase 2.

The most consequential factor when it comes to costing is whether the facility is intended to become operational year-round. Currently the washrooms are open from the May long weekend to around Thanksgiving, weather dependent. There are still park users in the colder months and the waterfront trail and park in general is well used throughout the winter.

Discussion:

Options for the washrooms were proposed in the January 26, 2026 regular meeting of Council. Based on feedback received from Council, staff worked with the design team to establish the revised options presented in this report.



Design Selection

There are various approaches to proceeding with the washroom component of this project that offer two different service levels.

Option Number	Description	Budget	Fixture Count
Option #1	Seasonal Renewal	\$305,000	13
Option #2	Hybrid Retrofit	\$690,000	16
Option #3	Single User Retrofit	\$775,000	13
Option #4	New Build – Single User Design	\$1,200,000	13

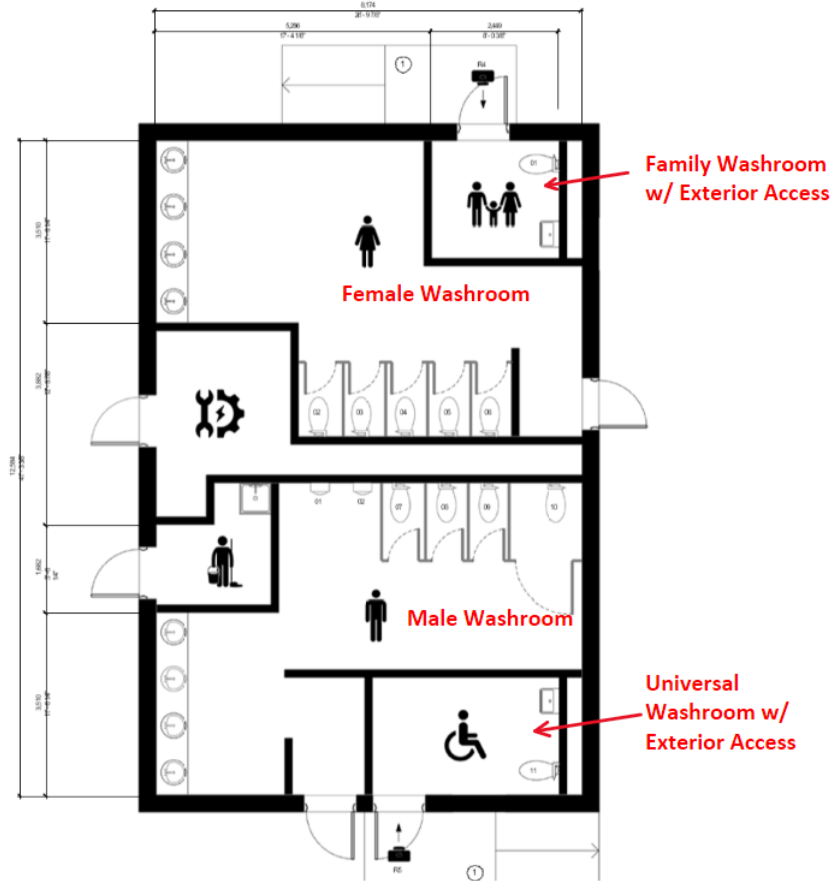
Option #1 is a seasonal structure whereas the other presented options would be four season structures. Winterizing the existing structure (heating and building envelope) carries a capital cost of approximately \$172,000. The other options could be implemented as seasonal retrofits as well, though this is not recommended as it is not considered to be efficient value for money. Should Council, wish to proceed with a seasonal retrofit, Option #1 would be the best value for money.

Staff are recommending Option #2 as it provides a significant improvement to level of service in line with the Age Friendly Community Plan and Multi-year Accessibility Plan. The existing washroom was constructed in 1986, and the Town typically plans for an 80-year lifecycle. This refresh occurring halfway through the anticipated life of the structure is appropriate from an asset management perspective.



Option #1 – Seasonal Renewal - \$305,000

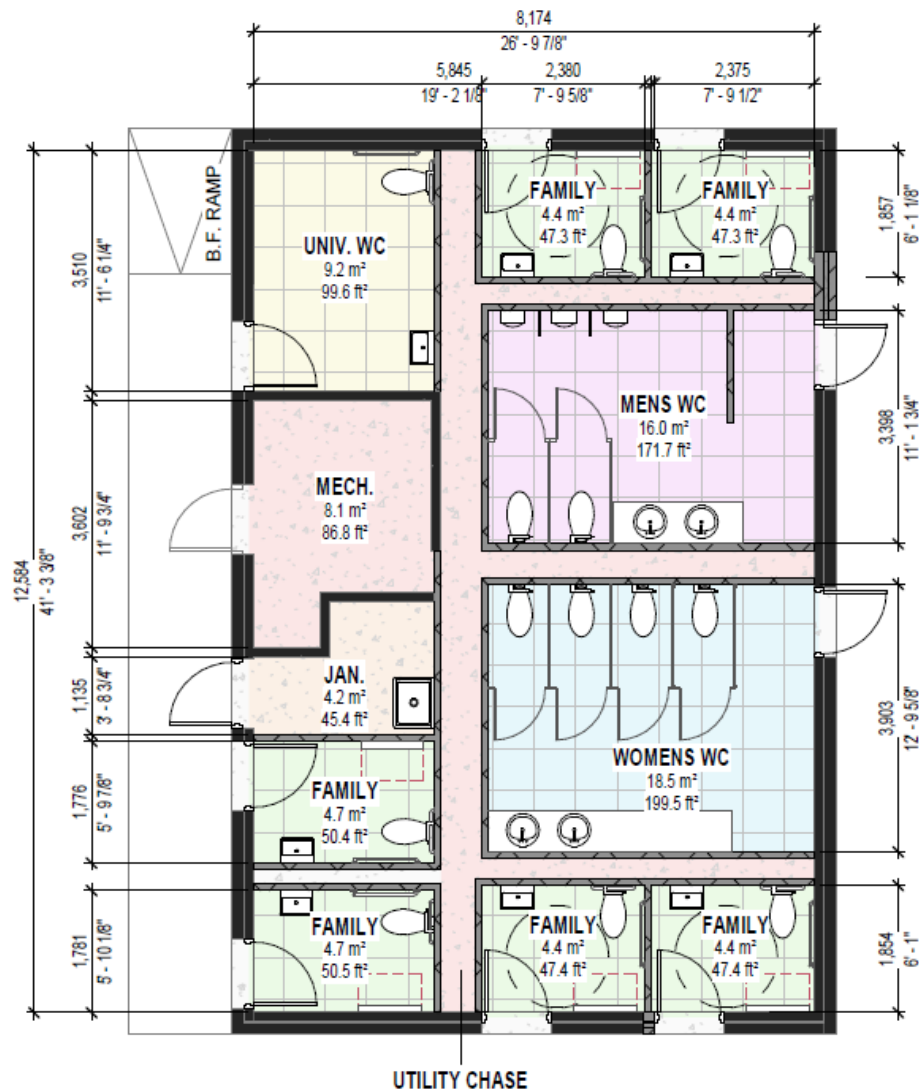
Figure 1 – Washroom Design Option #1



The renewal approach of implementing Option #1, pictured above, is the closest to a “like for like” design where a male and female washroom remains with single user washrooms added to both sides of the building. This option includes changing out fixtures, stalls and refreshing the esthetic appearance of the washroom while providing an improved level of service. A majority of the improvements are limited to the two single user washrooms, however the entire structure would become more accessible. These improvements are significantly reduced when compared to the other options. It should also be noted that, at higher traffic times, those that wish to use the universal or family washroom would be more likely to have to wait in this design than in the other options.

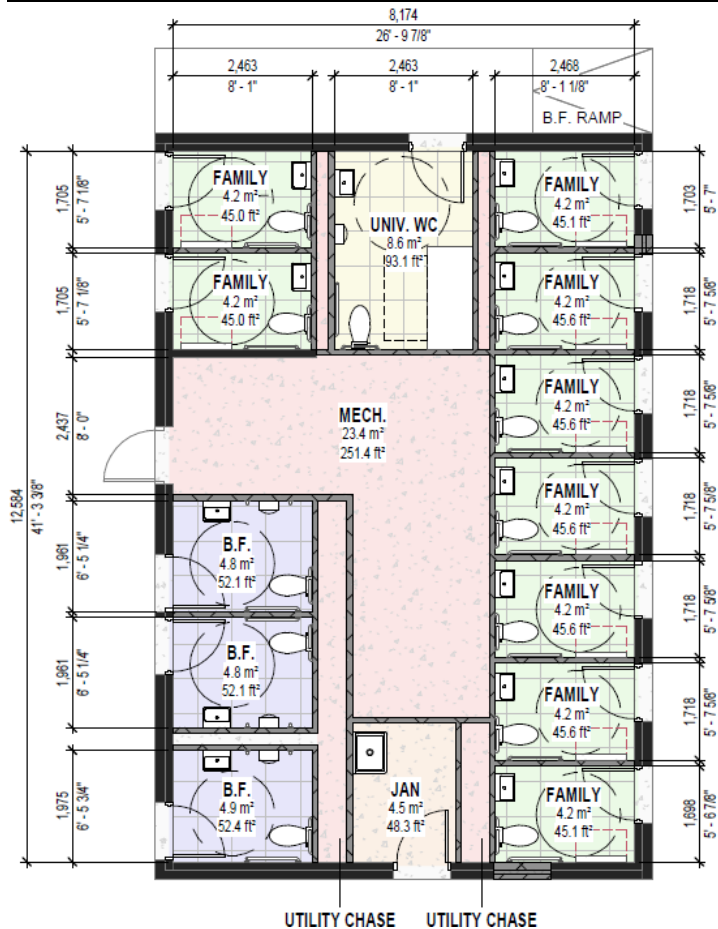
This option would see the facility remain as seasonal. Though other options provide a more upgraded spaces, this option is a significant improvement from the existing washroom and can be achieved at a lower price point.

Option #2 – Hybrid Retrofit (Four Season) - \$690,000



This hybrid approach increases the number of single user washrooms, while still maintaining shared traditional gendered washrooms. The family washrooms would likely appeal to those with young children or those who require assistance from a caregiver, whereas the traditionally gendered washrooms appeal to efficiency with larger volumes of users. This layout largely addresses concerns from all perspectives provided in the public consultation phase. This retrofit option includes winterization, an increased level of service to four seasons. Staff believe that this is the option that most optimally meets the needs and wants of the community.

Option #3 – Single User Retrofit (Four Season) - \$775,000



Option #3 prioritizes single user washrooms but contains 3 less fixtures than Option #2 at a higher price point. This would be an optimal design from a cleaning perspective in that individual washrooms could be cleaned or taken out of service without disrupting the other available washrooms. This retrofit option includes winterization, an increased level of service to four seasons.

Option #4 – New Build (Four Season) - \$1,200,000

A new-build would effectively be the same layout as presented in Option #3 or #4 but would come at a higher price point. In the January presentation to Council, a new build was recommended based on high level estimates based on general construction market rates, however since then staff have worked with the design team to establish site specific estimates. This new build option includes winterization, an increased level of service to four seasons.

Though a new facility would come with a restarted estimated 80-year lifecycle, significant investments would likely be required every 20-30 years to meet the lifecycle goal. The Town can meet the current objectives of the project in terms of the washroom with a retrofit at an approximate cost of \$690,000 whereas a new facility carries an estimated cost of \$1,200,000. This option is not recommended.

Operational Costs

All of the design options have limited impact on staff capacity in terms of maintaining the space. The recommended design option would provide an increase to service level by converting to a year-round structure which can be managed by existing staff with minimal operational costs for the added 6-7 months of operations. The recommended design option also provides the opportunity to limit the number of amenities open during off-season and non-peak hours, while allowing for the opportunity to have full use of the amenities during the primary season and any major events (on and off-season). Heating the washroom space is anticipated to increase the annual utility costs by an additional \$2,500.

Authorization to Pre-Commit for Early Tendering

In order to keep the project moving on a timetable that works with limited construction windows, staff are requesting that Council authorize the pre-commitment of funds of \$1,470,000 for the Phase 1B (washroom retrofit, parking improvements, Indigenous gathering space, accessible pedestrian ramp to beach) in 2026 so that tendering can continue to proceed for components to be ready for construction in 2027.

Some of the project components will be tendered separately with additional work still on-going for the accessible ramp design to ensure a cohesive layout that is ultimately aligns with the lower-level waterfront component of the Robert Simpson Park Revitalization.

Options:

Council may direct staff to implement an Option other than what was proposed for the washroom.

Council may choose to direct staff to pursue or alter different design elements within the washroom layout.

Policy Considerations:

The design to be implemented is in line with recommendations from the Waterfront Masterplan and Parks & Recreation Master Plan recommendations. These projects will be tendered in accordance with section 6.3 request for tender of the Town of Arnprior's Procurement Policy.

The proposed design is in line with the Town's 2023-2025 Multi Year Accessibility Plan's goals for Robert Simpson Park.

The 2025 Age-Friendly Community Plan also lists improving access to existing public washroom facilities as a priority action.

The Town's Strategic Plan outlines the organization's core values as: Forward thinking, Accountable, Inclusive and Respectful. The proposed design is in line with these values.

Financial Considerations:

The budget amounts for implementation of the Robert Simpson Park improvements are:

	Year	Budget / LRCF	Option #1	Option #2	Option #3	Option #4
Design	2024-26	683,458	683,458	683,458	683,458	683,458
Phase 1A*	2026	2,520,000	2,100,000	2,100,000	2,100,000	2,100,000
Phase 1B	2027	1,085,000	1,085,000	1,470,000	1,555,000	1,980,000
Phase 2	2032	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000
Total Budget		10,288,458	9,185,000	9,570,000	9,655,000	10,080,000

*Note that Phase 1A is in the 2026 Capital Budget at \$2,520,000 however based on recent tender results, costs are projected to not exceed \$2,100,000 (rounded amount for current committed cost of \$2,043,640.71). This represents a budget surplus of approximately \$400,000 for this project in 2026.

While the cost of Phase 1B to implement Option #2 would be an additional \$385,000 higher than Option #1, it offers a better design layout and four-season services. The additional \$385,000 to the overall project budget is offset by the \$400,000 projected savings in 2026 Phase 1A.

As presented in the previous Council meeting regarding this project, there are many factors still being explored so costing on the Phase 2 Shoreline Modification and Lower Park scope is not yet refined. Current projections are in the order of magnitude of \$5-8 million. The Phase 1A costing also includes further studies and design work such as geotechnical and additional phases of archaeological studies required to progress the future phase designs.

This project is planned to be funded 85% by the Capital Expenditure Reserve Fund (CERF) and 15% by Development Charges (DCs). Pre-commitment of funds for Phase 1B of \$1,470,000 would be:

Development Charges	\$220,500
Capital Expenditure Reserve Fund	<u>\$1,249,500</u>
Phase 1B Project Budget	<u>\$1,470,000</u>

Meeting Dates:

- July 8, 2024 - Award of Robert Simpson Park Revitalization Design to Stantec Consulting
- July 14, 2025 – Implementation Plan for Robert Simpson Park Refresh
- November 10, 2025 – Concept Presentation to Council

- November 13, 2025 – Public Open House
- November 19, 2025 - Concept Presentation to Accessibility and Age Friendly Advisory Committee
- January 26, 2026 – Upper Park Public Feedback & Revised Phasing

Consultation:

- Stantec Consulting
- Public Consultation – November 10-23, 2025

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: Zoning By-law Amendment 2-26

Report Number: 26-06-08-01

Report Author and Position Title: Alix Jolicoeur, Manager of Community Services / Planner

Department: Community Services

Meeting Date: June 8, 2026

Recommendations:

That Council adopts a by-law to amend Zoning By-law 6875-18 to change the zoning of lots 1, 99 and 100 on Plan 49M-75 from “Residential Three exception eleven (R3*11)” to “Residential Three exception fifty-two (R3*52)” to increase the maximum driveway width to “50% of the frontage of the lot up to a maximum of 9.15 meters”, and;

to amend the zoning of lots 2, and 101-109 on Plan 49M-75 from “Residential Three exception eleven (R3*11)” to “Residential Three exception fifty-three (R3*53)” to increase the maximum driveway width to “60% of the frontage of the lot up to a maximum of 9.15 meters”

Further That Council has considered all written and oral submissions received on this application, the effect of which has helped Council make an informed decision.

Background:

The subject properties are part of the Callahan Estates subdivision currently under development by Campanale Homes. The subject lands include 13 lots (1-2 and 99-109 on Plan 49M75). The lot layouts, as submitted with the applications, are in attachments 2 and 3.

Owner: 2273710 Ontario Inc. (O/A Campanale), Cody Campanale

Description of Subject Lands: 4, 8, 23, 27, 31, 35, 39, 43, 47, 51, 55, 59 and 63 Leo Moskos St.

Legal Description: Lots 1-2 and 99-109 on Plan 49M75

Existing Structures: vacant

Official Plan: Low / Medium Density Residential and Environmental Protection

Zoning: Residential Three exception eleven (R3*11)

Summary of Proposal

The applicant is seeking the amendment to allow wider driveways for the single-detached dwellings with 2 additional dwelling units per single detached.

Context

The subject lands are located along Leo Moskos St. as shown in the key map below in figure 1.

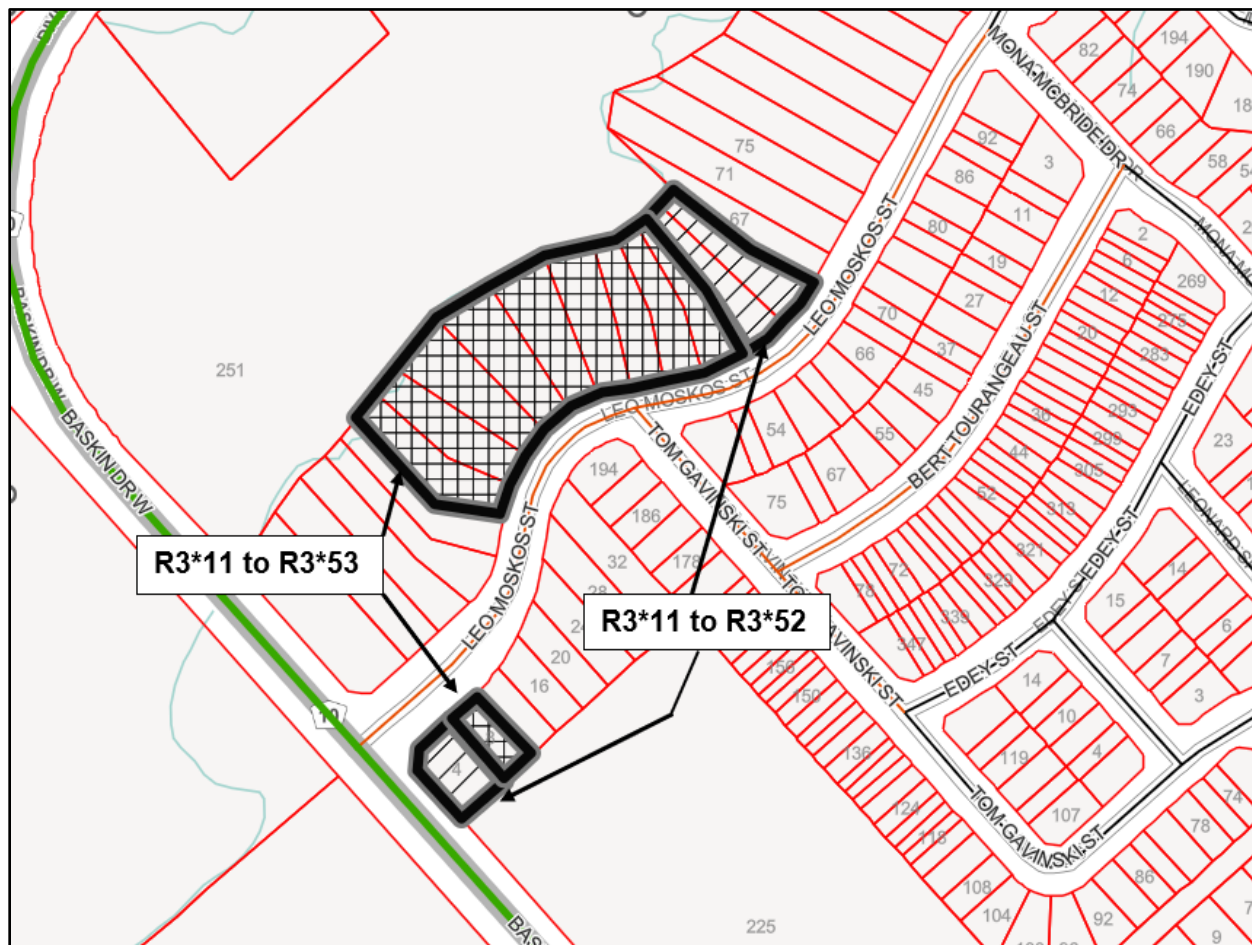


Figure 1 Key map showing the subject lands with existing and proposed zoning

South and east of lots 1 and 2 on plan 49M-75 are the A. J. Charboneau and Deux-Rivières elementary schools.

North and west of lots 1 and 2 on plan 49M-75 are existing single detached dwellings. The dwellings west, across Leo Moskos St., are existing single detached dwellings with 2 additional dwellings units with driveways like the ones proposed which were approved by minor variance.

North and south of lots 99 to 109 on 49M-75 are existing single detached dwellings.

West of lots 99 to 109 on 49M-75 are existing single detached dwellings and townhouse dwellings.

East of lots 99 to 109 on 49M-75 is Jed Creek with vacant land zoned future development on the other side of the creek.

Figure 2 is an aerial photograph of the area from 2024.



Figure 2 Aerial image of the subject and surrounding properties from 2024

Discussion:

Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (PPS, 2024) requires that decisions made on planning matters must be consistent with the policies of the PPS, 2024.

The Provincial Policy Statement, 2024 section 2.2.1. requires planning authorities to “provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by...permitting and facilitating all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units... [and] promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities and supports the use of active transportation.”

The proposed development form represents residential intensification, compared to single detached dwellings with no additional dwelling units, in an existing subdivision that will efficiently utilize existing infrastructure. The proposed redevelopment is consistent with the PPS.

There are no PPS policies which speak directly to driveway width.

Official Plan Policies

Schedule A (Land Use) of the Official Plan (OP) designates the subject lands as Low / Medium Density Residential and Environmental Protection. The development proposed is outside of the portions of the properties designated Environmental Protection.

Lands designated Low/Medium Density Residential Area are envisioned to provide a variety of housing forms. The objectives of the Low / Medium Density Residential designation are to:

- (a) Provide for new housing opportunities to meet the Town’s projected housing needs;
- (b) Provide for a range of housing types and forms to ensure accessible, affordable, adequate, and appropriate housing for all socio-economic groups;
- (c) Achieve more compact forms of residential development in a manner that is compatible with the character and pattern of adjacent surrounding development;
- (d) Ensure that new residential areas permit a variety of complementary and compatible land uses, including community facilities, open space areas; and,
- (e) Establish a comprehensive set of design guidelines and policies for new residential development that fosters the establishment of an urban environment that is safe, functional, sustainable, and attractive.

Subsection C2.5 Design Considerations in New Development Areas item g) states “The spacing, width and number of driveways shall be configured to enhance visual appeal and safety for people using sidewalks and streets and to provide for on street parking, while providing appropriate locations for snow storage.”

The intent of the Low/Medium Density Residential Area designation is to accommodate



a variety of housing forms as well as to meet the Town's projected housing needs. The policies within this designation also refer to a range of housing types and forms to ensure accessible, affordable, and appropriate housing for all socio-economic groups. The ratio of driveway to landscaped frontage remains compatible with other housing that is within the subdivision. The proposed development is a single-detached dwelling with 2 additional dwelling units, that is similar to a townhouse from the street. The driveways proposed are not out of keeping with existing driveways for townhouse units which are allowed "60% of the frontage of a lot up to a maximum of 6.0 meters" per townhouse unit.

Zoning By-law Provisions

The subject properties are zoned Residential Three with exception 11 (R3*11) with a portion at the rear of the property zoned Environmental Protection. The portion of the lot zoned Environmental Protection is not impacted by the proposed development.

The Residential Three exception 11 zone permits single detached dwellings as well semi-detached dwellings, duplex-dwellings and additional dwelling units and exception 11 permits all uses in the R3 zone. The R3 is a low to medium density residential zone that provides for a mix of ground-oriented dwellings with modest forms of density.

The proposed single-detached dwellings with 2 additional dwelling units are permitted by the applicable zoning. The proposed dwelling unit meets all applicable setbacks to lot lines, and minimum parking requirements. The dwelling unit locations as proposed meet the required minimum setback to the watercourse as per the by-law and approved minor variance (A04 and A05-25).

Section 6.4.3 of the Zoning By-law states that:

- d) The maximum width of a driveway leading to a private garage or carport that is attached to a single detached dwelling or each unit in a semidetached dwelling is 50% of the frontage of the lot up to a maximum of 7.0 metres.*

The requested driveway width applies to the combined width of driveways on each lot.

The intent of the maximum driveway width in the Residential Three (R3) zone is to ensure that neighbourhood streetscapes are designed to minimize driveway widths in order to accommodate permeable landscaping for stormwater management, allow for snow storage, space for on street parking, pedestrian safety and that driveways specifically are sited to allow for street trees and/or avoid tree loss along the front of residential properties.

As per section 6.4.3 d) the maximum width of a driveway for a townhouse unit is "60% of the frontage of a lot up to a maximum of 6.0 meters" per dwelling unit. Given that the proposed single detached dwellings contain 2 additional dwelling units, the driveways do not exceed 60% of the lot frontage and are broken up into 2 driveways, staff are of the opinion that the proposed variance maintains the general intent and purpose of the Zoning By-law.

Recommendation

Staff recommend approval of a zoning by-law amendment to change the zoning from lots 1, 99 and 100 on Plan 49M-75 from “Residential Three exception eleven (R3*11)” to “Residential Three exception fifty-two (R3*52)” to increase the maximum driveway width to “50% of the frontage of the lot up to a maximum of 9.15 meters” for the provisions of a single detached dwelling with 2 additional dwelling units, and;

to amend the zoning of lots 2, and 101-109 on Plan 49M-75 from “Residential Three exception eleven (R3*11)” to “Residential Three exception fifty-three (R3*53)” to increase the maximum driveway width to “60% of the frontage of the lot up to a maximum of 9.15 meters” for the provisions of a single detached dwelling with 2 additional dwelling units.

Process

Notice of a public meeting was issued to all property owners within 120 m, and to required agencies and individuals. The public meeting was held tonight June 8, 2026.

Following a decision by Council staff will circulate notice of the decision as required under the *Planning Act*, which will begin the 20-day appeal period. If no appeals are received the decision is final at the end of the appeal period.

Options:

1. Council could refuse the application for zoning by-law amendment. This option is not recommended by staff as it would not be consistent with the PPS, 2024 policies and Town of Arnprior Official Plan policies.
2. Council could defer a decision on the application for more information from staff or to consider public comments received.
3. Council could approve the zoning by-law amendment with a reduced maximum driveway width. This option is not recommended as it would result in insufficient parking to meet minimum required parking.

Policy Considerations:

As outlined above.

Financial Considerations:

Not applicable.

Meeting Dates:

June 8, 2026 – public meeting, staff report and by-law for consideration

Consultation:

The zoning by-law amendment application was circulated to the County of Renfrew, Renfrew County District School Board, Renfrew County Catholic District School Board, Conseil des Ecoles Catholiques Centre-est, Enbridge Gas, Ontario Power Generation, Hydro One Networks Inc., McNab/Braeside, City of Ottawa, Ministry of Municipal Affairs and Housing, Arnprior Fire Chief, the Arnprior Chief Building Official, General Manager of Operations, and CAO for comment prior to the public meeting.

Comments received are in attachment 5.

Documents:

1. Notice of public meeting ZBL 2-26
2. Site Plan – combined lots
3. Site plans – individual lots
4. Details of the requested amendment by lot (submitted by the applicant)
5. Comments received
 - a. Enbridge comments
 - b. Conseil des ecoles catholique du centre est

Signatures

Reviewed by Department Head: Alix Jolicoeur

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

CAO Concurrence: Robin Paquette

Workflow Certified by Town Clerk: Kaila Zamojski

Document 1 - Notice of public meeting ZBL 2-26





**The Corporation of the Town of Arnprior
Notice of Application for Zoning By-Law Amendment
ZBL-2-26 and Notice of Public Meeting**

Take Notice that pursuant to the requirements of the Planning Act, the Corporation of the Town of Arnprior advises that an application for amendment to Comprehensive Zoning By-law No. 6875-18, as amended, has been received and was deemed a complete application.

And Further, Take Notice that an in-person public meeting giving the public an opportunity to make representations in respect of the zoning amendment will be held on **Monday, June 8, 2026**, at 6:30 p.m. in Council Chambers, Town Hall, 105 Elgin Street West, Arnprior.

Subject Lands:

The lands subject to the application are 4, 8, 23, 27, 31, 35, 39, 43, 47, 51, 55, 59 and 63 Leo Moskos St. (lots 1- 2, and 99-109 on Plan 49M-75) Arnprior, ON (see key map).

Purpose & Effect of the Amendment:

The proposed amendment to Comprehensive Zoning By-law 6875-18 is

to amend the zoning of 4, 59, and 63 Leo Moskos St. (lots 1, 99 and 100 on Plan 49M-75) from Residential Three exception eleven (R3*11) to Residential Three exception fifty-two (R3*52) to increase the maximum driveway width from “50% of the frontage of the lot up to a maximum of 7.0 meters” to “50% of the frontage of the lot up to a maximum of 9.15 meters”, and;

to amend the zoning of 8, 23, 27, 31, 35, 39, 43, 47, 51, and 55 Leo Moskos St. (lots 2, and 101-109 on Plan 49M-75) from Residential Three exception eleven (R3*11) to Residential Three exception fifty-three (R3*53) to increase the maximum driveway width from “50% of the frontage of the lot up to a maximum of 7.0 meters” to “60% of the frontage of the lot up to a maximum of 9.15 meters”

More Information:

Copies of the proposed amendment, material provided under Section 34 of the Planning Act and any additional information relating to the proposal, are available for inspection at 105 Elgin St. W. by contacting the Planning office at 613-623-4231 ext. 1816 during regular office hours or by emailing planning@arnprior.ca.

Any person may participate in the public meeting and/or make written or verbal representation either in support of or in opposition to the amendment.

If a person or public body would otherwise have an ability to appeal the decision of the Town of Arnprior to the Ontario Land Tribunal (OLT), but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Arnprior before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Arnprior before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of Town of Arnprior on the proposed zoning by-law amendment, you must make a written request to Town of Arnprior c/o Planning, Town of Arnprior, 105 Elgin St. W., Arnprior ON K7S 0A8.

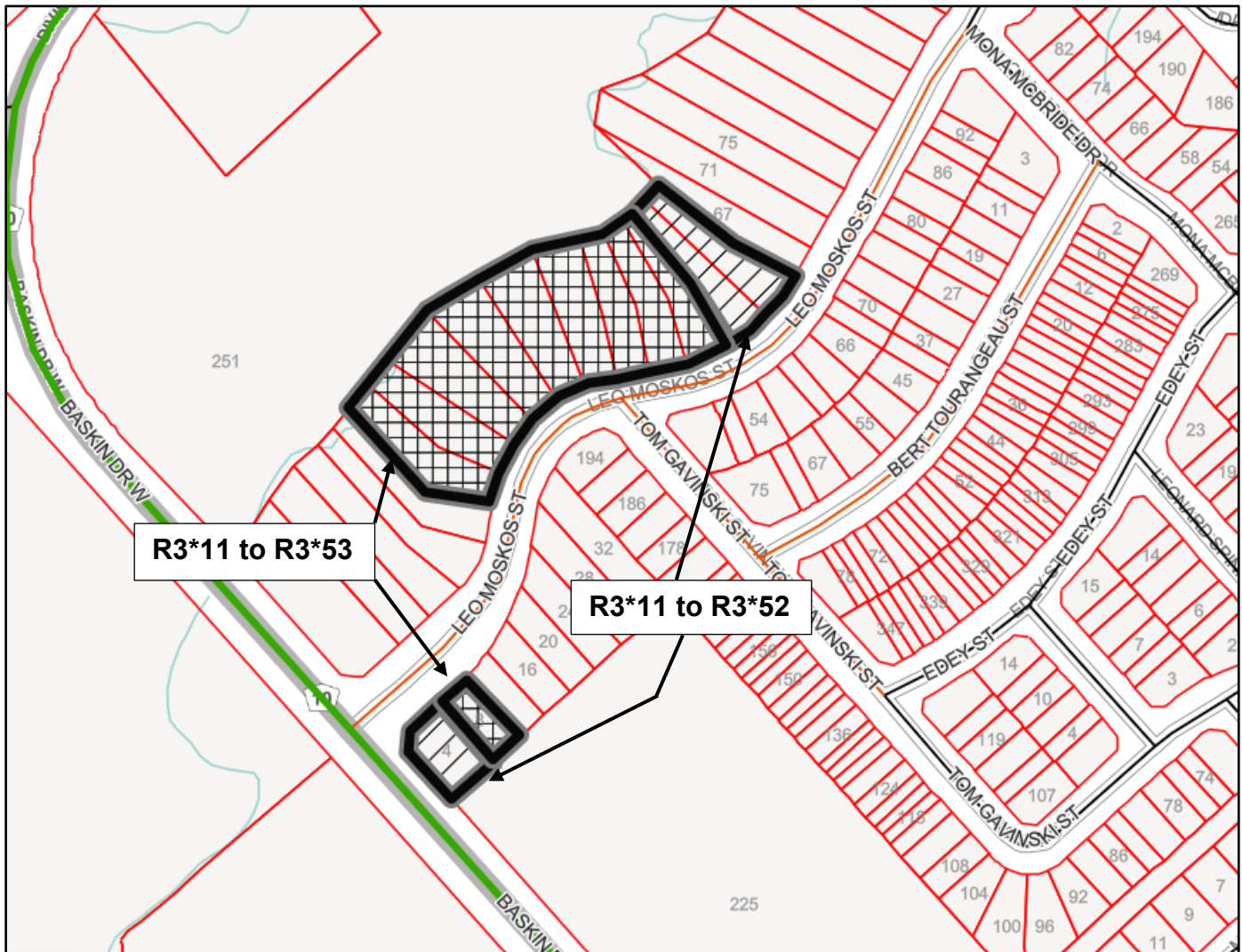
If you are receiving this notice because you are the owner of property in the area of the amendment that contains seven or more residential units, you must also post this notice in a location that is visible to all of the residents of your property.

Privacy Disclosure: As one of the purposes of the Planning Act is to provide for planning processes that are open and accessible, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record. The Town will disclose/make this information available as the Town deems appropriate, including anyone requesting such information. Please note that by submitting any of this information, you are providing the Town with your consent to use and disclose this information as part of the planning process.

Dated at the Town of Arnprior this 15th day of May 2026.

Kaila Zamojski, Clerk
Town of Arnprior
105 Elgin Street West
Arnprior, ON, K7S 0A8

Key Map:



Document 2 – Site Plan – Combined Lots





REVISIONS	
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PROJECT: CALLAHAN ESTATES	
DRAWING: OVERALL SITE PLAN LOT 99 - LOT 109	
DRAWN BY: PV SCALE: 1:500 DATE: MAY 5 / 26	
	A0.0

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613-730-7000

REVISIONS

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PROJECT:

CALLAHAN ESTATES

DRAWING:

OVERALL SITE PLAN
LOT 1 - LOT 2

DRAWN BY: PV

SCALE: 1:500

DATE: MAY 5 / 26

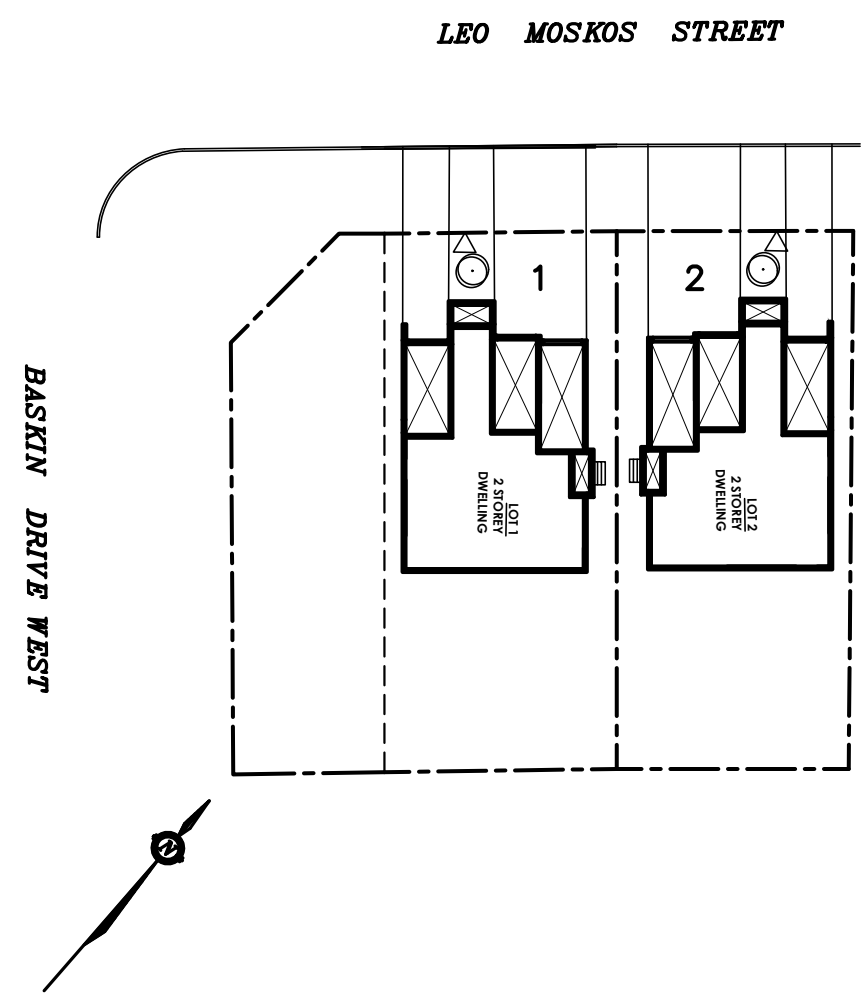
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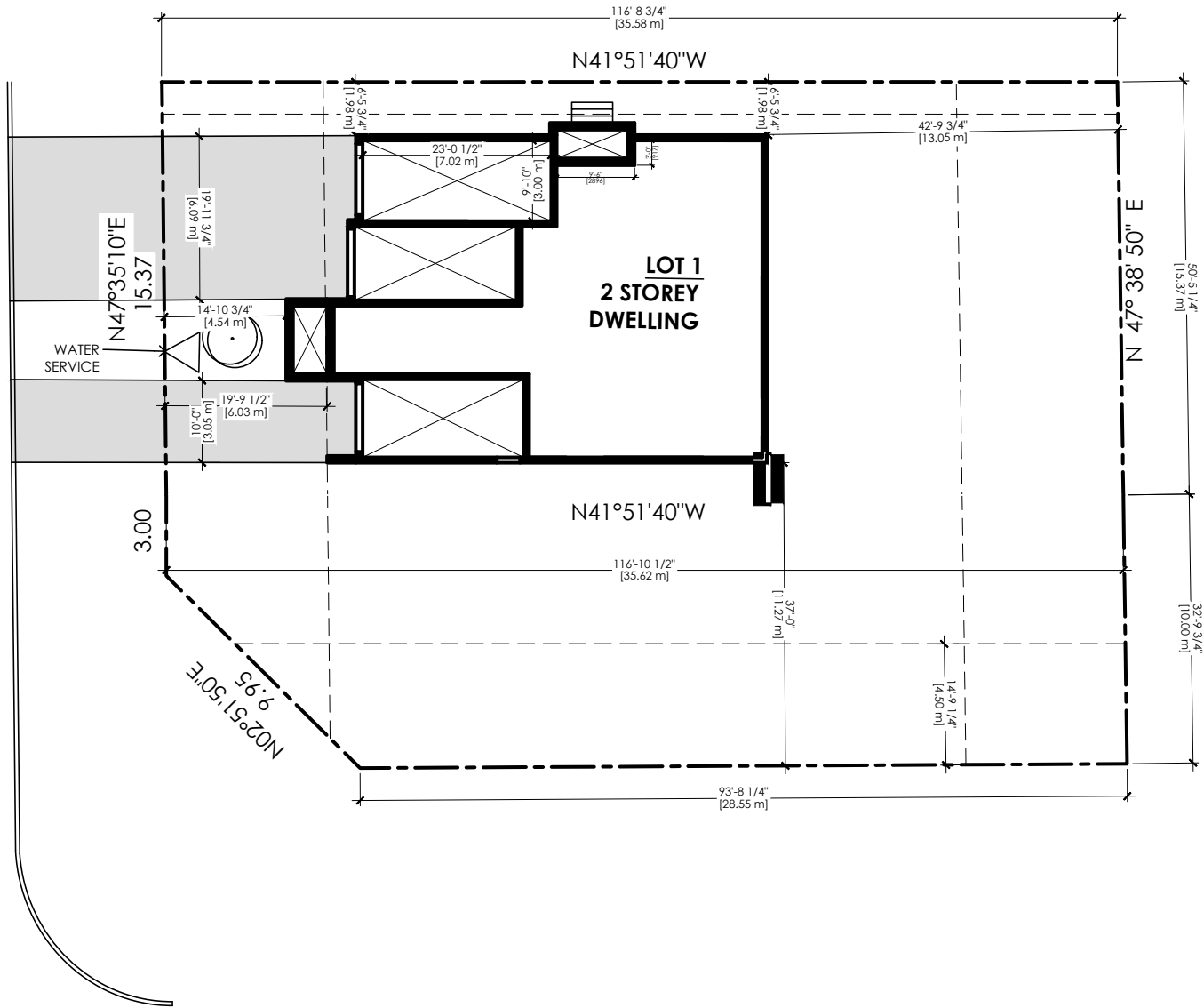
A0.1



Document 3 - Site plans – individual lots



LEO MOSKOS STREET



BASKIN DRIVE WEST

ZONING PROVISIONS:		
CURRENT ZONE: R3 (11)		
PROPOSED USE: SINGLE DWELLING WITH (2) ADDITIONAL DWELLING UNITS		
ZONING PROVISIONS	REQUIRED	PROPOSED
MIN. FRONTAGE	12m	18.37m
SETBACKS:		
MIN FRONT YARD:	6.0m	6.03m
MIN EXT SIDE YARD:	4.5m	11.27m
MIN INT SIDE YARD:	1.2m	1.20m
MIN REAR YARD:	6.0m	13.05m
MAX. HEIGHT	10.5m	10.5m
DRIVEWAY:		
MAX DRIVEWAY WIDTH	50% OF FRONTAGE (MAX. 7m)	
PROPOSED DRIVEWAY WIDTH: 59.53% (9.15m)		

 LOT LINE

 LINE OF SETBACKS

 ASPHALT DRIVEWAY

 1.5m WOOD FENCE

 TREE LOCATION - SEE SUBDIVISION LANDSCAPING PLAN FOR SPECIES AND PLANTING DETAILS

REVISIONS		
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PROJECT:
CALLAHAN ESTATES

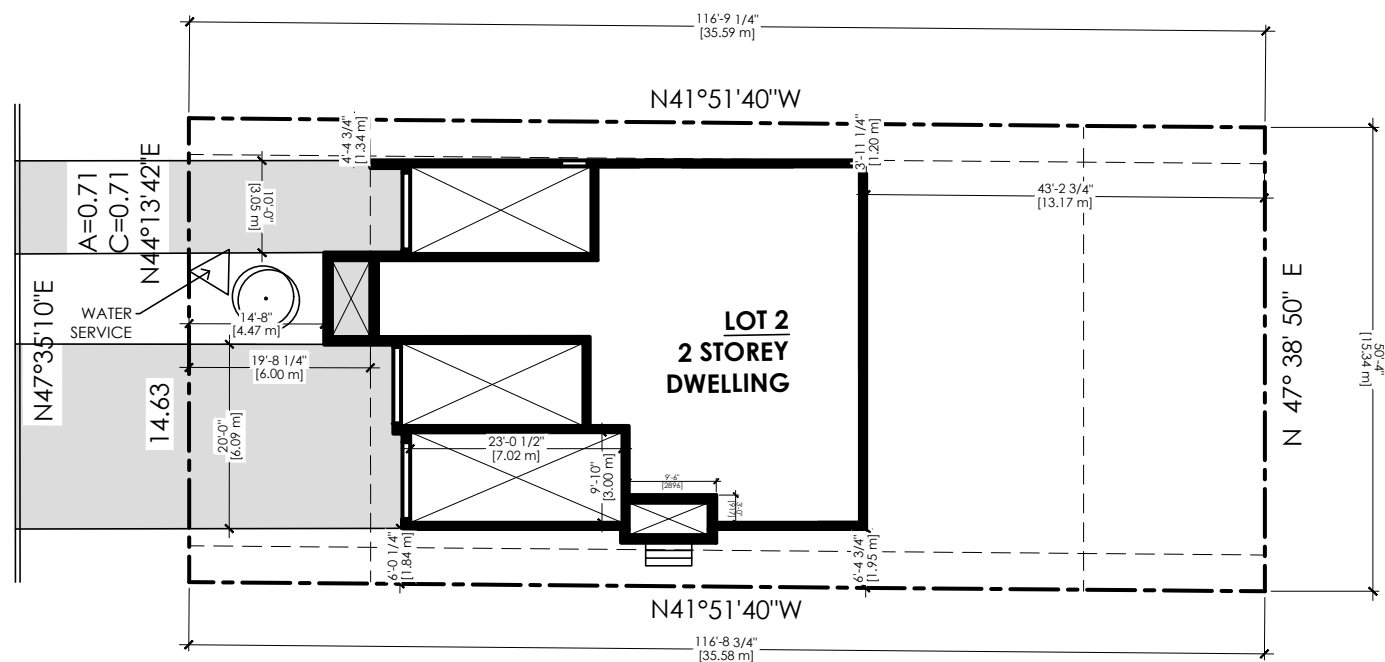
DRAWING:
SITE PLAN
LOT 1

DRAWN BY: PV
SCALE: AS NOTED
DATE: MAY 5 / 26


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A1.11

LEO MOSKOS STREET



ZONING PROVISIONS:		
CURRENT ZONE: R3 (11)		
PROPOSED USE: SINGLE DWELLING WITH (2) ADDITIONAL DWELLING UNITS		
ZONING PROVISIONS	REQUIRED	PROPOSED
MIN. FRONTAGE	12m	15.34m
SETBACKS:		
MIN FRONT YARD:	6.0m	6.00m
MIN EXT SIDE YARD:	4.5m	N/A
MIN INT SIDE YARD:	1.2m	1.20m
MIN REAR YARD:	6.0m	13.7m
MAX. HEIGHT	10.5m	10.5m
DRIVEWAY:		
MAX DRIVEWAY WIDTH	50% OF FRONTAGE (MAX. 7m)	
PROPOSED DRIVEWAY WIDTH: 59.65% (9.15m)		

 LOT LINE

 LINE OF SETBACKS

 ASPHALT DRIVEWAY

 1.5m WOOD FENCE

 TREE LOCATION - SEE SUBDIVISION LANDSCAPING PLAN FOR SPECIES AND PLANTING DETAILS

REVISIONS		
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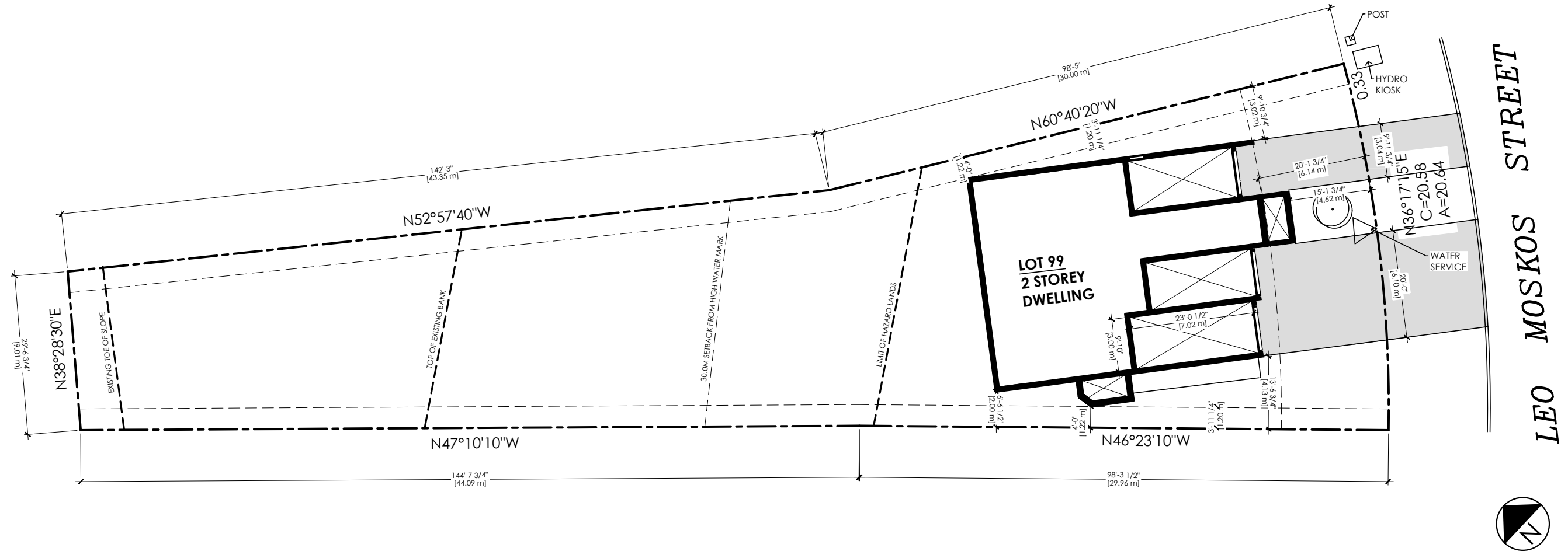
PROJECT:
CALLAHAN ESTATES

DRAWING:
SITE PLAN
LOT 2

DRAWN BY: PV
SCALE: AS NOTED
DATE: MAY 5 / 26


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A1.12



ZONING PROVISIONS:		
CURRENT ZONE: R3 (11)		
PROPOSED USE: SINGLE DWELLING WITH (2) ADDITIONAL DWELLING UNITS		
ZONING PROVISIONS	REQUIRED	PROPOSED
MIN. FRONTAGE	12m	19.48m
SETBACKS:		[6.0M BACK AND PARALLEL TO THE STREETLINE]
MIN FRONT YARD:	6.0m	6.14m
MIN EXT SIDE YARD:	4.5m	N/A
MIN INT SIDE YARD:	1.2m	1.22m
MIN REAR YARD:	6.0m	>7.5m
MAX. HEIGHT	10.5m	10.5m
DRIVEWAY:		
MAX DRIVEWAY WIDTH	50% OF FRONTAGE (MAX. 7m)	
PROPOSED DRIVEWAY WIDTH: 46.97% (9.15m)		

LOT LINE

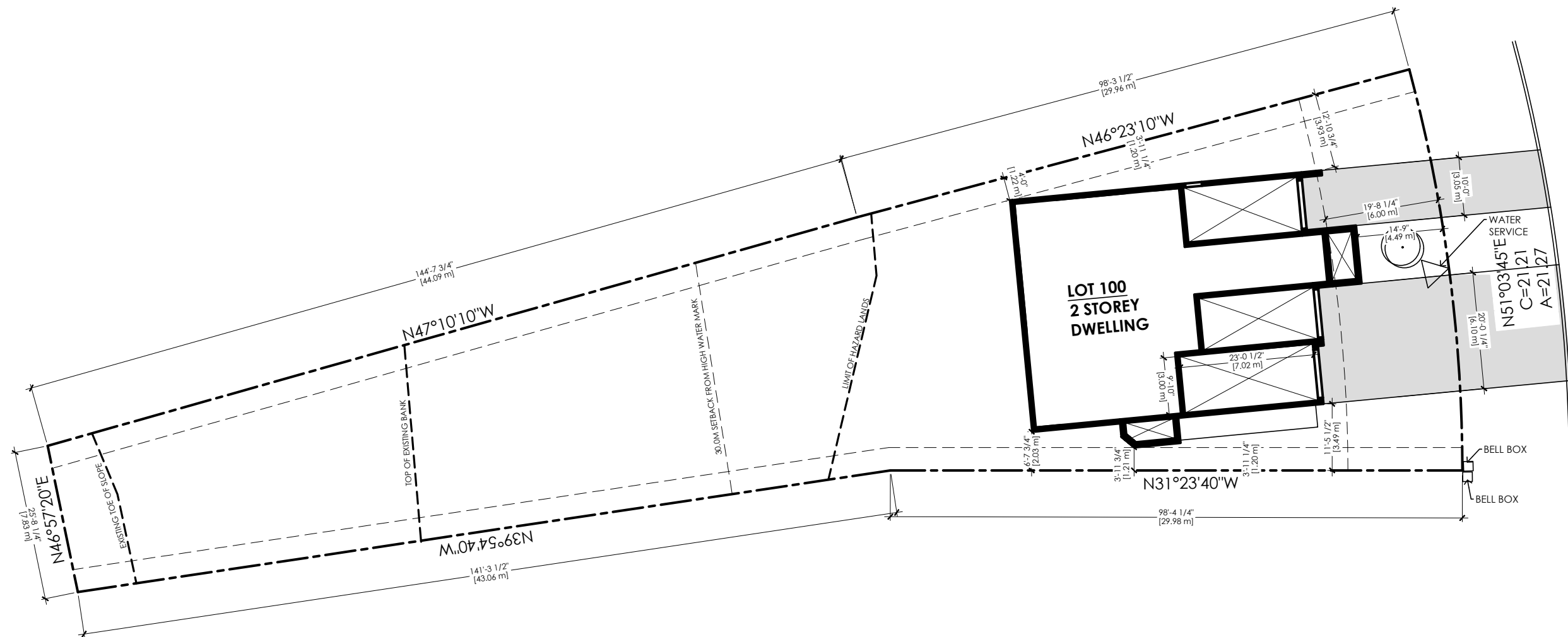
LINE OF SETBACKS

ASPHALT DRIVEWAY

1.5m WOOD FENCE

TREE LOCATION - SEE SUBDIVISION LANDSCAPING PLAN FOR SPECIES AND PLANTING DETAILS

REVISIONS		
1	X	X
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PROJECT: CALLAHAN ESTATES		
DRAWING: SITE PLAN LOT 99		
DRAWN BY: PV SCALE: AS NOTED DATE: MAY 5 / 26		
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LEO MOSKOS STREET



ZONING PROVISIONS:		
CURRENT ZONE: R3 (11)		
PROPOSED USE: SINGLE DWELLING WITH (2) ADDITIONAL DWELLING UNITS		
ZONING PROVISIONS	REQUIRED	PROPOSED
MIN. FRONTAGE	12m	19.70m
SETBACKS:		[6.0M BACK AND PARALLEL TO THE STREETLINE]
MIN FRONT YARD:	6.0m	6.00m
MIN EXT SIDE YARD:	4.5m	N/A
MIN INT SIDE YARD:	1.2m	1.21m
MIN REAR YARD:	6.0m	>7.5m
MAX. HEIGHT	10.5m	10.5m
DRIVEWAY:		
MAX DRIVEWAY WIDTH	50% OF FRONTAGE (MAX. 7m)	
PROPOSED DRIVEWAY WIDTH:	46.45% (9.15m)	

LOT LINE

LINE OF SETBACKS

ASPHALT DRIVEWAY

1.5m WOOD FENCE

TREE LOCATION - SEE SUBDIVISION LANDSCAPING PLAN FOR SPECIES AND PLANTING DETAILS

REVISIONS		
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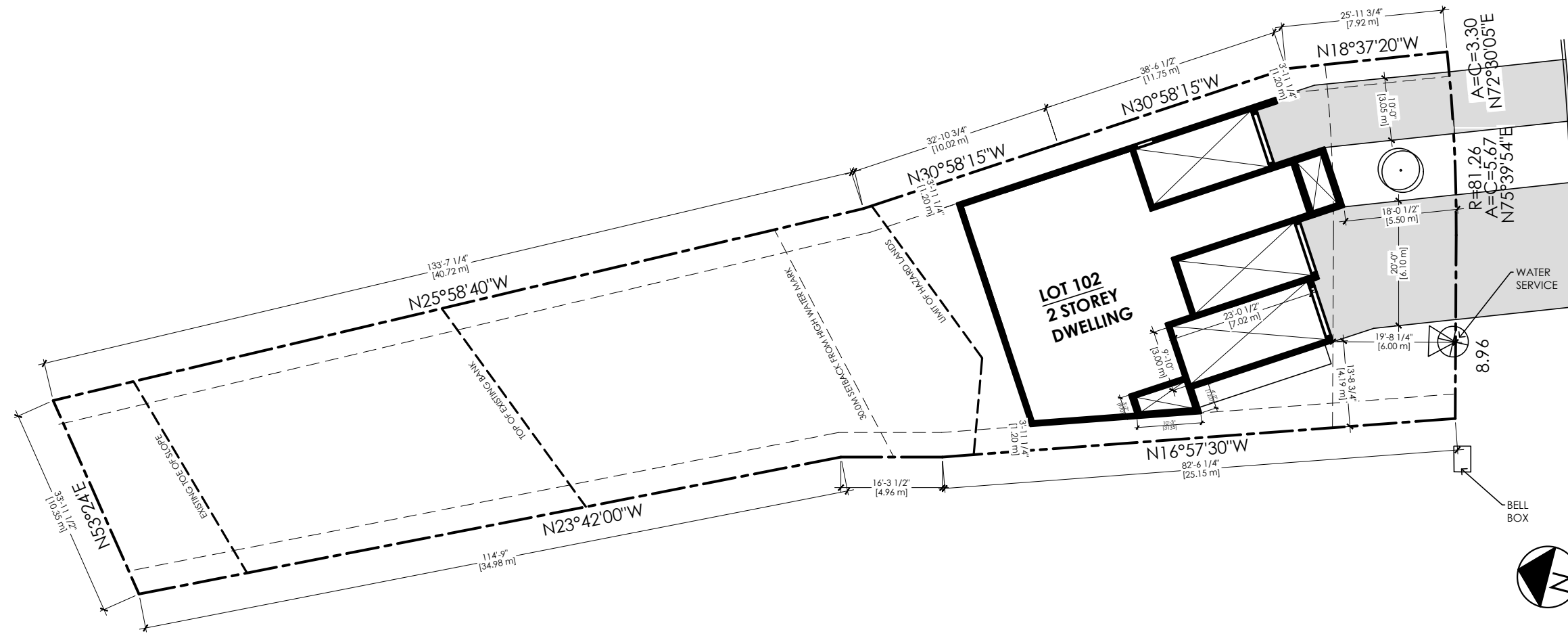
PROJECT:
CALLAHAN ESTATES

DRAWING:
SITE PLAN
LOT 100

DRAWN BY: PV
SCALE: AS NOTED
DATE: MAY 5 / 26

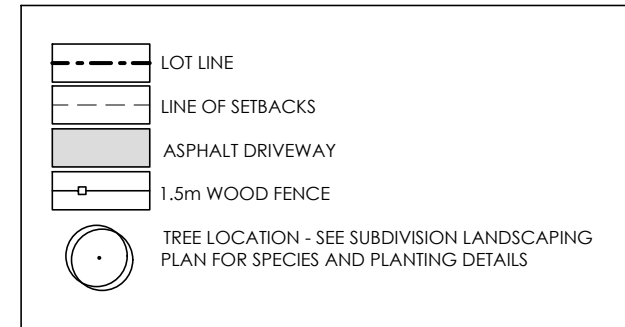
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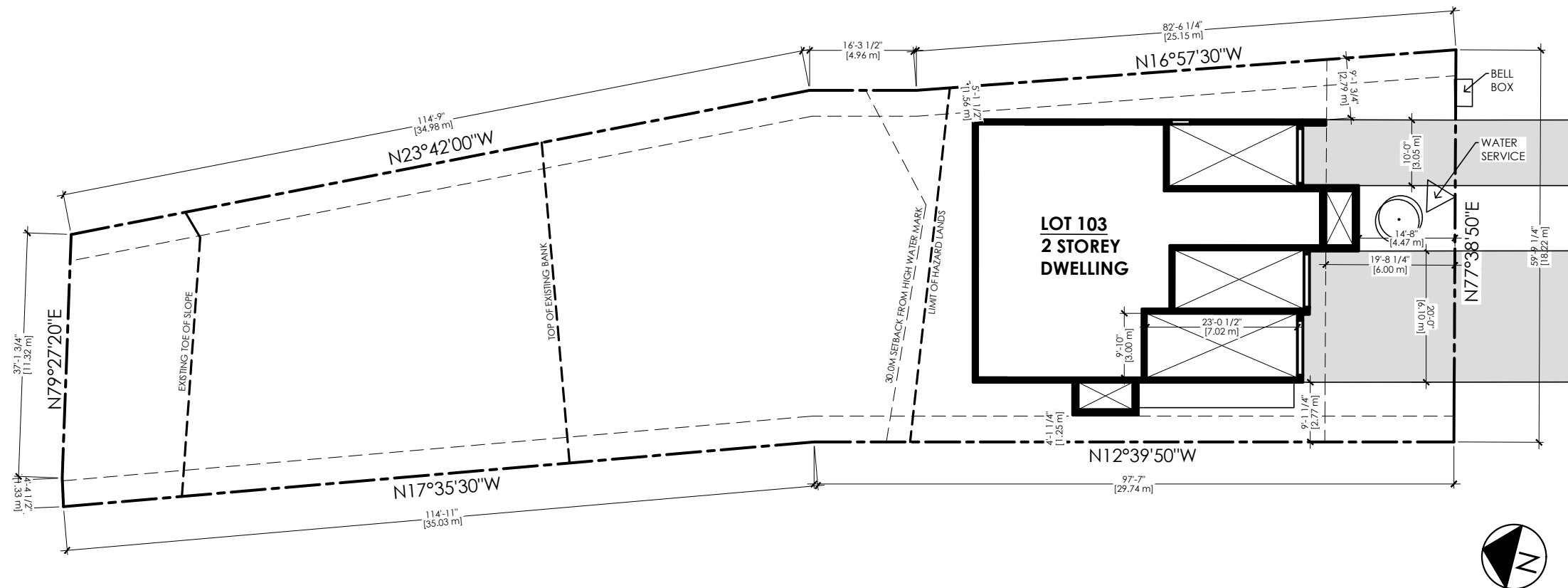
LEO MOSKOS STREET

ZONING PROVISIONS:		
CURRENT ZONE: R3 (11)		
PROPOSED USE: SINGLE DWELLING WITH (2) ADDITIONAL DWELLING UNITS		
ZONING PROVISIONS	REQUIRED	PROPOSED
MIN. FRONTAGE	12m	17.76m [6.0M BACK AND PARALLEL TO THE STREETLINE]
SETBACKS:		
MIN FRONT YARD:	6.0m	6.00m
MIN EXT SIDE YARD:	4.5m	N/A
MIN INT SIDE YARD:	1.2m	1.20m
MIN REAR YARD:	6.0m	>7.5m
MAX. HEIGHT	10.5m	10.5m
DRIVEWAY:		
MAX DRIVEWAY WIDTH	50% OF FRONTAGE (MAX. 7m)	
PROPOSED DRIVEWAY WIDTH: 51.52% (9.15m)		



1 SITE PLAN
A1.3 SCALE: 1:250

REVISIONS		
1	X	X
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PROJECT: CALLAHAN ESTATES		
DRAWING: SITE PLAN LOT 102		
DRAWN BY: PV SCALE: AS NOTED DATE: MAY 5 / 26		
Campanale		
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LEO MOSKOS STREET

ZONING PROVISIONS:		
CURRENT ZONE: R3 (11)		
PROPOSED USE: SINGLE DWELLING WITH (2) ADDITIONAL DWELLING UNITS		
ZONING PROVISIONS	REQUIRED	PROPOSED
MIN. FRONTAGE	12m	17.76m
[6.0M BACK AND PARALLEL TO THE STREETLINE]		
SETBACKS:		
MIN FRONT YARD:	6.0m	6.00m
MIN EXT SIDE YARD:	4.5m	N/A
MIN INT SIDE YARD:	1.2m	1.25m
MIN REAR YARD:	6.0m	>7.5m
MAX. HEIGHT	10.5m	10.5m
DRIVEWAY:		
MAX DRIVEWAY WIDTH	50% OF FRONTAGE (MAX. 7m)	
PROPOSED DRIVEWAY WIDTH: 51.52% (9.15m)		

LOT LINE

LINE OF SETBACKS

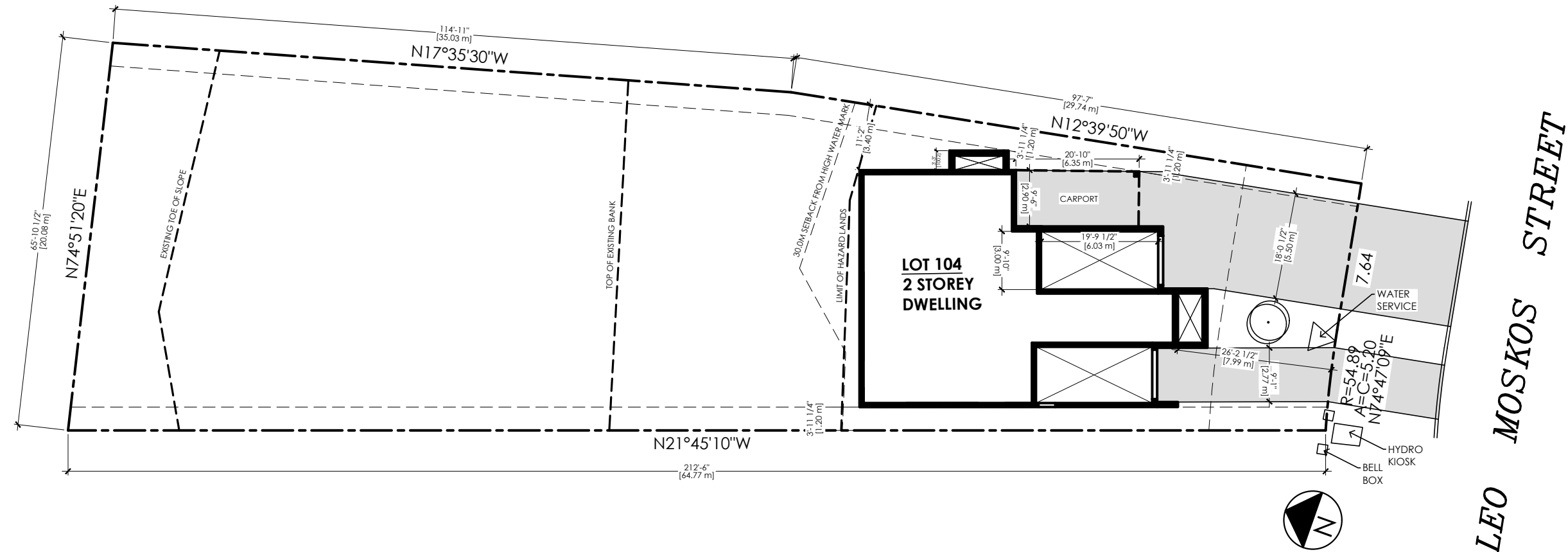
ASPHALT DRIVEWAY

1.5m WOOD FENCE

TREE LOCATION - SEE SUBDIVISION LANDSCAPING PLAN FOR SPECIES AND PLANTING DETAILS

1 SITE PLAN
A1.4 SCALE: 1:250

REVISIONS		
1	X	X
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PROJECT: CALLAHAN ESTATES		
DRAWING: SITE PLAN LOT 103		
DRAWN BY: PV SCALE: AS NOTED DATE: MAY 5 / 26		
Campanale		
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ZONING PROVISIONS:		
CURRENT ZONE: R3 (11)		
PROPOSED USE: SINGLE DWELLING WITH (2) ADDITIONAL DWELLING UNITS		
ZONING PROVISIONS	REQUIRED	PROPOSED
MIN. FRONTAGE	12m	13.80m
		[6.0M BACK AND PARALLEL TO THE STREETLINE]
SETBACKS:		
MIN FRONT YARD:	6.0m	6.06m
MIN EXT SIDE YARD:	4.5m	N/A
MIN INT SIDE YARD:	1.2m	1.20m
MIN REAR YARD:	6.0m	>7.5m
MAX. HEIGHT	10.5m	10.5m
DRIVEWAY:		
MAX DRIVEWAY WIDTH	50% OF FRONTAGE (MAX. 7m)	
PROPOSED DRIVEWAY WIDTH: 59.93% (8.27m)		

LOT LINE

LINE OF SETBACKS

ASPHALT DRIVEWAY

1.5m WOOD FENCE

TREE LOCATION - SEE SUBDIVISION LANDSCAPING PLAN FOR SPECIES AND PLANTING DETAILS

1 SITE PLAN
A1.5 SCALE: 1:250

REVISIONS

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PROJECT:

CALLAHAN ESTATES

DRAWING:

SITE PLAN
LOT 104

DRAWN BY: PV

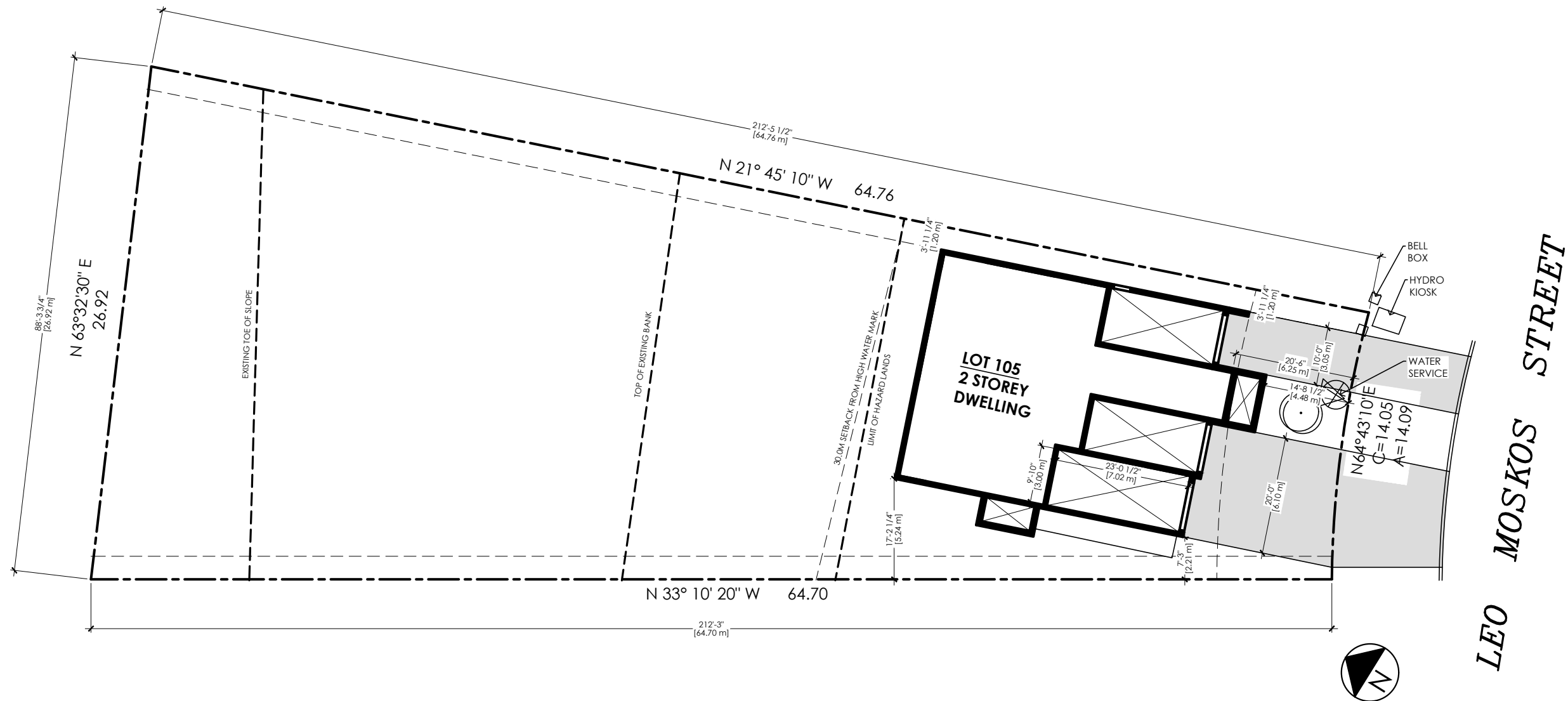
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DATE: MAY 5 / 26

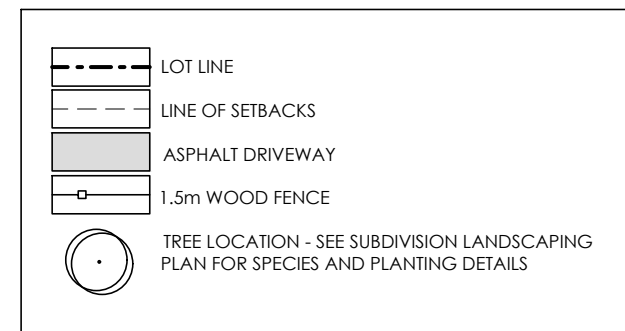
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A1.5

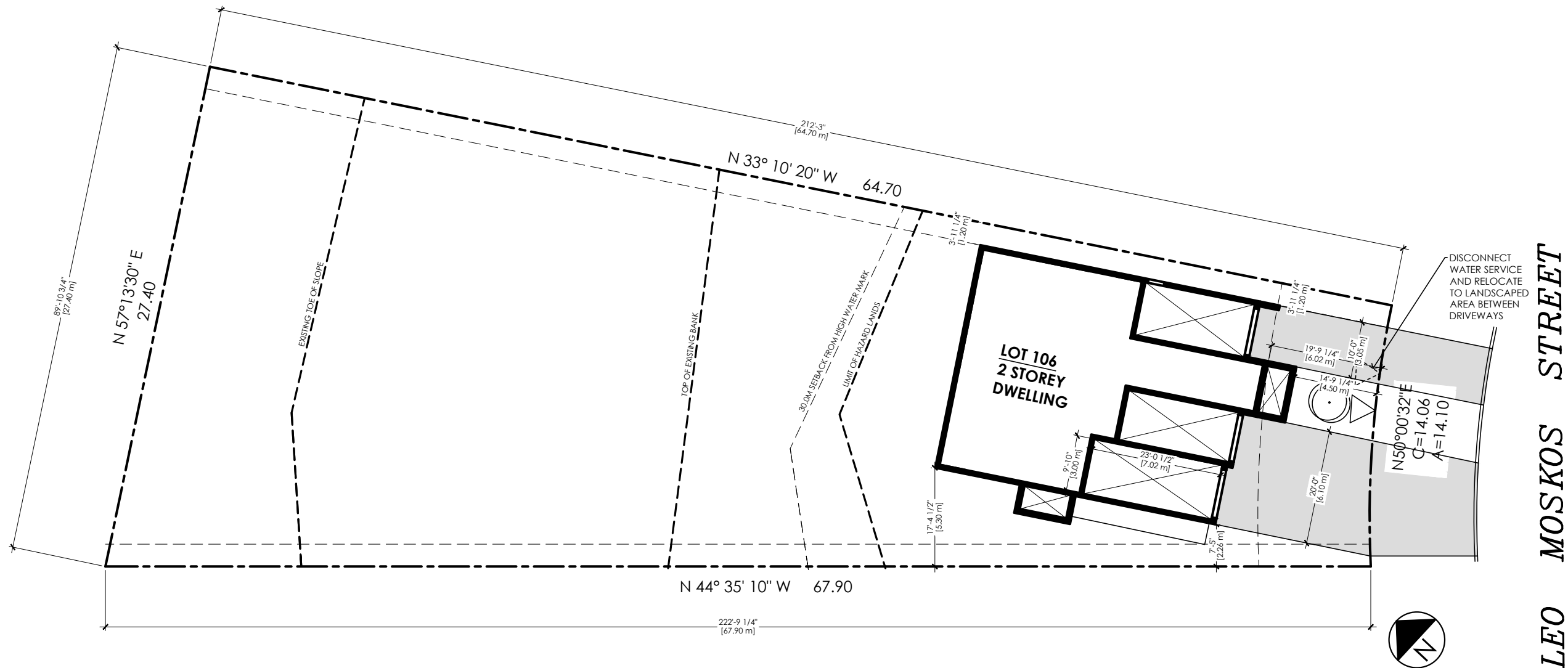


ZONING PROVISIONS:		
CURRENT ZONE: R3 (11)		
PROPOSED USE: SINGLE DWELLING WITH (2) ADDITIONAL DWELLING UNITS		
ZONING PROVISIONS	REQUIRED	PROPOSED
MIN. FRONTAGE	12m	15.28m
SETBACKS:		
MIN FRONT YARD:	6.0m	7.99m
MIN EXT SIDE YARD:	4.5m	N/A
MIN INT SIDE YARD:	1.2m	1.20m
MIN REAR YARD:	6.0m	>7.5m
MAX. HEIGHT	10.5m	10.5m
DRIVEWAY:		
MAX DRIVEWAY WIDTH	50% OF FRONTAGE (MAX. 7m)	
PROPOSED DRIVEWAY WIDTH: 59.88% (9.15m)		



1 SITE PLAN
A1.6 SCALE: 1:250

REVISIONS		
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PROJECT: CALLAHAN ESTATES		
DRAWING: SITE PLAN LOT 105		
DRAWN BY: PV SCALE: AS NOTED DATE: MAY 5 / 26		
Campanale		
CAMPANALE HOMES www.campanale.com 613-730-7000		A1.6



LEO MOSKOS STREET

ZONING PROVISIONS:		
CURRENT ZONE: R3 (11)		
PROPOSED USE: SINGLE DWELLING WITH (2) ADDITIONAL DWELLING UNITS		
ZONING PROVISIONS	REQUIRED	PROPOSED
MIN. FRONTAGE	12m	15.29m [6.0M BACK AND PARALLEL TO THE STREETLINE]
SETBACKS:		
MIN FRONT YARD:	6.0m	6.02m
MIN EXT SIDE YARD:	4.5m	N/A
MIN INT SIDE YARD:	1.2m	1.20m
MIN REAR YARD:	6.0m	>7.5m
MAX. HEIGHT	10.5m	10.5m
DRIVEWAY:		
MAX DRIVEWAY WIDTH	50% OF FRONTAGE (MAX. 7m)	
PROPOSED DRIVEWAY WIDTH: 59.84% (9.15m)		

LOT LINE

LINE OF SETBACKS

ASPHALT DRIVEWAY

1.5m WOOD FENCE

TREE LOCATION - SEE SUBDIVISION LANDSCAPING PLAN FOR SPECIES AND PLANTING DETAILS

1 SITE PLAN
A1.7 SCALE: 1:250

REVISIONS		
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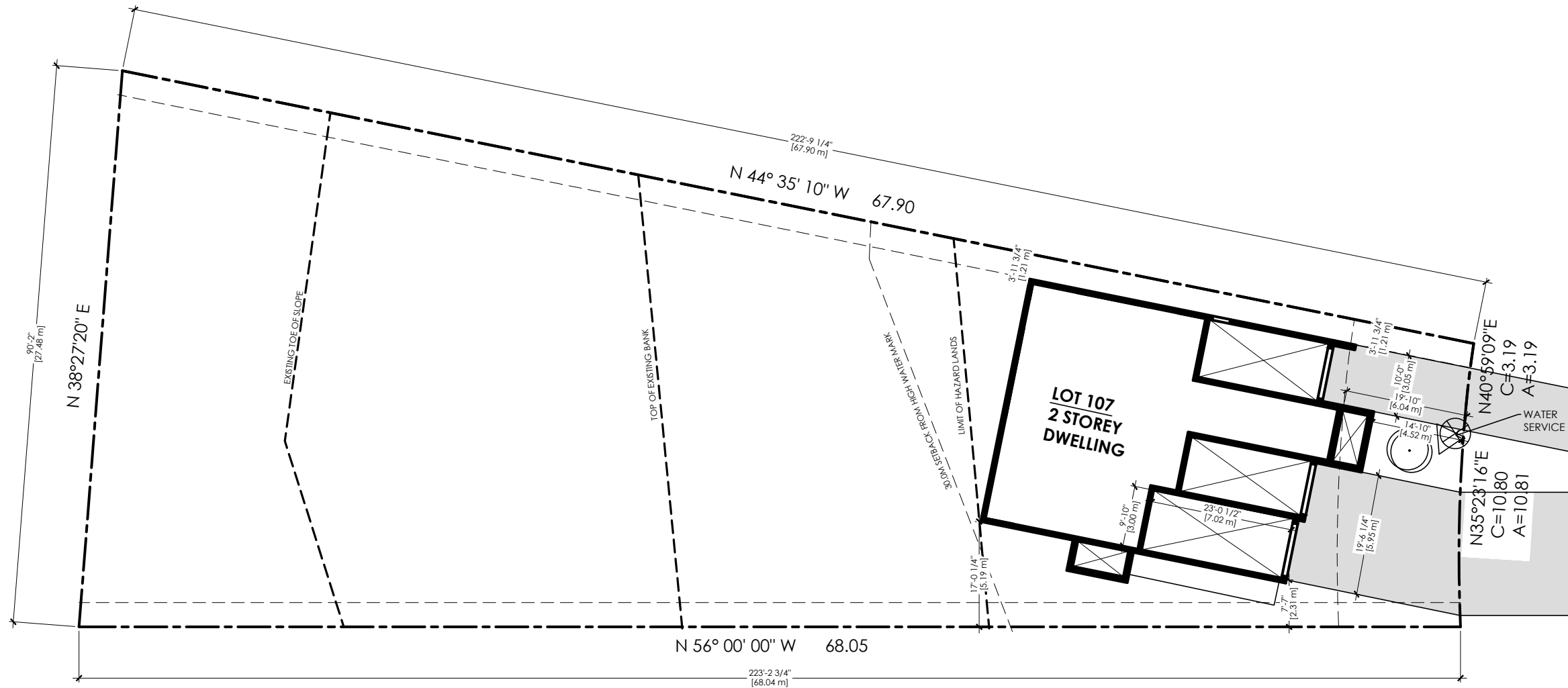
PROJECT:
CALLAHAN ESTATES

DRAWING:
SITE PLAN
LOT 106

DRAWN BY: PV
SCALE: AS NOTED
DATE: MAY 5 / 26

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www.campanale.com
613-730-7000

A1.7



LEO MOSKOS STREET



ZONING PROVISIONS:		
CURRENT ZONE: R3 (11)		
PROPOSED USE: SINGLE DWELLING WITH (2) ADDITIONAL DWELLING UNITS		
ZONING PROVISIONS	REQUIRED	PROPOSED
MIN. FRONTAGE	12m	15.04m
		[6.0M BACK AND PARALLEL TO THE STREETLINE]
SETBACKS:		
MIN FRONT YARD:	6.0m	6.04m
MIN EXT SIDE YARD:	4.5m	N/A
MIN INT SIDE YARD:	1.2m	1.20m
MIN REAR YARD:	6.0m	>7.5m
MAX. HEIGHT	10.5m	10.5m
DRIVEWAY:		
MAX DRIVEWAY WIDTH	50% OF FRONTAGE (MAX. 7m)	
PROPOSED DRIVEWAY WIDTH: 59.84% (9.00m)		

LOT LINE

LINE OF SETBACKS

ASPHALT DRIVEWAY

1.5m WOOD FENCE

TREE LOCATION - SEE SUBDIVISION LANDSCAPING PLAN FOR SPECIES AND PLANTING DETAILS

REVISIONS		
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PROJECT:
CALLAHAN ESTATES

DRAWING:
SITE PLAN
LOT 107

DRAWN BY: PV
SCALE: AS NOTED
DATE: MAY 5 / 26

Campanale

CAMPANALE HOMES
www.campanale.com
613-730-7000

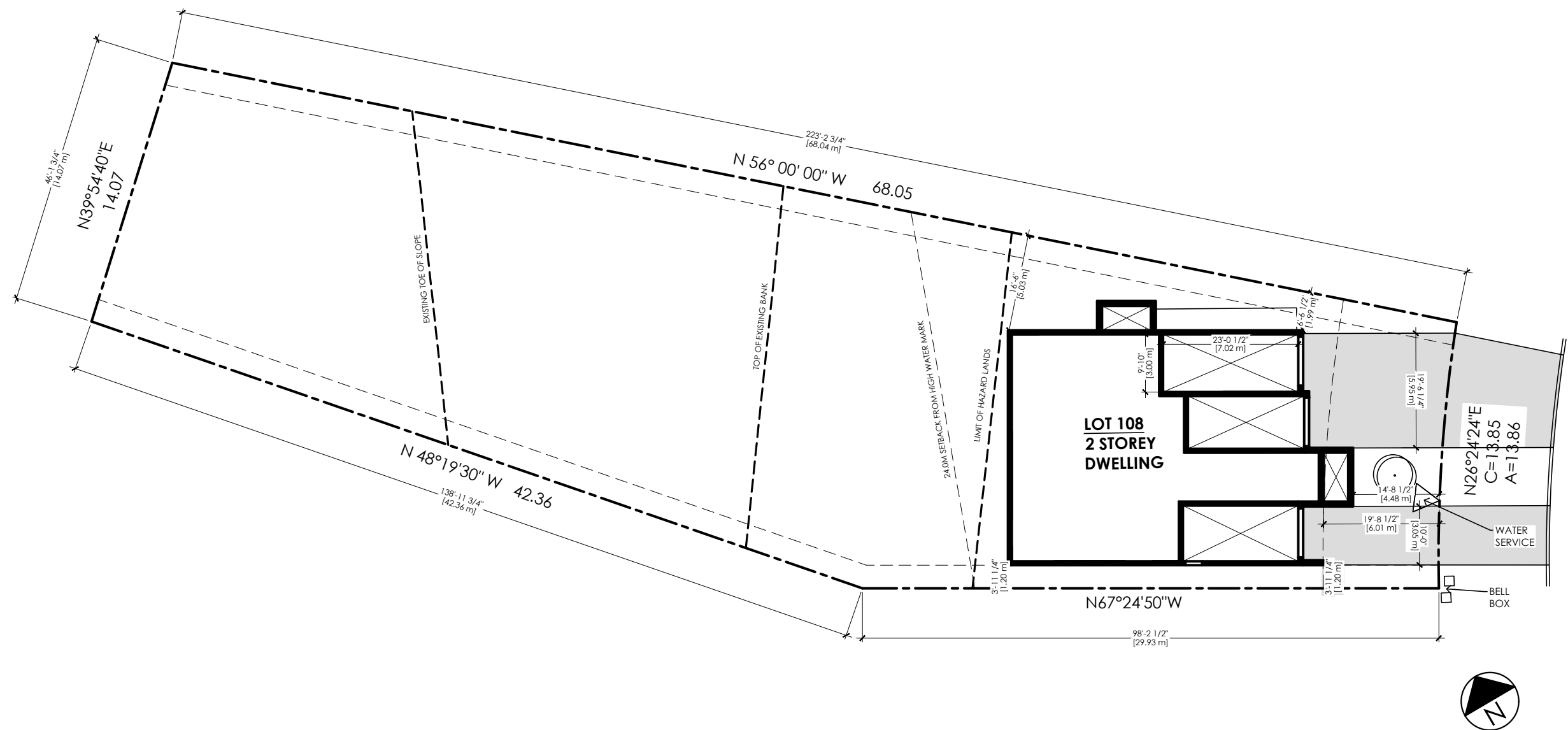
A1.8

1

A1.8

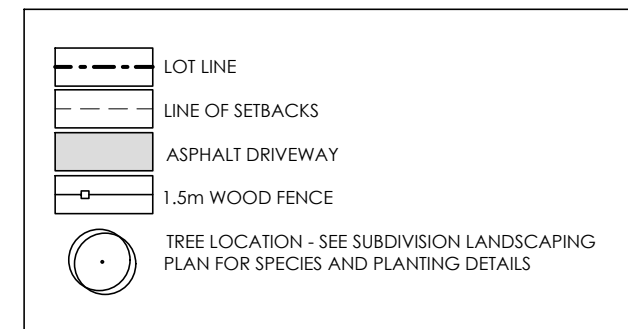
SITE PLAN
SCALE: 1:250

Page 63



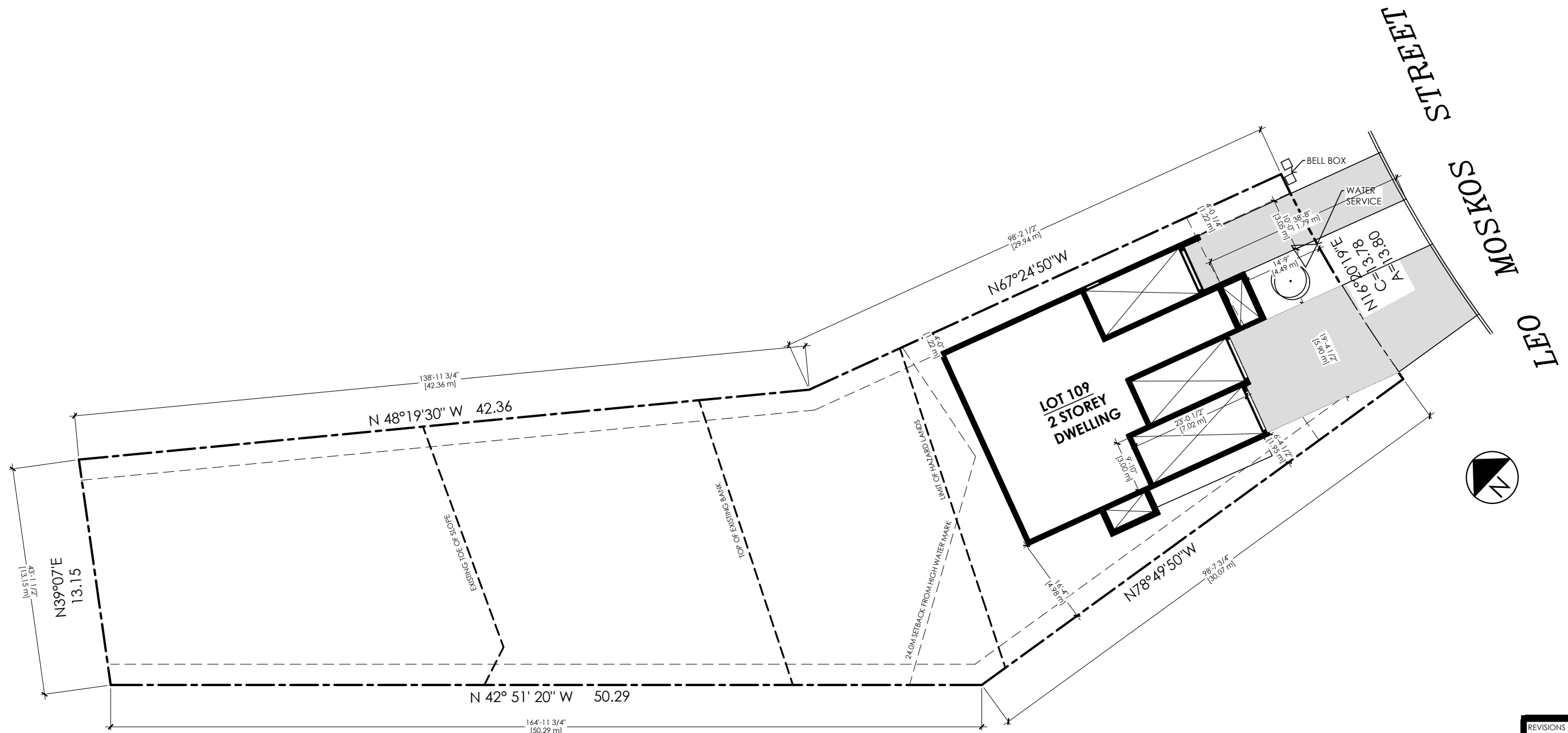
LEO MOSKOS STREET

ZONING PROVISIONS:		
CURRENT ZONE: R3 (11)		
PROPOSED USE: SINGLE DWELLING WITH (2) ADDITIONAL DWELLING UNITS		
ZONING PROVISIONS	REQUIRED	PROPOSED
MIN. FRONTAGE	12m	15.06m
SETBACKS:		
MIN FRONT YARD:	6.0m	6.01m
MIN EXT SIDE YARD:	4.5m	N/A
MIN INT SIDE YARD:	1.2m	1.20m
MIN REAR YARD:	6.0m	>7.5m
MAX. HEIGHT	10.5m	10.5m
DRIVEWAY:		
MAX DRIVEWAY WIDTH	50% OF FRONTAGE (MAX. 7m)	
PROPOSED DRIVEWAY WIDTH: 59.76% (9.00m)		



1 SITE PLAN
A1.9 SCALE: 1:250

REVISIONS		
1	X	X
2		
3		
4		
5		
6		
7		
8		
PROJECT: CALLAHAN ESTATES		
DRAWING: SITE PLAN LOT 108		
DRAWN BY: PV SCALE: AS NOTED DATE: MAY 5 / 26		
		
CAMPANALE HOMES www.campanale.com 613-730-7000		A1.9



ZONING PROVISIONS:		
CURRENT ZONE: R3 (11)		
PROPOSED USE: SINGLE DWELLING WITH (2) ADDITIONAL DWELLING UNITS		
ZONING PROVISIONS	REQUIRED	PROPOSED
MIN. FRONTAGE	12m	14.96m
[6.0M BACK AND PARALLEL TO THE STREETLINE]		
SETBACKS:		
MIN FRONT YARD:	6.0m	6.01m
MIN EXT SIDE YARD:	4.5m	N/A
MIN INT SIDE YARD:	1.2m	1.23m
MIN REAR YARD:	6.0m	>7.5m
MAX. HEIGHT	10.5m	10.5m
DRIVEWAY:		
MAX DRIVEWAY WIDTH	50% OF FRONTAGE (MAX. 7m)	
PROPOSED DRIVEWAY WIDTH: 59.83% (8.95m)		

LOT LINE

LINE OF SETBACKS

ASPHALT DRIVEWAY

1.5m WOOD FENCE

TREE LOCATION - SEE SUBDIVISION LANDSCAPING PLAN FOR SPECIES AND PLANTING DETAILS

1 SITE PLAN
A1.10 SCALE: 1:250

REVISIONS		
1	X	X
2		
3		
4		
5		
6		
7		
8		

PROJECT:
CALLAHAN ESTATES

DRAWING:
SITE PLAN
LOT 109

DRAWN BY: PV
SCALE: AS NOTED
DATE: MAY 5 / 26

CAMPANALE HOMES
www.campanale.com
613-730-7000

A1.10

Document 4 - Details of the requested amendment by lot (submitted by the applicant)



19. Please provide the following details for all proposed buildings or structures on the subject land:

Address:	4 Leo Moskos St. (Lot 1)
Type of Building:	Single-Detached w/ 2 ADUs
Frontage (m):	15.37
Front Yard (m):	6.03
Exterior Side Yard (m):	N/A
Rear Yard (m):	13.05
Building Height (m):	10.5
Driveway Width (m):	9.15
Driveway Width (% of Lot):	59.53

Address:	8 Leo Moskos St. (Lot 2)
Type of Building:	Single-Detached w/ 2 ADUs
Frontage (m):	15.34
Front Yard (m):	6
Exterior Side Yard (m):	N/A
Rear Yard (m):	13.7
Building Height (m):	10.5
Driveway Width (m):	9.15
Driveway Width (% of Lot):	59.65

Address:	63 Leo Moskos St. (Lot 99)
Type of Building:	Single-Detached w/ 2 ADUs
Frontage (m):	19.48
Front Yard (m):	6.14
Exterior Side Yard (m):	N/A
Rear Yard (m):	>7.5
Building Height (m):	10.5
Driveway Width (m):	9.15
Driveway Width (% of Lot):	46.97



Address:	59 Leo Moskos St. (Lot 100)
Type of Building:	Single-Detached w/ 2 ADUs
Frontage (m):	19.70
Front Yard (m):	6.0
Exterior Side Yard (m):	N/A
Rear Yard (m):	>7.5
Building Height (m):	10.5
Driveway Width (m):	9.15
Driveway Width (% of Lot):	46.65%

Address:	55 Leo Moskos St. (Lot 101)
Type of Building:	Single-Detached w/ 2 ADUs
Frontage (m):	16.77
Front Yard (m):	6.07
Exterior Side Yard (m):	N/A
Rear Yard (m):	>7.5
Building Height (m):	10.5
Driveway Width (m):	9.15
Driveway Width (% of Lot):	54.56

Address:	51 Leo Moskos St. (Lot 102)
Type of Building:	Single-Detached w/ 2 ADUs
Frontage (m):	17.76
Front Yard (m):	6.0
Exterior Side Yard (m):	N/A
Rear Yard (m):	>7.5
Building Height (m):	10.5
Driveway Width (m):	9.15
Driveway Width (% of Lot):	51.52

Address:	47 Leo Moskos St. (Lot 103)
Type of Building:	Single-Detached w/ 2 ADUs
Frontage (m):	17.76
Front Yard (m):	6.0
Exterior Side Yard (m):	N/A
Rear Yard (m):	>7.5
Building Height (m):	10.5
Driveway Width (m):	9.15
Driveway Width (% of Lot):	51.52



Address:	43 Leo Moskos St. (Lot 104)
Type of Building:	Single-Detached w/ 2 ADUs
Frontage (m):	13.80
Front Yard (m):	6.06
Exterior Side Yard (m):	N/A
Rear Yard (m):	>7.5m
Building Height (m):	10.5m
Driveway Width (m):	8.27
Driveway Width (% of Lot):	59.93

Address:	39 Leo Moskos St. (Lot 105)
Type of Building:	Single-Detached w/ 2 ADUs
Frontage (m):	15.28
Front Yard (m):	7.99
Exterior Side Yard (m):	N/A
Rear Yard (m):	>7.5
Building Height (m):	10.5
Driveway Width (m):	9.15
Driveway Width (% of Lot):	50.0

Address:	35 Leo Moskos St. (Lot 106)
Type of Building:	Single-Detached w/ 2 ADUs
Frontage (m):	15.29
Front Yard (m):	6.02
Exterior Side Yard (m):	N/A
Rear Yard (m):	>7.5
Building Height (m):	10.5
Driveway Width (m):	9.15
Driveway Width (% of Lot):	59.84

Address:	31 Leo Moskos St. (Lot 107)
Type of Building:	Single-Detached w/ 2 ADUs
Frontage (m):	15.04
Front Yard (m):	6.04
Exterior Side Yard (m):	N/A
Rear Yard (m):	>7.5
Building Height (m):	10.5
Driveway Width (m):	9.0
Driveway Width (% of Lot):	59.84



Address:	27 Leo Moskos St. (Lot 108)
Type of Building:	Single-Detached w/ 2 ADUs
Frontage:	15.06
Front Yard:	6.01
Exterior Side Yard:	N/A
Rear Yard:	>7.5
Building Height:	10.5
Driveway Width (m):	9.0
Driveway Width (% of Lot):	59.76

Address:	23 Leo Moskos St. (Lot 109)
Type of Building:	Single-Detached w/ 2 ADUs
Frontage:	14.96
Front Yard:	6.01
Exterior Side Yard:	N/A
Rear Yard:	>7.5
Building Height:	10.5
Driveway Width (m):	8.95
Driveway Width (% of Lot):	59.83



Document 5 - Comments received

a. Enbridge comments

b. Conseil des ecole catholique du centre est





Town of Arnprior Staff Report

Subject: Phase 5B Marshall's Bay Meadows Subdivision Agreement and lift 0.3 m reserves (47-T-14002)

Report Number: 26-06-08-02

Report Author and Position Title: Alix Jolicoeur, Manager of Community Services/Planner

Department: Community Services

Meeting Date: June 8, 2026

Recommendations:

That Council adopt a by-law to authorize the Mayor and Clerk to enter into a Subdivision Agreement for Phase 5B of the Marshall's Bay Meadows Subdivision (47-T-14002); and

That Council adopt a by-law to lift 0.3 m reserves; dedicate Blocks 63 on Plan 49M-115 and Block 10 on Plan 49M-127 as public highway; authorize the disposal of Block 9 on Plan 49M-127; and authorize the release of a temporary turning circle easement.

Background:

The proposed subdivision agreement between the Town and the owner, Marshall's Bay Regional Inc., ensures that the works associated with the subdivision are completed to a minimum standard within a specified time frame, and that sufficient securities are posted to allow the Town to complete any works outstanding, should the owner default on the agreement.

Discussion:

Draft conditions of final approval of subdivision were issued by the County of Renfrew on August 5th, 2015, and revised on April 24, 2024. Town staff and engineering consultants have reviewed the submissions in respect to Phase 5B of this development and the plans and studies meet expectations and there are no outstanding comments or concerns.

Condition #3.c) requires the following:

"The Owner agrees, by entering into a Subdivision Agreement, to satisfy all terms, conditions and obligations, financial and otherwise, of the Town of Arnprior, at the Owner's sole expense, including but not limited to, the phasing of the subdivision registration, the design and construction of roads, all water, wastewater and stormwater systems, and utilities in accordance with the Town's specifications and standards, all to the satisfaction of the Town. The Owner agrees to provide securities, in a form acceptable to the Town, equivalent to 100% of the estimated costs of municipal works."

Staff has used the standard form Subdivision Agreement to prepare a Draft Subdivision Agreement.

Entering into this Subdivision Agreement will fulfill the requirements of Draft Condition #3.c). The Draft Agreement has been provided to the Owner for their consideration.

Once the Agreement is signed it will clear the remaining conditions related to entering into an agreement. Once securities and insurance are provided, a clearance letter is forwarded to the County of Renfrew, for their consideration in the final approval of the Plan of Subdivision. Once the County approves the Draft Plan, the plans, agreement and easements are registered on title in priority.

A by-law is also before Council to lift the 0.3m reserves established in previous phases to facilitate the development and access in Phase 5B. This by-law is to take effect only once the subdivision agreement is signed.

Options:

Staff have reviewed the plans, reports and drawings submitted in support of this application, and the developer has met the conditions of draft approval once the agreement is registered. Staff recommend entering into the Subdivision Agreement, subject to the final form and content of the Agreement being to the satisfaction of the CAO, in consultation with the Town Solicitor.

Council could choose not to authorize the signature of the subdivision agreement for Phase 5B. this option is not recommended by staff as the agreement is consistent with the draft plan conditions approved by Council.

Policy Considerations:

The proposed plan of subdivision is consistent with the Provincial Policy Statement and conforms to the County and Town Official Plans.

Financial Considerations:

The Owner will provide securities and fees in accordance with the Agreement requirements.

Meeting Dates:

N/A

Consultation:

- Robin Paquette, CAO
- John Steckly, General Manger, Operations

The developer is responsible for obtaining clearance letters from all other agencies party to the conditions required by the County.

Documents:

1. Phase 5B M-Plan to be registered
2. Draft subdivision agreement Marshall's Bay Meadows Phase 5B

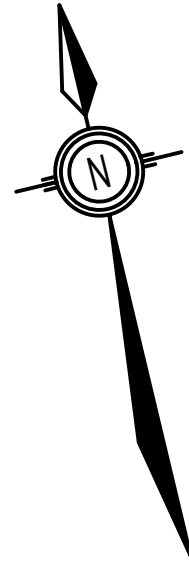
Signatures

Reviewed by Department Head: Alix Jolicoeur, Manager of Community Services/Planner

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

CAO Concurrence: Robin Paquette

Workflow Certified by Town Clerk: Kaila Zamojski



CURVE TABLE				
LOT / BLOCK	RADIUS	ARC	CHORD	BEARING
15	26.00	0.31	0.31	N29°27'10"E
15	26.00	8.71	8.69	N39°23'30"E

PLAN 49M-

I certify that this Plan is registered in the Land Registry Office for the Land Titles Division of Renfrew No. 49 at _____ o'clock on the _____ day of _____, 2026 and entered in the parcel register for Property Identifier 57308-0410 (LT)

The required consents are registered as plan document No. _____.

(Representative For) Land Registrar

This plan comprises part of PIN 57308-0410 (LT). Seabert Drive, Rudd Lane and Block 19 are subject to an easement per Inst. RE310836

PLAN OF SUBDIVISION

OF PART OF
LOT 1, CONCESSION D
AND PART OF
ROAD ALLOWANCE BETWEEN CONCESSIONS C & D
AND ALL OF
RESERVE BLOCKS 9 & 10
AND PART OF
RESERVE BLOCK 11
REGISTERED PLAN 49M-127
TOWN OF ARNPRIOR
COUNTY OF RENFREW
SCALE 1 : 400

ADAM KASPRZAK SURVEYING LTD.

BEARING NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVATIONS ON ORPA & ORPB, HAVING A BEARING OF N48°59'00"E, UTM ZONE 18, (75° WEST LONGITUDE) NAD 83 (CSRS)(1997), AS SHOWN ON PLAN 49R-19293.

METRIC NOTE:

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

DISTANCE NOTE:

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999722.

INTEGRATION DATA:

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM GPS INFORMATION AS SHOWN ON PLAN 49R-19293, UTM ZONE 18 (75° WEST) NAD83 (CSRS)(1997)		
POINT ID	NORTHING	EASTING
ORPA	5 031 447.01	396 281.19
ORPB	5 031 526.79	396 372.90
COORDINATE VALUES ARE TO RURAL ACCURACY PER SEC. 14 (2) OF O. REG. 216/10 AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

MONUMENT NOTE:

ALL BARS SHOWN PLANTED ON THIS PLAN ARE IBs UNLESS SHOWN OTHERWISE.

LEGEND

IB	- IRON BAR
SIB	- STANDARD IRON BAR
SSIB	- SHORT STANDARD IRON BAR
■	- MONUMENT FOUND
□	- MONUMENT PLANTED
RIB	- ROUND IRON BAR
RPL	- ROCK PLUG
WIT	- WITNESS
(AK)	- ADAM KASPRZAK SURVEYING LTD.
(1017)	- CALON DIETZ INC.
(P1)	- REGISTERED PLAN 49M-115
(P2)	- REGISTERED PLAN 49M-127
(M)	- MEASURED

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

- LOTS 1 TO 15, INCLUSIVE, BLOCKS 16 TO 21, INCLUSIVE, RESERVE BLOCKS 22 TO 24, INCLUSIVE, AND THE STREETS NAMED SEABERT DRIVE AND RUDD LANE HAVE BEEN OUT IN ACCORDANCE WITH MY INSTRUCTIONS.
- THE STREET IS HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF ARNPRIOR AS A PUBLIC HIGHWAY.

DATED THE **th DAY *****., 2026.

DAVID KARDISH
MARSHALL'S BAY REGIONAL INC.
ASSISTANT SECRETARY

I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.
 - THE SURVEY WAS COMPLETED ON *****.

DATE: MARCH 17, 2026.

SIMON KASPRZAK
ONTARIO LAND SURVEYOR

AOLS PLAN SUBMISSION FORM

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

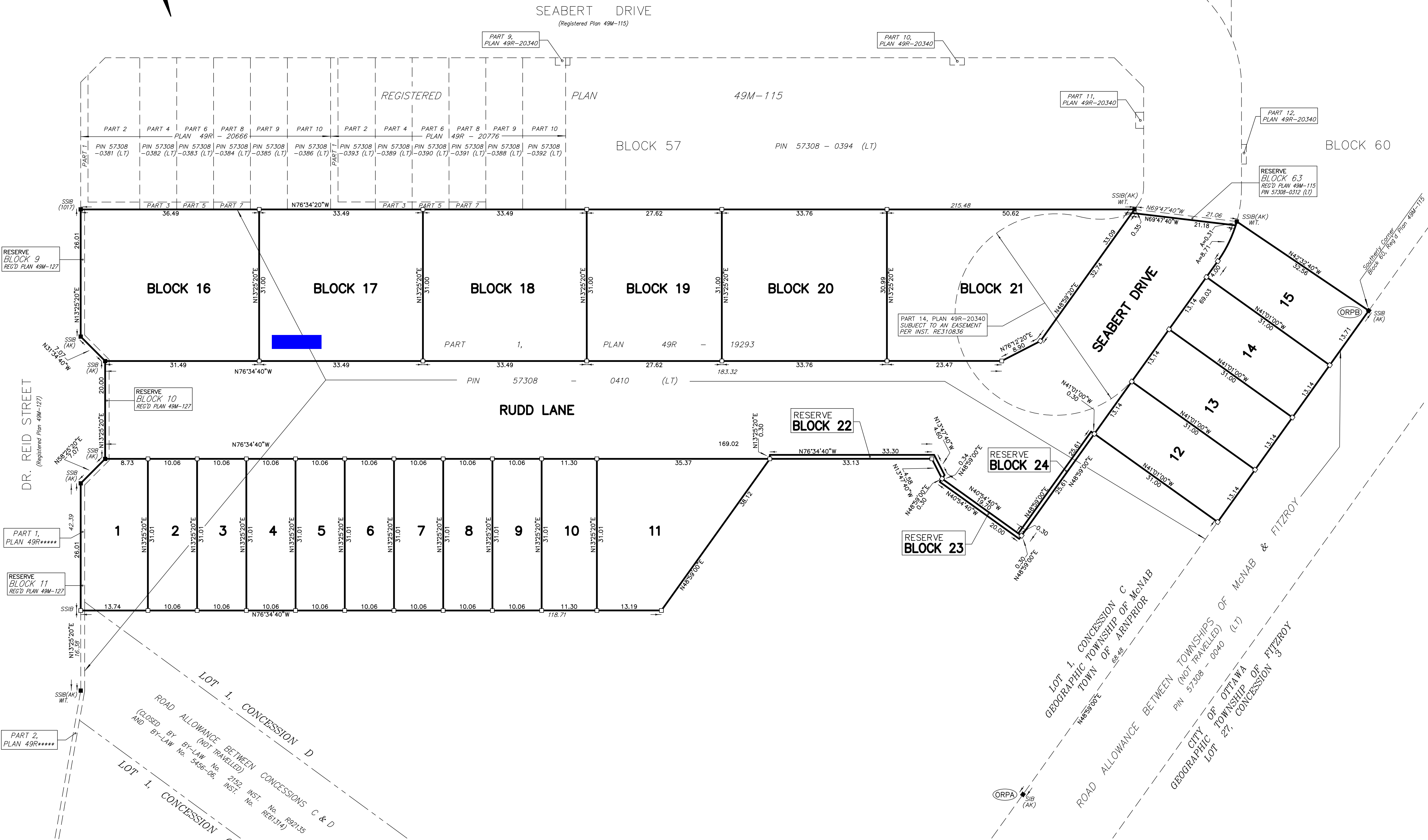
AK ADAM KASPRZAK SURVEYING LTD.
ONTARIO LAND SURVEYORS

29 BRIDGE ST., P.O. BOX 633
RENFREW ONTARIO K7V 4E7
PHONE (613) 432-3048

SCALE: 1 : 400

REF: 26-2001

FILE: 26-2001-E.dwg



This final plan of subdivision is approved under ss. 51(58) of the Planning Act on this _____ day of _____, 20____.

Bruce Howarth, MCIP, RPP
Manager Of Planning Services
Development and Property Department
Corporation of the County of Renfrew

TOWN OF ARNPRIOR
SUBDIVISION AGREEMENT

THIS SUBDIVISION AGREEMENT made this June 2026.

BETWEEN:

MARSHALL’S BAY REGIONAL INC.

Hereinafter called the “Owner”

OF THE FIRST PART

AND:

CORPORATION OF THE TOWN OF ARNPRIOR

Hereinafter called the “Town”

OF THE SECOND PART

WHEREAS the Owner is the owner of the lands which are more particularly described in Schedule “A” of this Agreement;

AND WHEREAS the Owner has applied to the County of Renfrew for approval of a Plan of Subdivision, pursuant to Section 51 of the *Planning Act*, R.S.O, 1990, Chap. P. 13., as amended and approval has been granted by the County subject to conditions and the execution of this Agreement;

AND WHEREAS the Owner and the Town have agreed to certain matters hereinafter expressed relating to the planning, development and phasing of the said Plan of Subdivision;

THIS AGREEMENT WITNESSETH that in consideration of the sum of One Dollar of lawful money in Canada paid by the Owner to the Town, the receipt whereof is hereby acknowledged, and other good and valuable consideration, the parties hereto agree to the following terms and conditions:

1. IN THIS AGREEMENT:

“**ACCEPTANCE**” shall mean the date on which the Town accepts all Works and obligations which are constructed, installed, supplied or performed by the Owner pursuant to this Agreement and further referred to in this Agreement;

“**AGREEMENT**” shall mean this Agreement and the Schedules which shall be deemed to be covenants as though specifically set out herein;

“**APPROVAL**” shall mean the date on which the Town is satisfied that certain Works have been constructed, installed or performed to the satisfaction of the Town, and further referred to Agreement;

“**COUNCIL**” shall mean the Council of the Town;

“**DIRECTOR**” shall mean the General Manager, Operations of the Town or delegate;

“**LANDS**” shall mean the lands defined in Section 2.1.

“**LANDSCAPE ARCHITECT**” shall mean a landscape architect in good standing with the Ontario Association of Landscape Architects or the Canadian Society of Landscape Architects;

“**MAINTAIN**” includes operation, repair, replace or reinstate;

“MUNICIPAL SOLICITOR” shall mean the solicitor of the Town or his/her designate;

“OWNER” or “OWNERS” includes the party of the First Part, its heirs, executors, administrators, successors and assigns and agents thereof or contractor or subcontractor carrying out the Works for or on behalf of the Owner or Owners;

“ONTARIO LAND SURVEYOR” shall mean a surveyor licensed to practice in Ontario by the Association of Ontario Land Surveyors;

“PLAN or PLAN OF SUBDIVISION or SUBDIVISION” shall mean the Plan of Subdivision submitted by the Owner for approval and includes the lands described in Schedule “A”;

“PROFESSIONAL ENGINEER” shall mean an engineer in good standing with the Ontario Association of Professional Engineers;

“ROAD” shall mean those public roads or any part thereof, any daylighting triangles, and any areas of road widening shown or laid out on a Plan of Subdivision. The use of “Streets” or “Public Highway” shall be synonymous with “Road”;

“TOWN” shall mean the Corporation of the Town of Arnprior and includes its successors and assigns and its officers, employees, agents and contractors;

“TOWN SPECIFICATIONS or STANDARDS” shall mean the detailed description of construction, materials, workmanship and standard of work to be carried out by the Owner as prescribed by the Town and as amended from time to time by the Town and which are hereby incorporated by reference to and shall form part of this Agreement as though the same were attached hereto;

“TOWN TREASURER” shall mean the treasurer of the Town or his/her designate;

“WATER/WASTEWATER PLANT” shall mean the installation of watermains, sewer mains, services, meters, remote reading systems and appurtenances;

“WORKS” includes those services, installations, structures and other works listed in and required by this Agreement.

2. GENERAL REQUIREMENTS

2.1 Lands

The lands to which this Agreement shall apply are those particularly described in Schedule “A”.

2.2 Scope of Works

The Owner shall construct and install all the Works set out in Schedule “B” and as shown on the approved construction drawings on or before the fifth anniversary date of the registration of the Plan of Subdivision. The said Works shall be constructed and completed at the Owner's sole expense and in accordance with the Town Specifications. The Owner shall, at its expense, arrange for the relocation of all existing services made necessary by the construction of the Works in the Subdivision and to the satisfaction of the Town.

2.3 **Municipal Covenants**

The Owner agrees that all purchase and sale agreements for the whole or any part of a lot/block on the Plan of Subdivision shall contain the following clauses which shall be incorporated in all Transfers/Deeds from the Owner so that the clauses shall be covenants running with the lands for the benefit of the lands in the Subdivision:

- (a) The Transferee, for himself, his heirs, executors, administrators, successors and assigns, covenants and agrees that should damage be caused to any of the Works in this Subdivision by any action or lack of any action whatsoever on his part, the Director may serve notice to the Transferee to have the damage repaired and if such notification be without effect for a period of two clear days after such notice, the Director may cause the damage to be repaired and shall recover the cost of the repair plus thirty (30%) percent of the cost for supervision and thirty (30%) percent of the cost for administration under the *Municipal Act, 2001, S.O. 2001, c.25 as amended* in like manner as municipal taxes.
- (b) The Transferee, for himself, his heirs, executors, administrators, successors and assigns, covenants and agrees that he will not request nor will the Town be required to issue a building permit(s) until all requirements with respect to underground Works, road base course and first lift of asphalt on which such land fronts have been carried out and have received approval of the Director; such road has been connected by roads which are, at least, at a similar stage of completion, to the overall Town road network and until the whole or such portion of the mass earth moving or general grading as the Director deems necessary has been completed and approved. However, building permits may be issued if, in the sole opinion of the Director the aforementioned Works are proceeding satisfactorily, in which case, the Transferee shall not occupy nor permit the building(s) to be occupied except with the written consent of the Director on being satisfied that the aforementioned Works are being carried out and Acceptance has been given to the aforementioned Works.
- (c) The Transferee, for himself, his heirs, executors, administrators, successors and assigns covenants and agrees to insert a clause in all agreements of purchase and sale requiring that the purchaser direct roof leaders to pervious areas where sufficient area are available. Grassed areas receiving roof run-off should be at least equal to the contributing roof area, all of which shall be to the satisfaction of the Director.
- (d) The Transferee, for himself, his heirs, executors, administrators, successors and assigns, covenants and agrees that he will not alter the slope of the lands described herein nor interfere with any drains established on the said lands, except in accordance with the established final Drainage and Grading Plan, without the written consent of the Director and further the purchaser will maintain any such alterations approved by the Director.
- (e) The Transferee for himself, his heirs, executors, administrators, successors and assigns, covenants and agrees that he will not plant ash (any species or varieties), poplar, alder, aspen, willow, elms which are subject to Dutch Elm disease, or [REDACTED] trees of the fast growing variety (i.e. Silver and Manitoba) or other species [REDACTED] be determined by the Director within the lands to which this Agreement applies nor adjacent lands in its ownership.

2.4 **Notices to Purchasers**

The Owner agrees that all purchase and sale agreements for the whole or any part of a lot/block on the Plan of Subdivision shall contain the following clauses:

- (a) The purchaser acknowledges that a fire hydrant may be located or relocated at any time in front of any lot/block on the Plan of Subdivision to the satisfaction of the Director.
- (b) The purchaser acknowledges that no driveway shall be located within 3.0m of a fire hydrant and that no objects, including vegetation shall be placed or planted within a 3.0m corridor between a fire hydrant and the curb, nor a 1.5m radius beside or behind a fire hydrant.
- (c) The purchaser acknowledges that the school accommodation pressures exist in the school board schools designated to serve this Subdivision, which pressures are currently being addressed by the utilization of portable classrooms and/or by directing students to schools outside their community.
- (d) The purchaser acknowledges and agrees that postal service may be delivered by way of community mailboxes, which shall be located to the satisfaction of Canada Post and in accordance with approved construction drawings.
- (e) The purchaser of any lot or block fronting on a street in which a sidewalk is proposed to be installed acknowledges that he has been supplied with and reviewed a plan showing the proposed locations, type, size and dimensions within the boulevard of any sidewalk abutting the said lot or block. The purchaser hereby acknowledges signing a copy of the said plan as confirmation that he has reviewed the plan and is aware of the contents of the plan. The said plan shall form part of the purchase and sale agreement. The purchaser further acknowledges that the information identified on the said plan is the proposed information in respect to the lot or block and is subject to change through the Town's approval process.
- (f) The purchaser of any lot or block hereby acknowledges that he has been advised of:
 - (i) an approved general plan of services required to be provided by the Owner pursuant to the Subdivision Agreement for the lot or block;
 - (ii) the proposed location of the potential bus routes including temporary possible bus shelters and pads and paved passenger standing areas or bus stops;
 - (iii) the proposed location for the community mailboxes within the Subdivision and notice that this location is subject to change at the discretion of Canada Post;
 - (iv) the proposed grading and landscaping for the lot or block;
 - (v) the proposed driveway location;
 - (vi) the proposed location of any streetlights, hydro transformers and utility pedestals abutting the lot; and
 - (vii) the approved zoning map for the Subdivision.
- (g) The purchaser further acknowledges that the information he has been advised of, as described in the above paragraph, is subject to change through the Town's approval process. The Owner shall have the purchaser sign an acknowledgment that he has been advised of this information.
- (h) Purchasers/tenants are advised that due to the proximity of the adjacent industrial facilities, noise from the industrial facilities may at times be audible; and

- (i) The City of Ottawa or its assigns or successors in interest have rights-of-way within 300 metres from the land the subject thereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). The City of Ottawa nor the railways will not be responsible for any complaints or claims arising from the use of such facilities and/or operations on, over or under the aforesaid rights-of way.
- (j) The purchaser acknowledges that the Lands are served by drainage facilities and works to be installed on adjacent property used as a railway corridor which is owned by the City of Ottawa. The purchaser further acknowledges and agrees that the Town may impose a Special Area Levy pursuant to section 326 of the *Municipal Act, 2001, S.O. 2001, c.25 as amended* in respect of the costs of providing such drainage services. Any proposed alterations to the existing drainage pattern affecting railway property must receive prior concurrence from the City of Ottawa and be submitted by a drainage report to the satisfaction of the City of Ottawa.
- (k) The Transferee covenants with the Transferor that the above clauses, verbatim, shall be included in all subsequent Agreements of Purchase and Sale and deeds conveying the lands described herein, which shall run with the said lands and is for the benefit of the subsequent owners of the said lands and the owner of the adjacent road.

2.5 **Information for Sales Offices and Public Signage**

2.5.1 The Owner shall display in a conspicuous place in all sales offices established for the sale of buildings or lands within this Subdivision all of the plans listed below:

- (a) a Zoning Map or Schedule displaying current zoning of all lands in and adjacent to the subject Subdivision;
- (b) a print of the registered Plan of Subdivision;
- (c) overall development plan for the area within which the subject plan is located. Any vacant school sites reserved or purchased by the School Board on this development plan shall be marked clearly as POSSIBLE SCHOOL/ ALTERNATE USE;
- (d) a print of the approved Landscaping Plan and/or Tree Preservation Plan;
- (e) a print of an overall plot plan or equivalent showing the following information for each lot or block on the Plan:
 - The approved Grading and Drainage Plan;
 - Any easement plans;
 - All above ground services and utility locations;
 - Sidewalk locations, if any.

2.5.2 The Owner agrees to erect and maintain at its sole expense signage at all entrances into the Subdivision advising the public that the roads are not accepted and that the Town has no legal requirement to maintain the roads. The sign shall state: "Construction Zone – Road Hazards May Exist – Use with Caution."

2.6 **Engineering Services**

2.6.1 **General**

The Owner shall prepare and furnish, at its own cost, all plans, specifications, calculations, contours, or other information pertaining to the Works which may be required by the Director and shall also prepare and submit to the Director estimates of the quantities and costs of the Works, and substantiate same to the Director if requested. In all respects, the specifications used for the Works shall be equivalent to or exceed Town Specifications and, in all cases, be acceptable to the Director.

2.6.2 **Professional Engineer**

The Owner shall employ Professional Engineers registered by the Association of Professional Engineers of Ontario to carry out the following with respect to all of the Works, as may be required by the Director:

- (a) preparing and supplying design plans and drawings;
- (b) preparing specifications;
- (c) obtaining approvals in conjunction with the Town;
- (d) supervising layout and construction;
- (e) maintaining records of construction; and
- (f) preparing and supplying as-built drawings in UTM NAD 83 Zone 18 coordinate system or other such form or format as may be required by the Town.

2.6.3 **On Site Inspection**

The Owner shall have competent professional engineering inspection personnel on site at all times during the period of construction to supervise the Works and the Director shall have the right at all times to inspect the installation of the Works. Should it be found, in the sole opinion of the Director that such personnel are not on site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with approved plans or Specifications and in accordance with the good engineering practice, then the Director may order all Works in the Subdivision to be stopped.

2.6.4 **Testing of Works**

The Director may have any qualitative or quantitative tests made, and the cost of such tests shall be paid by the Owner within 30 days of the account being rendered by the Town, provided that nothing herein shall relieve the Owner of its responsibility to carry out any tests required by good engineering practice and Town Specifications and Standards. The Owner shall be required to pay to the Town, by cash or certified cheque all costs related to all quantitative testing, data collection and other required tests undertaken by the Town as detailed by Town Specifications. The initial network testing shall be administered by the Town and completed during the maintenance period.

3. **CONSTRUCTION REQUIREMENTS**

3.1 **Ministry of the Environment Certification**

The Owner acknowledges and agrees not to commence any work on the construction of the Works until it has received approval from the Ministry of the Environment or its successor and a Notification to Commence Work issued by the Town, where applicable.

3.2 **Schedule of Works**

- (a) All underground services as set out in Schedule “B”, including service connections, shall be installed within 24 months of the date of registration of the Plan of

Subdivision, unless otherwise approved by the Director. Underground services required to serve land outside the Subdivision shall be installed within 24 months of registration, unless otherwise approved by the Director.

- (b) Granular road base construction may commence immediately following the completion of the underground services and shall be completed not later than six months after Approval of the underground services unless otherwise approved by the Director.
- (c) Base course asphalt shall be constructed within six months of the completion of the granular road base, unless otherwise approved by the Director.
- (d) Wear course asphalt shall not be installed any earlier than six (6) months from the time of Approval of the base course asphalt or until such time as sufficient lots fronting onto the Road have been developed to the satisfaction of the Director, but in any case wear course asphalt shall be installed and completed to the satisfaction of the Director not later than five (5) years from the date of registration of the Plan of Subdivision.
- (e) Under-pavement ducts shall be installed prior to placement of base course asphalt or installed by trenchless methods for telephone and cablevision plant.
- (f) Streetlights shall be installed and operational prior to occupancy of any dwelling which takes access from or via said street, or as soon thereafter as is practical. Lawn lamps, if applicable, shall be installed and operational prior to occupancy of any dwelling to which they are attached.
- (g) Open space and parkland shall be constructed in conjunction with the placement of base course asphalt or at such date as approved in writing by the Director, and according to plans approved by the Director.
- (h) Temporary street name signs, if required, and base course asphalt shall be installed prior to issuance of building permits for any building unit which takes direct access from the said Street.
- (i) Sidewalks and pathways that abut a lot shall be constructed immediately after the completion of rough grading of the lot which they abut and immediately prior to the placement of fill and topsoil on the said lot. Sidewalks and pathways in park blocks and open spaces shall be constructed in conjunction with the placement of base course asphalt or at such date as approved in writing by the Director, and according to plans approved by the Director.
- (j) Boulevard and lot sodding and tree planting associated with any lot or block shall be completed as soon after occupancy as possible for a single or double unit, or as soon as one unit is occupied of a multiple unit building. The lot grading work will be completed up to the minimum underside of topsoil elevations on the lot or block prior to occupancy.
- (k) Landscape buffer/screening and noise barriers shall be constructed prior to occupancy of a unit situated on the lot or block abutting the Road where b screening and/or noise barriers are required.
- (l) Notwithstanding what has been written in this Agreement with respect to time of completion of certain portions of the Works, it is understood that the time limits should all read "weather permitting". The Director shall be the sole authority as to the possibility of weather conditions negatively impacting the proposed Works and permitting the Works to proceed.
- (m) The Owner shall implement the mitigation measures outlined in the "Environmental Impact Study – Updated" report prepared by Muncaster

Environmental Planning Inc. Dated February 5, 2014 and the Species at Risk Assessment Update, Phases 3, 4 and 5 of Marshall's Bay Meadows Subdivision, File Ref. No. 64819.04 - Rev. 0 prepared by Gemtec Consulting Engineers and Scientists Ltd., June 18, 2021

3.3 **Protection of Public Lands**

- (a) The Owner shall neither deposit, nor permit to be deposited, fill, debris, building materials or construction equipment nor allow vehicle access for any purpose on public lands of the Subdivision, and furthermore, it shall neither remove nor permit to be removed, any fill, top soil, trees or shrubs from the said public lands, other than Roads, without the prior consent of the Town. The Owner shall cause the lands transferred to the Town for park purposes, as set out in Schedule "E", to be identified by permanent markers and, if required, temporary markers at the Owner's expense. The Owner shall install and maintain temporary fencing adjacent to the lands to be transferred to the Town for park purposes. The markers and temporary fencing shall be of a type and placed in such locations and at such times satisfactory to the Director.
- (b) With respect to dumping by local residents, the Town shall make a reasonable effort in conjunction with the Owner to restrain local residents from using public lands as a debris depository. The Owner, at its expense, shall install "No Dumping" signs on public lands to the satisfaction of the Director.
- (c) In the event that topsoil has been removed from public lands prior to the date of this Agreement, or is hereafter removed in contravention of this Agreement, the Owner shall provide to the site, without charge, sufficient topsoil of a quality acceptable to the Director to provide cover for the site to a depth specified by the Town, and the Owner shall level and grade such topsoil as required by the Town. Similarly, trees or shrubs which have been, or are hereafter removed from the parkland site in contravention of this Agreement shall, at its option, be replaced by the Town at the expense of the Owner with nursery stock or a variety and quality equivalent to or better than the trees and/or shrubs removed.

3.4 **Inspection of Works**

Employees or agents of the Town shall have the right at all times to free and uninterrupted access to any and all parts of the Subdivision for the purpose of inspection of the installation of the Works including the taking of samples of materials used in the Works being installed, constructed, reinstated or maintained. Such entry shall not be deemed to be a trespass, nor an Acceptance of any of the said Works by the Town nor any assumption by the Town of any liability in connection therewith nor a release from the Owner of any of its obligations under this Agreement.

3.4.1 **Approval of Works**

Upon the completion of any section of Works as itemized in Schedule "B" or a portion of any section as agreed to by the Director, in accordance with the specifications and upon the preparation of such Works for inspection, which preparation shall include testing in accordance with the Town Specifications, the Owner may apply to the Director. Prior to receiving Approval, the Director may require a televised examination, leakage and other testing of the Works.

As soon as possible after the receipt of an application for Approval of any Works, the Town shall cause the Works to be inspected and shall furnish the Owner with a list of deficiencies, if any, for the Works, or the Director shall give the Works Approval in writing. If the Town furnishes the Owner with a list of deficiencies for the Works, the Owner shall correct those deficiencies and the Town shall give the Works Approval upon being satisfied that those deficiencies have been corrected.

The Town shall not be required to make any inspections or perform any tests between November 1 and April 1 of the following year and shall not be required to issue a Certificate of Final Acceptance based on tests performed in such period, unless otherwise agreed.

In the event that the Town has not given such Approval and has not provided the Owner with a list of deficiencies within 60 days of application for Approval, the Works for which Approval was applied shall be deemed to have received Approval. Approval shall not release the Owner from any obligation or constitute Acceptance of any Work.

In the event that the Town has provided the Owner with a list of deficiencies for any Works, the Owner shall correct those deficiencies and notify the Town when those deficiencies are being corrected so the Town may be in attendance, and then the Owner may re-apply to the Town for Approval of the Works. As soon as possible after the receipt of a re-application for Approval of the Works, the Town shall cause the Works to be inspected and shall again furnish the Owner with a list of deficiencies, if any, for the Works, or shall give the Works Approval. If the Town again furnishes the Owner with a list of deficiencies for the Works the Owner shall correct those deficiencies for the Works and notify the Town when those deficiencies are to be corrected so that the Town may be in attendance, and the Town shall give the Works Approval only upon being finally satisfied that all deficiencies have been corrected.

In the event that the Owner has re-applied for Approval and the Town has not given such Approval and has also not provided the Owner with a list of deficiencies within 40 days of the re-application for Approval, the Works for which Approval was applied shall be deemed to have received Approval. Upon the Approval of any Works and subject to Schedule D(5), the Town shall authorize the reduction of any security for those Works given in accordance with Schedule D(5) of this Agreement.

3.4.2 **Maintenance of Works**

The Owner shall maintain all underground services, Roads and Works, not including hydro, telephone and cablevision services, installed pursuant to this Agreement until Acceptance is given. The Owner shall maintain vacant land within the Plan of Subdivision in a condition acceptable to the Director. The Owner shall respond to any flooding occurring throughout the Subdivision and provide the necessary Works required to alleviate the flooding. The Owner shall reinstate any faulty workmanship or materials or any damage done by the Owner or persons claiming title from the Owner during the construction of Works or building on the lands relating to any services and Works, which may appear prior to Acceptance.

3.4.3 **Acceptance of Works**

Subject to the provisions of this Section, the Owner may apply for Acceptance of the Works upon the expiry of the one-year warranty period, from the date of Approval of the Works.

- (a) Before applying for Acceptance of the Works, the Owner shall furnish the Town with the following documents:
 - (i) Electronic and paper copies of all design and as-built drawings and evidence that benchmarks have been provided on the site to control elevations and that said benchmarks are based on geodetic datums.
 - (ii) Certification that the rough grading complies with the approved Drainage and Grading Plan. This certification shall be completed by the consulting civil engineering firm responsible for the design of the approved Drainage and Grading Plans as specified in Schedule F of this Agreement. The Owner shall submit an as-built grading plan showing such elevations and datum to the satisfaction of the Town and evidence that grades have been approved and certified by a Civil Engineer or an Ontario Land Surveyor.
 - (iii) A certificate by an Ontario Land Surveyor, that after the completion of the Subdivision Works, all Standard Iron Bars (which define property

boundaries and right-of-way alignments) have been found in accordance with the registered Plan.

- (iv) Statutory declaration that all accounts for Works, services and materials supplied have been paid, except construction lien or any other contractual or statutory holdbacks, and that there are no claims or liens in connection with such Works, services or materials supplied for or on behalf of the Owner.
 - (v) Written confirmation from a construction trade newspaper, as defined by the *Construction Act, R.S.O. 1990, c. C.30*, that a copy of a Certificate of Substantial Performance of the Works has been published in accordance with the requirement of that Act.
- (b) Before Acceptance of a sanitary sewer and a storm sewer, the Town will require a television examination, and in the event of a blockage or debris being identified, the Owner shall remove at its expense any soil, sludge and other foreign material lodged in the sewer and re-camera the pipe. The Owner shall, at its expense, carry out the television inspection within 60 days prior to the expiry of the warranty period, between Approval and Acceptance. Upon completion of the televised inspection, the Owner shall provide, to the Director, a copy of the television inspection report acceptable to the Town Standards. The Owner shall give 72 hours prior notification to the Director of its intention to commence television examination of a sewer or sewers.
 - (c) Upon the receipt of the sewer system television examination report, the Town shall determine forthwith the extent of repairs, if any, required by the Owner in order to bring the sewer into compliance with the Town Specifications and shall within 21 days of receipt of the report provide the Owner with a deficiency list. Repairs required to be carried out by the Owner shall be done under the supervision of the Town. Any Works not examined by the Town prior to backfilling shall require re-excavation at the cost of the Owner. If the extent of the repair has been extensive in the opinion of the Town, that further examination of it is required, then a further television and site inspection will be conducted by the Town at the expense of the Owner.
 - (d) Not later than 30 days after the receipt of an application for Acceptance of any Works, the Town shall cause the Works to be inspected or, if such inspection requires the use of special staff or equipment, shall arrange for an inspection as soon as reasonably practical. Promptly after the completion of the inspection, the Town shall furnish the Owner with a list of deficiencies, if any, for the Works or Acceptance of the Works. If the Town furnishes the Owner with a list of deficiencies for the Works, the Owner shall correct those deficiencies and notify the Town when those deficiencies are to be corrected so that the Town may be in attendance. Upon the rectification of the deficiencies, the Owner may make application to the Town for Acceptance of the Works, subject to and in the manner provided in Clause 3.4.3 hereof.
 - (e) When the Town is satisfied that all such deficiencies have been corrected in accordance with this Agreement, that all Town accounts have been paid, and all financial requirements as herein provided have been met, the Town shall provide Acceptance of the Works.
 - (f) Upon the issuance of a Certificate of Acceptance of the Works, the ownership of the Works shall vest in the Town.
 - (g) Forthwith after the Acceptance of the Works, the Town shall authorize the release of any security for the Works.

3.5 **Remedy for Default of Works**

If, in the opinion of the Director:

- (a) the Owner fails to install any Works within the time specified in Clause 3.2 or at such later time as is requested by the Owner and approved by the Director in writing; or
- (b) should the Owner having commenced to install Works fail to proceed with reasonable speed or fail to install the Works in accordance with the terms of this Agreement; or
- (c) should the Owner be executing the Works carelessly or in bad faith, or should the Works so installed be faulty; or
- (d) should the Owner neglect or fail to renew or again perform such Works as may be rejected by the Director as being or having become defective or unsuitable; or
- (e) should the Owner fail to carry out any maintenance required under this Agreement; or
- (f) should the Owner in any manner, in the opinion of the Director, make default in the performance of any of the terms of this Agreement;

then in such case the Director shall promptly notify the Owner in writing, of such default, failure, delay or neglect, and if such default, failure, delay or neglect not be rectified at the end of 5 days after such notice, then in that case the Director, shall thereupon have full authority and power immediately to purchase such materials, tools and machinery and to employ such workers as in its opinion shall be required for the proper completion of the Works at the cost of the Owner or its surety, or both. The Director, shall be at the sole authority as to the extent of the Works required to be completed.

If the Town enters the Subdivision for any such purpose without notice in the event of an emergency, it shall give written notice to the Owner as soon as it is practical to do so thereafter. The cost of such Works shall be calculated by the Director, whose decision shall be final and shall include a management fee of thirty (30%) percent of the value of dislocation and inconvenience caused to the Town as a result of such default, failure, delay or neglect on the part of the Owner, it being hereby declared and agreed that the assumption by the Owner of the obligations set out in this clause is a consideration without which the Town would not have executed this Agreement. The Owner shall pay the cost of the Works forthwith upon demand by the Town. Nothing in this clause shall require the Town to carry out any such Works or maintenance whatsoever. Any entry by the Town upon the Subdivision for purposes of this clause shall not constitute an Acceptance of any Works by the Town. The Director shall be the sole authority as to what constitutes an emergency and what actions are required to mitigate, eliminate or avoid existing or possible damages to the Town.

If for reasons beyond the Owner's control such as the availability of materials, strikes, Act of God or Act of the Public Enemies, the Owner is prevented from finishing any Works within the time so specified, the Owner may apply to the Director for consent to extend the time for finishing the Works without forfeiting any relevant security, and the Director shall not unreasonably withhold such consent.

3.6 **Wastewater Plant**

The Owner shall construct a sanitary and storm drainage system, if required, including lot sewer services from the sewers to the street line inclusive of all appurtenances to service the lands in the Subdivision according to the design and Town Specifications and Standards. The Owner shall maintain such sewers, including clearing of any blockages or debris until Acceptance is granted by the Town. The construction and installation of all such sewers shall be subject to the approval of the Director. All sewers shall be constructed to an outlet according to the approved designs. All sewers shall be of sufficient size, depth and at locations within the limits of the

Subdivision, or on adjacent road allowances, to service lands outside the Subdivision which will, in the opinion of the Director, require the use of the Subdivision sewers as trunk outlets.

3.7 **Water Plant**

The Owner shall construct watermains, if required, including lot services from the watermain to the street lines inclusive of all appurtenances to service the lands in the Subdivision according to the design and Town Specifications and Standards.

Until Acceptance is given and Works are conveyed to the Town, the owner shall adhere to the terms and conditions included in the Town of Arnprior Municipal Drinking Water License 170-101 Issue Number 8 and Drinking Water Works Permit 170-201 Issue Number 4, as amended or re-issued, as attached in Schedule "I".

Until Acceptance is given and Works are conveyed to the Town, the owner shall be aware and adhere to the Town of Arnprior's quality management system (QMS) policy for the drinking water system as per the letter in Schedule "J".

3.8 **Utilities**

- (a) The Owner shall enter into an electrical distribution agreement with the appropriate authority to provide for underground services, to arrange with telephone and cablevision carriers for the installation of such underground services to the Subdivision, and for the provision of easements with respect to such installations at no expense to the Town and in accordance with the terms, conditions and specifications laid down by the said authority.
- (b) The Owner is responsible for preparing a Composite Utility Plan that allows for the safe installation of all utilities, including required separation between utilities.
- (c) Streets are to be constructed in accordance with composite utility plans previously submitted and approved by all utilities.
- (d) The Owner shall grade all streets to final elevation prior to the installation of the gas lines and provide Enbridge Gas Distribution Inc. with the necessary field survey information for the installation of gas lines.
- (e) It is understood that the natural gas distribution system will be installed within the proposed road allowance. In the event that this is not possible, easements will be provided by the Owner, at no cost to Enbridge Gas Distribution Inc.
- (f) In the event of any conflict involving facilities or easements of Bell Canada requiring relocation of such facilities, the Owner agrees that the Owner shall be responsible for the relocation of such facilities or easements.

3.8.1 **Composite Utility Plan**

The Owner shall be required to coordinate the preparation of an overall Composite Utility Plan showing the location and installation, timing and phasing of all required utilities through liaison with the appropriate electric, gas, telephone and cablevision authorities and shall include on-site drainage facilities and the location of Canada Post mail facilities and streetscaping. The Composite Utility Plan shall be to the satisfaction of all affected authorities and shall be prepared and approved prior to the installation of any of the service and lateral connections for any of the affected utilities.

3.8.2 **Relocation of Utilities**

The Owner covenants and agrees to pay all costs associated therewith to the satisfaction of the appropriate utility authority, where the relocation or removal of any existing on-site and/or

adjacent utility facility, including electrical, gas, water, sewer, telephone and cablevision is required as a direct result of this Subdivision.

3.9 **Roads**

The Owner shall construct the Roads in the Subdivision in accordance with Town Specifications and Standards. The Owner shall, where required by the Director, construct and maintain a minimum of two accesses to the Subdivision for the purpose of construction of services and buildings. Further:

- (a) The Owner shall maintain all Streets within and adjoining the Subdivision in a condition of cleanliness, free of dust, mud and other construction debris, and provide Road maintenance within the Subdivision acceptable to the Director for all residents and for Town services such as garbage collection and firefighting. Should the Owner in any manner, in the opinion of the Director be in default, then in any such case, the Owner shall be notified orally (written confirmation to follow), of such default, failure, delay or neglect, and if such notification be without effect 24 hours after such notice, then the Director shall thereupon have full authority and power to carry out the necessary Works at the cost and expense of the Owner, the cost and expense of such Works to be calculated in accordance with Schedule D, Section (7).
- (b) Prior to Acceptance of public streets and sidewalks, the Town shall provide snow plowing upon occupancy of dwellings on a Street that is in a condition satisfactory to the Director. Sidewalks shall only be winged back on streets where the sidewalks have been installed in their entirety.
- (c) The Owner, insofar as the construction traffic arising from the Works in the Subdivision is concerned, shall regulate and police temporary access routes, and shall not permit the use of any previously accepted residential streets adjacent to the Subdivision by construction vehicles.
- (d) The Owner shall, subject to the Approval of the Director, block off all reserves across road allowances separating this Subdivision from adjoining built up areas.
- (e) The Owner shall provide adequate parking facilities adjacent to the access Road on which the construction personnel employed on the site shall be required to park their vehicles during working hours.
- (f) Where Works are performed on existing Town Roads outside the Plan of Subdivision, such Roads and services shall be reinstated to the satisfaction of the Director.

3.9.1 **Roads – Winter Preparation and Maintenance**

- (a) On or before the 15th day of October each year, the Owner shall advise the Town in writing of those streets which have occupancy of dwellings and which have sidewalk installation completed. Furthermore, on or before the 15th day of October each year, the Owner shall, at its expense, ensure that the Roads within the Subdivision, where snow plowing is to be provided by the Town, are in a condition satisfactory to the Town. The requirements shall be that the roads shall be sufficiently graded and have approved base course of asphalt and that manhole covers, catchbasins, and watermain valve boxes shall be installed flush with the base course of asphalt so as to minimize the chances of damage to snow plows. Curbs shall be protected with asphalt padding on the face where it meets the base course and sufficiently protected on the back where they can be damaged by the plow wing. All obstructions within the Road Allowance shall be removed to prevent damage to snow removal equipment or personnel. All work required in this connection shall be completed before the 1st day of November.

- (b) Irrespective of any approvals given by the Director under paragraph 3.9.1(a), the Owner is responsible for the ongoing maintenance of roadway, manhole covers, catchbasins, watermain valve boxes, and curb so as to minimize the chances of damage to snow plows. If the Director deems additional work or maintenance must be undertaken to ensure that damage is minimized, the Owner shall undertake the work immediately and in a manner satisfactory to the Director or the Town shall cease snow plowing until the issue is addressed.
- (c) If the Owner's contractor does not perform the work which may result from paragraph 3.9.1(a) or paragraph 3.9.1(b) to the satisfaction of the Director, the Director may, after fourteen (14) days written notice to the Owner, cause this work to be done at the Owner's expense. Additional building permits shall not be issued until such time as the Town has been paid in full for this work. This shall not prevent the Town from realizing on the security (letter of credit) deposited in accordance with this Agreement, to pay for such work.
- (d) Irrespective of any approvals given by the Director under paragraph 3.9.1(c), if any damage occurs to Town or Town contractor's snow plows that is attributable to the projection of manhole covers, catch basins, or valve boxes, the Owner is responsible for the cost of repairing such damage.
- (e) If the Owner's contractor does not perform the work which may result from paragraph 3.9.1(c) to the satisfaction of the Director, the Director may, after fourteen (14) days written notice to the Owner, cause this work to be done at the Owner's expense. Additional building permits shall not be issued until such time as the Town has been paid in full for this work. This shall not prevent the Town from realizing on the security (letter of credit) deposited in accordance with this Agreement, to pay for such work.

3.10 **Curbs and Sidewalks**

The Owner shall construct curbs and sidewalks in accordance with the approved plans.

3.11 **Walkways**

The Owner shall construct pedestrian walkways in the locations as specified in Schedule "E" and in accordance with Town Specifications and Standards, and shall provide and place No. 1 Nursery Sod over and along the width and length of the area specified in Schedule "E" not covered by the walkway.

3.12 **Street Lighting**

The Owner shall construct and install street lighting within the lands contained in the Subdivision. Street light locations are to be shown on the Composite Utility Plan. The street lighting shall be in accordance with Town Specifications and Standards.

3.13 **Street Name Signs, Traffic Signs and Pavement Markings**

The Town shall provide at the cost of the Owner, all permanent street name signs and signs which may be required within the Subdivision or related to it. The Owner shall install temporary street name signs in advance of the permanent signs, at the Owner's cost, when directed by the Director. The Owner shall install at its cost all required street name signs, traffic signs, and pavement markings in accordance with the Ontario Traffic Manual.

3.14 **Fencing**

The Owner shall construct privacy/security fencing as outlined in Streetscape Plan identified in Section B of Schedule "F" and in accordance with Town Specifications and Standards and in accordance with good construction practices.

3.15 **Noise Attenuation Measures**

The Owner shall install all specific noise control measures recommended in the approved Noise Study and any other measures recommended by the Town including, as applicable, Noise Barriers and Noise Control Guidelines as may be amended. Prior to inspection of the rough grading of the lots or blocks, the Owner shall provide certification to the Director through a Professional Engineer, that the noise control measures have been implemented in accordance with the approved study.

3.16 **Grading and Drainage**

- (a) The Owner shall construct in accordance with the approved Drainage and Grading Plan all Works which are necessary to provide proper drainage of all lands included in the Subdivision and adjacent lands which drain through the Subdivision and including any Works necessary for drainage to an outlet outside the Subdivision.
- (b) The Drainage and Grading Plan may be amended by the Consulting Engineering Firm on behalf of the Owner, from time to time, upon receiving written approval from the Director. The Owner shall, at its own expense, maintain sufficient interim drainage and outlets to provide adequate drainage until pavement has been constructed and accepted by the Town. This shall include the installation and removal of culverts when required by the Director.
- (c) The Owner shall not interfere with any existing drain or water course, without written permission of the Director. The Director shall provide their approval through the Approval of the plans of the Works. Granting such permission shall not relieve the Owner of responsibility for any damage caused by such interference and the Owner shall indemnify the Town against any claims against the Town relating to such damage, provided that the Town will give to the Owner, at the expense of the Owner, an opportunity to defend any such claim.

3.17 **Storm Water Management**

- (a) The Owner shall provide any required storm water management control measures to prevent adverse effects on the environment or existing municipal infrastructure due to storm water runoff for both a minor and major rainfall event in relation to both water quality and quantity. All interim or permanent measures shall be in accordance with the requirements as established in all applicable environmental management plans, storm water plans and reports as approved by the Town. The measures shall be in accordance with current provincial legislations and the Town Specifications and Standards.
- (b) The Owner agrees to undertake and maintain erosion and sediment controls, for the phases of construction of the Subdivision, that are appropriate to the in situ conditions, during all stages of the site preparation and construction in accordance with drawings and/or reports as applicable and as approved by the Town.
- (c) The Owner agrees to provide to the Town written confirmation by way of certification from the Owner's Professional Engineer, that all required storm Works have been implemented in accordance with the recommendations Approved plans and reports.
- (d) The Owner shall make all necessary investigations, take all necessary steps and obtain all necessary approvals so as to ensure that the physical structure, siting and operations of the stormwater works do not constitute a safety or health hazard to the general public.
- (e) Until the ownership of the works and lands is assumed by the Town, the Owner shall undertake an inspection of the condition of the stormwater management system, at least once a year, and undertake any necessary cleaning and maintenance

to ensure that sediment, debris and excessive decaying vegetation are removed from the stormwater management system to prevent the excessive build up of sediment, debris and/or decaying vegetation to avoid reduction of capacity of the facility. The Owner shall regularly inspect and clean out the inlet to and outlet from the works to ensure that these are not obstructed.

- (f) The Owner shall implement the following water quality monitoring program to verify whether the stormwater management facility is achieving a TSS removal rate on average of 80% or greater. The Owner shall obtain water quality samples from the pond inlets (at the headwalls of the inlet pipes) and the sub drain inspection ports during a minimum of four (4) storm events in each year. These grab samples shall be tested for TSS to estimate the TSS removal rate of the stormwater management pond. When an annual average TSS removal rate of 80% has been achieved for two (2) consecutive years, the Town agrees to assume responsibility for the operation and maintenance of the stormwater management pond.
- (g) The Owner shall maintain a logbook to record the results of these inspections and any cleaning and maintenance operations undertaken, and shall make the logbook available for inspection by the Ministry and Town upon request. The logbook shall include, but not necessarily be limited to, the name of the Works and the date and results of each inspection, maintenance and cleaning, including an estimate of the quantity of any materials removed.
- (h) The Owner shall prepare an annual maintenance and monitoring report for each year in which the Owner performs the required inspections until the Town assumes responsibility for the operation and maintenance of the stormwater management pond.
- (i) The Owner shall retain for a minimum of five (5) years from the date of their creation, all records and information related to or resulting from the operation and maintenance activities required by the Ministry of the Environment Environmental Compliance Approval.

3.18 **Landscaping**

- (a) The Owner shall provide landscaping Works in accordance with the Streetscaping Landscaping Plan prepared by the Owner's Landscape Architect and approved by the Director.
- (b) The Owner shall provide and place No. 1 Nursery Sod over the entire lot on the Plan of Subdivision and adjacent boulevard, except the area to be used for the building and driveway.

3.19 **Preservation of Existing Trees and Vegetation**

The Owner shall preserve all identified vegetation and natural features located on the lands subject to this Agreement in accordance with the approved Tree Planting and Conservation Plan.

3.20 **Park and Open Space Development**

The Owner shall design and develop the parkland and open space subject to approval by the Town.

3.20.1 **Cash-in-lieu of Parkland**

Where applicable, the Owner shall pay cash-in-lieu of parkland to the Town, pursuant to the provisions of Section 51.1 of the *Planning Act*, R.S.O. 1990 in the amount indicated in Schedule "C".

3.20.2 **Parkland and Open Space Servicing**

The Owner shall provide at its expense all required services (hydro only) to the lot line of each designated park and open space in accordance with Town Specifications. The Works shall be carried out to the satisfaction of the Director.

3.21 **Building and Zoning Restrictions**

3.21.1 **General Requirements – Building Permits**

The Owner shall not demand of the Town to issue, nor shall anyone claiming title from it or under its authority, demand of the Town to issue, one or more building permits to construct any building or other structure on any lot or block in the Subdivision until:

- (a) All Roads in the Subdivision have been connected to a public street.
- (b) Access for firefighting equipment has been provided to each building by means of a street or private roadway, which shall be designated and posted to the satisfaction of the Director and Fire Chief.
- (c) The public access route has been surfaced with concrete, asphalt, or granular “A” base capable of permitting accessibility under all climatic conditions, and it has a clear width of 6.0 metres at all times and is continuously maintained so as to be immediately ready for use by emergency and protective service vehicles or any other vehicles in the event of an emergency.
- (d) Fire hydrant are confirmed operational and are continuously maintained and accessible so as to be immediately ready for use.
- (e) The Town has approved, where applicable, a site plan, a grading plan, a composite utility plan and a design plan for the proposed building or structure.
- (f) The Director is satisfied that any Works required to be completed prior to occupancy of a building have progressed to a point where they can reasonably be expected to be completed prior to occupancy of the proposed building.
- (g) Firebreak lots are designated to the satisfaction of the Town’s Fire Chief.

3.21.2 **Occupancy Requirements**

No building will be occupied on any lot in the Subdivision, nor will the Owner allow such building to be occupied until all requirements with respect to underground Works and Road base course and first lift of asphalt on which such lot fronts have been carried out and have received Approval by the Director and such Road has been connected by Roads, which are, at least, at a similar stage of completion, to the overall Town Road network and until the whole or such portion of the mass earth moving or general grading as the Director deems necessary has been completed and approved. Provided that notwithstanding the non-completion of the foregoing Works, conveyance and/or occupancy of a lot or structure may otherwise be permitted if in the sole opinion of the Director, the aforesaid Works are proceeding satisfactorily toward completion. The consent of the Director for such conveyance and/or occupancy shall be obtained in writing by the C [REDACTED]

In addition where a building has been constructed on any lot or block in the Subdivision, the Owner or its agent shall not allow such building to be occupied until the municipal numbering is provided in a permanent location visible from the roadway and the installation of a street name sign on relevant streets have been completed to the satisfaction of the Town.

3.21.3 **Construction/Sales Offices**

- (a) The Owner shall notify all prospective builders that the Town requires all locations of construction and sales offices to be approved in advance of their installation so

as to ensure the locations will not conflict with the traffic on the roadway and that adequate parking facilities are provided to the satisfaction of the Director.

- (b) If the Owner is permitted by the Town to construct a model show home, the Owner shall provide adequate off-street parking to the satisfaction of the Director. The plans for such off street parking shall be delivered to and approved by the Director prior to the model home being used for showing to the public.

3.21.4 **Driveway Locations**

No driveway may be located within 3 metres of an existing hydrant, within 1 metre of any utility pedestal or transformer or within 9 metres of any intersection.

3.21.5 **Snow Clearing and Garbage Collection Restrictions**

The Owner acknowledges that buildings may be restricted on certain lots and/or blocks until such time as Road connections are made so that snowplow turning and garbage collection can be effected to the satisfaction of the Director.

3.21.6 **Maintenance of Vacant Lots and Blocks**

- (a) The Owner agrees to maintain all vacant lots and blocks on all constructed Roads in the Subdivision, for which building permits have not been issued, in a neat and orderly condition. This maintenance shall include, but not be limited to, the cutting of grass, the removal of noxious weeds and the drainage of grading of the lots and blocks to the satisfaction of the Director.
- (b) The Owner covenants and agrees, it will, at all times, maintain at its own expense all areas of land not yet completed, to the satisfaction of the Town. Such maintenance shall include (but shall not be limited to) leveling and grading of such area to grades specified by the Town, and the regular cutting of grass and eradication of weeds, and the provision of proper drainage to prevent the accumulation of water thereon, all to the satisfaction of the Director.

3.22 **Drainage Agreement**

The Owner acknowledges and agrees that its obligations in respect of the Works contained in this Agreement are in addition to its obligations under a Drainage Agreement made between the Owner, the Town, the City of Ottawa and Arnprior Nepean Railway Company Inc. (a division of Nylene Canada Inc.) (the “**Drainage Agreement**”) and nothing contained herein shall limit, alter or modify the Owner’s obligations under the Drainage Agreement.

4. **LEGAL REQUIREMENTS**

4.1 **Registration of Plans and Documents**

Prior to the conveyance of any lot or block on the Plan of Subdivision to which this Agreement applies, the Owner agrees to register the following documents at its expense:

- (a) this Subdivision Agreement;
- (b) the transfer of Road widenings, parklands, walkways and 0.3 metre reserves as set out in Schedule “E” hereof;
- (c) the Transfer of Easements for public utility purposes and for drainage purposes as set out in Schedule “E” hereof;
- (d) the registration of a Notice of Agreement with respect to any covenant agreement or agreements which may be required.

4.2 **Inhibiting Order**

The Owner further covenants and agrees to register with the Plan, if required, at the Owner's cost, a certificate issued by the Town listing the following documents and requesting the Land Registrar to issue an Inhibiting Order prohibiting any other land transactions pertaining to the said land until such time as those documents have been registered to the satisfaction of the Town:

- (a) this Subdivision Agreement;
- (b) transfer of easements;
- (c) transfer of lands to the Town;
- (d) transfer of reserves to the Town;
- (e) the registration of a Notice of Agreement with respect to a Covenant Agreement, at the option of the Town.

4.3 **Encumbrances' Consent and Subordination/Postponement**

The Owner acknowledges and agrees that any and all encumbrances, including but not limited to any Charges, to the extent of their interest in the lands owned by the Owner and legally described in Schedule "A" attached hereto, shall consent to and agree to the provisions and conditions herein contained and for themselves and their heirs, executors, administrators, successors and assigns shall subordinate and postpone any and all right, title and interest in the lands owned by the Owner described in Schedule "A" attached hereto to the Town and to the rights granted in this Agreement. The encumbrancers shall enter into and execute a Subordination/Postponement Agreement and consent to the registration of same against the title to the Owner's lands described in Schedule "A" attached hereto, the said agreement to be in a form acceptable to the Town in its sole discretion. The cost of the preparation and registration of the said Subordination/Postponement Agreement shall be the sole responsibility of the Owner.

4.4 **Revisions to Agreement**

If development has not been completed to the point of Approval within 24 months from the date hereof or such later date approved by the Director, the Town may, at its option, revise this Agreement unilaterally with regard to securities provided and charges to be paid so that such securities and charges and services will conform to the policy of the Town in effect at that time and Owner hereby consents to the making of such revisions.

4.5 **Arbitration**

If any dispute shall arise between the parties hereto during the progress of the Works, or after the completion thereof or after any breach of this Agreement, all such disputes may, from time to time and so often as they arise, be referred to a board of three arbitrators, one to be chosen by each party hereto and the third to be chosen by the two arbitrators so chosen. The said arbitrators shall have all the powers given to Arbitrators by the *Arbitrations Act*, R.S.O. 1990, Chapter A.24, of the Province of Ontario as amended and a majority decision of the arbitrators shall be final and binding upon the parties.

4.6 **Estoppel**

The Owner for himself and his successors and assigns, covenants and agrees that he will not call into question directly or indirectly in any proceeding whatsoever, in law or in equity, or before any administrative or other tribunal the right of the Town to enter into this Agreement and this provision may be pleaded by the Town in any action or proceeding as a complete and conclusive estoppel of any denial of such right.

4.7 **Changes to Agreement in Writing**

Any variation, amendment or addition of or to this Agreement shall be in writing and be signed by the Owner and the Town pursuant to and in accordance with authority delegated by Council, and shall be binding upon the Owner and the Town as fully and to the same extent as if set out herein.

4.8 **Indemnity**

The Owner, its assigns and successors in title, agree that they shall indemnify and save harmless the Town of and from all actions, causes of action, suits, claims, demands, losses, costs, charges and expenses of every nature and kind whatsoever by whomsoever made, brought or prosecuted, including legal fees, which the Town may incur, be put to or have to pay, which may arise either directly or indirectly by reason of any activity of the Owner, its employees, servants, agents, contractors, subcontractors in executing the Works under this Agreement; by reason of installation of any Works required under this Agreement; by the failure of the Owner to complete the installation of the Work required under this Agreement; because of or on account of the ownership, construction, use, existence, or maintenance of the property described in this Agreement; by the exercise of the Owner’s powers under this Agreement; or by reason of neglect of the Owner or its employees, servants, agents, contractors, subcontractors or others for whom the Owner is responsible at law in exercising its said powers. Without limiting the generality of the foregoing, the Owner and its assigns and successors in title agree to indemnify and save harmless the Town for any issues related to the alteration of any grade or existing level construction, the maintenance or repair of any street within the subdivision, or by reason of the failure, neglect or omission of the Owner to do anything agreed to be done pursuant to the Agreement or by reason of any act or omission of the Owner, including failure of the Owner to comply with the *Construction Act, R.S.O. 1990, c. C.30*. This provision shall apply even after the subdivision has been assumed if the act or omission of the Owner took place prior to assumption.

4.9 **Subsequent Parties and Gender**

This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns, and all covenants and agreements herein contained, assumed by, or imposed upon the Owner are deemed to be covenants which run with and bind the lands herein described and every part thereof and all covenants herein contained shall be construed to be several as well as joint, and wherever the singular or masculine is used, it shall be construed as if the plural or the feminine or the neuter, as the case may be, had been used where the context of the Party or the Parties hereto so require, and the rest of the sentence shall be construed as if the grammatical and terminological changes thereby rendered necessary had been made.

4.10 **Notices**

Any notice required to be given herein shall be in writing and may be delivered personally or by prepaid registered mail and, if to the Town, shall be addressed to the office of the Town Clerk at 105 Elgin Street West, Arnprior, Ontario K7S 0A8 or at such other address at which the Town offices are located in the future, and, if to the Owner or his agent, at the addresses provided in the application submitted for approval of the subject Subdivision or at such other address as the Owner may advise the Town in writing. Such notice shall be deemed to be effective 48 hours after it has been mailed by prepaid registered post.



4.11 **Schedules**

The Owner covenants to comply with and fully satisfy the provisions of each of the schedules attached hereto which shall form part of this Agreement:

- Schedule “A” - Description of the Lands to which this Agreement Applies
- Schedule “B” - Estimated Cost of Works to be Constructed
- Schedule “C” - Securities and Cash Payable
- Schedule “D” - Financial Requirements
- Schedule “E” - Transfer of Lands for Public Purposes

- | | |
|----------------|---|
| Schedule “F” - | Special Conditions |
| Schedule “G” - | Required Wording of Letter of Credit |
| Schedule “H” - | Required Wording of Insurance Certificate |
| Schedule “I” - | Arnprior Municipal Drinking Water License 170-101 Issue Number 8 & Drinking Water Works Permit 170-201 Issue Number 4 |
| Schedule “J” - | Town of Arnprior Drinking Water Quality Management System notice to owners of infrastructure |
| Schedule “K” - | Agreement Index |

4.12 Paragraph Headings

All paragraph headings are for ease of reference only and do not affect the construction or interpretation of this Agreement.

IN WITNESS WHEREOF the Owner has hereunto set his hand and seal or affixed the Corporate Seal of the Company duly attested to by its proper signing officers duly authorized in that behalf.

DATED AT Arnprior, this day of June 2026.

SIGNED, SEALED and DELIVERED	)	Marshall's Bay Regional Inc.
in the presence of	)	
	)	
	)	
	)	Name: David Kardish
	)	Title: Assistant Secretary
	)	
	)	
	)	
	)	Name:
	)	Title:

IN WITNESS WHEREOF the Town of Arnprior has hereunto affixed its Corporate Seal duly attested to by its Mayor and Clerk.

DATED AT Arnprior, this day of June 2026.

SIGNED, SEALED and DELIVERED) Corporation of the Town of Arnprior
)
)
)
)
)
)
)
)
)
)

Mayor Lisa McGee

Clerk Kaila Zamojski



SCHEDULE “A”

DESCRIPTION OF LANDS TO WHICH THIS AGREEMENT APPLIES

A total of fifteen lots for single detached dwellings (lots 1 to 15) and six blocks for townhouse units (Blocks 16 to 21), three 0.3 metre reserve blocks (Blocks 22 to 24 for the Town of Arnprior), as per M-Plan 49M-_____ prepared by Adam Kasprzak Surveying Limited dated March 17, 2026.

Firstly: The whole of lots 1 to 15 and blocks 16 to 24 inclusive, as shown on Plan 49M-_____, registered in the Land Registry Office for the Land Titles Division of Renfrew No. 49

LIST OF STREET NAMES APPROVED BY THE TOWN

The streets, namely: Seabert Drive
 Rudd Lane

PLAN OF SUBDIVISION

Plan of Subdivision, drawing No. 26-2001 prepared by Adam Kasprzak Surveying Limited and signed by Simon Kasprzak, Ontario Land Surveyor, dated March 17, 2026 shows the Plan of Subdivision referred to in Clause 2.1 of this Agreement and the lands described in Schedule “A” hereof. The final Plan will be registered in the Land Registry Office for the Land Titles Division of Renfrew No. 49.

The approval applies to the draft plan certified by Simon Kasprzak, Ontario Land Surveyor, dated March 17, 2026 showing 15 residential lots, six residential blocks and three 0.3metre reserve blocks.



SCHEDULE “B”

ESTIMATED COST OF WORKS TO BE CONSTRUCTED

The Owner agrees, by entering into this Subdivision Agreement, to satisfy all terms, conditions and obligations, financial and otherwise, of the Town, at its sole expense, including, but not limited to, the phasing of the Subdivision registration, the design and construction of Roads, services, utilities and drainage, in accordance with Town Specifications, Standards and By-laws, and all works required under the Drainage Agreement, all to the satisfaction of the Town.

	ORIGINAL SECURITY AMOUNT TO BE HELD	SECURITY AMOUNT POSTED FOR PRE-SERVICING APPROVAL AND TO BE RETAINED AT REGISTRATION	SECURITY AMOUNT TO BE RETAINED	CURRENT SECURITY REDUCTION
PART I PHASE 5				
SECTION A - General & Site Preparation	\$18,803.37	\$18,803.37	\$18,803.37	\$0.00
SECTION B - Earthworks	\$704.00	\$704.00	\$704.00	\$0.00
SECTION C - Watermain	\$206,183.98	\$190,132.59	\$190,132.59	\$16,051.39
SECTION D - Sanitary Sewer	\$179,149.41	\$148,876.13	\$148,876.13	\$30,273.28
SECTION E - Storm Sewer	\$327,616.29	\$283,110.60	\$283,110.60	\$44,505.69
SECTION F - Road Works	\$360,630.88	\$269,507.14	\$269,507.14	\$91,123.74
SECTION G - Utilities	\$57,028.44	\$57,028.44	\$57,028.44	\$0.00
SECTION H - Landscaping and Fencing	\$43,202.28	\$43,202.28	\$43,202.28	\$0.00
PART I PHASE 5 SUBTOTAL	\$1,193,318.65	\$1,011,364.54	\$1,011,364.54	\$181,954.11
PHASE 5 HARD COST SUBTOTAL	\$1,193,318.65	\$1,011,364.54	\$1,011,364.54	\$181,954.11
ENGINEERING SUBTOTAL (5%)	\$59,665.93	\$50,568.23	\$50,568.23	\$9,097.71
TOTAL SECURITY AMOUNTS (PHASE 5)	\$1,252,984.58	\$1,061,932.77	\$1,061,932.77	\$191,051.81
Date Prepared: MAR 06,2026				



SCHEDULE “C”
SECURITIES AND CASH PAYABLE

File No. 47-T-14002

Developer: Marshall’s Bay Regional Inc.

Development Location: PART LOT 1, CON C AND D MCNAB, PART LOT 2 CON C AND PART RDAL BTN CONS C & D MCNAB, AS CLOSED BY BYLAW R92135 PARTS 1 AND 2, 49R19293; SUBJECT TO AN EASEMENT OVER PART 2, 49R19293 AS IN AR9782; TOWN OF ARNPRIOR as in PIN 57308-0088 (LT)

1.	Security Amount Required		
1.1	100% of Total Estimated Cost of Works	=	\$1,061,932.77
2.	Cash Payable		
2.1	Street Name Sign Deposit (\$35.00 x 3)	=	\$ 105.00
2.2	Street Name/Stop Sign Posts (\$20 x 6)	=	\$ 120.00
2.3	Stop Signs (\$85 x 3)	=	\$ 255.00
2.2	Cash-in-lieu of Parkland	=	N/AP
2.4	Development review	=	\$27,161.46
2.5	Other (including legal fees Phase 4 Registration)	=	\$1,691.72
TOTAL CASH PAYABLE BY CERTIFIED CHEQUE:		=	\$29,333.18

E & O E



SCHEDULE “D”

FINANCIAL REQUIREMENTS

1. Financial Requirements

The Owner shall pay to the Town, by cash or certified cheque, the charges and fees where applicable as set out in this Agreement and other financial requirements, including legal fees and development charges, that may be required of the Town as established by by-law or resolution of the Council of the Town from time to time, which pertain to this Subdivision and are not specifically referred to herein. It is the Owner's responsibility to verify which financial requirements are applicable to this Subdivision and the Owner shall pay same when required by the Town.

2. Insurance Policy

The Owner shall provide, before execution of this Agreement and keep in force during the construction of the Subdivision a comprehensive policy of public liability and property damage insurance acceptable to the Town with a financially sound and reputable insurance company which shall cover the ownership of the property described in this Agreement and include construction, installation, repair or maintenance of all Works and services. It shall include, but not be limited to:

1. Commercial Liability Insurance

Commercial general liability insurance applying to all operations of the Owner which shall include coverage for bodily injury or death, broad form property damage, products and complete operations liability, owner's and contractor's protective liability, blanket contractual liability, contingent employer's liability, non-owned automobile liability and shall include cross liability and severability of interest clauses. This policy shall contain no exclusions for damage or loss from blasting, vibration, pile driving, the removal or weakening of support, shoring and underpinning, or from any other activity or Work that may be done in connection with the development of the Subdivision. Such policy shall be written with limits of not less than FIVE MILLION (\$5,000,000.00) DOLLARS exclusive of interest or costs, per occurrence and shall include the Town and its consulting engineers as additional insureds;

2. Automobile Liability Insurance

Automobile liability insurance with an inclusive limit of liability of FIVE MILLION (\$5,000,000.00) DOLLARS on forms meeting statutory requirements covering all licensed vehicles used in any manner in connection with the development of the Subdivision including legal liability for damage to non-owned automobiles coverage and/or cargo insurance. The policy must provide coverage for bodily injury or death or property damage arising out of the ownership, use or operation of all owned and/or leased automobiles;

The Owner shall provide the Town with satisfactory evidence of insurance coverage from the Owner's contractors that mirrors the requirements set out in paragraph 2 above prior to commencing performance of any Works or services and shall continue to do so until 24 months following assumption of the Work. The Owner shall supply the Town with a Completed Certificate of Insurance in a form acceptable to the Town and in accordance with Schedule 1 attached hereto;

The Owner covenants and agrees that the Insurance provisions and requirements contained herein, shall apply to all existing and proposed development and in all previous phases of the Subdivision which shall take effect upon the renewal date of and existing insurance policies that apply to said previous phases;

The issuance of such a policy of insurance shall not be construed as relieving the Owner from the responsibility for other or later claims or claims in excess of the limits of the policy, if any, for which it may be held responsible.

3. Financial Security

Before this Agreement is executed by the Town, the Owner shall deposit with the Town a sufficient sum in cash or irrevocable letter of credit or other financial security acceptable to the Town Treasurer and herein referred to as the “financial security” to meet the financial requirements of this Agreement as set out in Schedule “B” with the exception that if the construction of services and the development of the lands described in Schedule “A” are to be by phases, the Owner shall deposit with the Town the financial security required for such phases and before commencing the construction of service in subsequent phases the Owner shall deposit with the Town the financial security for the particular phase in which the Owner wishes to commence the construction of services. If the Owner satisfies the provisions of this clause by depositing irrevocable letters of credit with the Town, such letters of credit being in the form attached hereto as Schedule “G”, the following provisions shall also apply:

(a) Until the completion of all of the matters and things required to be provided and maintained by the Owner pursuant to this Agreement to the satisfaction of the Town, it will be a condition of the letter of credit that it shall be deemed to be automatically extended without amendment from year to year from the existing or any expiration date thereof, unless at least 30 days prior to any such future expiration date, the financial institution which issued the letter of credit notifies the Town in writing by registered mail that it elects not to consider the letter of credit to be renewable for any additional period.

(b) Until the completion of all of the matters and things required to be provided and maintained by the Owner pursuant to this Agreement, to the satisfaction of the Town, the irrevocable letter(s) of credit shall continue to be automatically extended in the same manner as provided in sub-clause (a) hereof until the said completion of the Works.

(c) If the Owner and/or financial institution fails to extend the letter(s) of credit as required under sub-clauses (a) and (b) hereof as required by the Town, such failure shall be deemed to be a breach of this Agreement by the Owner, and the Town, without notice to the Owner may call upon any part of the whole amount of the existing letter(s) of credit notwithstanding anything herein otherwise contained. Any amount received by the Town shall be held by the Town in the same manner as if it had originally been cash deposited under the provisions of this clause.

4. Interest and Payment Accounts

Interest calculated at a rate which is 2% higher than the current chartered bank prime lending rate shall be payable by the Owner to the Town on all sums of money payable to the Town herein which are not paid on the due dates calculated from such due dates.

5. Approval/Acceptance – Financial Security

(a) Upon Approval of any of the Works or part thereof by the Town, the Town may permit a reduction of the financial security relating to the construction of the Works. The Approval of such stage in the construction of the Works shall be dated as of the date of the Owner’s application for Approval thereof.

(b) Upon Approval by the Town of any further part of the Works or all of the Works by the Town, the Town may permit a further reduction in the financial security relating to the Works. The Approval of such Works or part thereof shall be dated as of the date of the Owner’s application for Approval thereof. The Town reserves the right to limit the amount of security reduction to that of 100% of the total cost of all outstanding or incomplete Works and that at no such time would the Town hold less security than the cost of completing the Works. In addition, the Town shall retain sufficient security relating to such other Works to cover the Owner’s warranty and maintenance obligations stipulated in this Agreement with respect to such Works and to satisfy the requirements of Clause (8) of this Schedule related to construction liens. Responsibility for restoration shall continue until Acceptance by the Town.

(c) The Owner covenants and agrees to restore to the satisfaction of the Director, any faulty workmanship or materials used in construction of the Works outlined in Schedule “B” or any damage done by the Owner or its successors or assigns or by its or their employees, contractors or agents during construction of the said Works or buildings. Such responsibility for restoration shall continue for a period of one year after Acceptance of the Works by the Town.

(d) Upon Acceptance of the said Works by the Town and upon the Town being satisfied there are no construction liens affecting any of the Works, the Owner shall be entitled to have released to it all financial security then held by the Town under this Agreement. It is understood that the Owner shall not be entitled to receive Acceptance of any Road until the services under such Road have received Acceptance.

6. Inspection for Release of Financial Security

It is hereby understood that it is the Owner’s responsibility to make applications to the Director for the inspection of any completed Works for which the Owner wishes the release of financial security. Inspections under this clause will not be undertaken during winter conditions.

7. Default – Financial Security

After having first notified the Owner, the Town may at any time authorize the use of the whole or part of the amount of the financial security referred to in Schedule “D” hereof to pay the cost of any Works that the Director deems necessary to rectify default by the Owner or its assigns, or to pay the cost of any matter for which the Owner is liable under this Agreement, whether such cost is in relation to construction or installation of any Works or service or any defects or required maintenance. It is understood and agreed that the financial security, or so much thereof as the Town deems necessary, shall be held by the Town until Acceptance of the Works, except where any part is used pursuant to this clause, provided that where financial security is made pursuant to Schedule “D” hereof, the Director may recommend the reduction of such financial security from time to time as Works are completed, it being understood that 10% of such financial security is designed to cover maintenance and warranty commitments.

8. Construction Liens

(a) The Owner agrees that it will hold back from its payments to any contractors who may construct any of the Works (including Roads) such sum or sums as are required in accordance with the *Construction Act, R.S.O. 1990, c. C.30* as amended from time to time and will otherwise indemnify and save harmless the Town against any claims, suits, actions or demands for construction liens or otherwise in connection with the Works and all costs, including legal costs in connection with the same, and on the demand of the Town, shall forthwith take steps to discharge or vacate immediately all claims for liens on the Works or any of them. It is mutually understood by the parties hereto that this clause is not intended to affect or derogate from whatever rights the Owner may have to defend any claim, suit, action or demand for a construction lien in connection with the aforesaid Works.

(b) Notwithstanding anything herein contained, the Owner agrees that the Town shall not be required to release the financial security relating to the Works being constructed pursuant to this Agreement until the Town is satisfied that there are no claims for construction liens relating to the Works and that the time for claiming a construction lien has expired. The [REDACTED] acknowledged that the Town shall continue to hold at least 10% of the financial security until [REDACTED] period of time has expired.

(c) In the event that a claim for lien is registered under the *Construction Act, R.S.O. 1990, c. C.30*, or any amendment thereto relating to the Works being constructed pursuant to this Agreement or a claim for lien in respect of a public street or highway included in the Works is given to the Clerk of the Town, the Owner shall be deemed to be in default of this Agreement and the Town, without notice to the Owner may call upon the whole or any part of the financial security notwithstanding anything claimed herein or in the financial security. The Town shall use the financial security to complete the Works specified in Schedule “B” hereon on behalf of the Owner. The Town may in its sole and absolute discretion use the financial security for payment into the

Court of the full amount claimed as owing in the claim for lien plus costs for the purpose of vacating the claim for lien pursuant to the provisions of the *Construction Act, R.S.O. 1990, c. C.30*, as amended.

9. Town's Lien

The Town shall have a lien against the lands and premises upon which this Agreement is registered for any amount the Town expends in carrying out any of the obligations of the Owner under this Agreement or for any other debts due by the Owner to the Town for Works done by the Town under this Agreement, over and above the amount of the said security deposited with the Town to secure such obligations.

10. Pre-Servicing Requirements

Upon Draft Plan approval and receipt of all agency approvals and a permit to commence work from the Director of Public Works, Town services within the Plan of Subdivision may be installed provided appropriate financial security, insurance and a letter of indemnity are posted with the Town, to the satisfaction of the Town solicitor.



SCHEDULE “E”

TRANSFER OF LANDS FOR PUBLIC PURPOSES

The Owner, at its expense, shall transfer to the Town the following lands and request the lifting of reserves, as listed, forthwith upon registration of this Agreement. All such deeds shall be in a form satisfactory to the Town Solicitor.

A. **Road Widening** – intentionally deleted

B. **Parkland** – intentionally deleted

C. **Walkway** – intentionally deleted

D. **Reserves**

0.3 metre reserves shown as Blocks 22 to 24 inclusive, Plan 49M - _____ to the Town of Arnprior.

E. **Easements**

Easement in favor of the Town of Arnprior over Lot 11 as shown in Part 1 on Plan 49R-XXXX

F. **Stormwater Management** – intentionally deleted

G. **Servicing Block** – intentionally deleted

NOTE: The Owner agrees to pay all costs associated with the preparation of legal plans for the lifting of reserves by the Town.



SCHEDULE “F”

SPECIAL CONDITIONS

A. PHASING OF DEVELOPMENT

The Town and the Owner each acknowledge and agree that the construction of Works set out in this Agreement may occur in phases. The Owner acknowledges that it has estimated the cost of the Works for all phases in Schedule “B”. The Town reserves the right to re-estimate the cost of the Works for any subsequent phase and to require the Owner to provide financial security for such phases in accordance with such re-estimated cost, to the satisfaction of the Director.

Construction of various phases is subject to the approval of the Town. To ensure that each phase can function independently, phases will not be approved by the Town unless associated services and road network provided for safety, servicing and road continuity, all in accordance with good engineering and municipal practice.

The Owner agrees to submit a written construction schedule for the Works required in each phase of the development of the Director for approval at least two (2) weeks prior to the proposed date of commencing construction. The submission of the construction schedule will not be construed as being (a) a request to start construction; (b) acceptance of the schedule by the Town, or (c) permission to start construction. Failure to comply with the foregoing may result in delays due to the Town being unable to assign inspectors. In addition, approval of the construction schedule by the Town will not be construed as relieving the Owner, from its obligations specified elsewhere in this Agreement. All Works will be completed to final acceptance within forty-eight (48) months from the date of registration of the Plan of Subdivision.

The Owner undertakes and agrees that construction of the Works will be in accordance with the staging or phasing set out below unless written authority is obtained from the Director to do otherwise:

Phase 5B: Lots 1 to 15, Blocks 16 to 21 inclusive, on 49M-_____

B. ENGINEERING REPORTS/PLANS/DRAWINGS

The following Engineering reports/plans/drawings apply to this Subdivision and, except where otherwise direct in writing by the Director, the development of this Subdivision, the construction of all Works, and the use by the Owner of the lands within the Subdivision will be in accordance with these engineering reports/plans/drawings:

Plans:

1. Draft Plan of Subdivision, Plan 49M – _____, drawing No. 26-2001, prepared by Adam Kasprzak Surveying Ltd., dated March 17, 2026.
2. Overall General Plan of Services (Phase 5), drawings No. 117164-3-GP0, prepared by Novatech Engineers, Planners & Landscape Architects, dated January 26, 2024, revision 8, dated May 19, 2026.
3. General Plan of Services (Phase 5), drawings No. 117164-3-GP4, prepared by Novatech Engineers, Planners & Landscape Architects, dated January 26, 2024, revision 8, dated May 19, 2026.
4. Cross Sections (Phase 5), drawings No. 117164-3-GPXS, prepared by Novatech Engineers, Planners & Landscape Architects, dated January 26, 2024, revision 8, dated May 19, 2026.
5. Plan and Profile – Seabert Drive Station 22+125 to 22+480, drawing No. 117164-3-PR8, prepared by Novatech Engineers, Planners & Landscape Architects, dated January 26, 2024, revision 8, dated May 19, 2026.

6. Plan and Profile – Rudd Lane Station 7+000 to 7+230.70, drawing No. 117164-3-PR9, prepared by Novatech Engineers, Planners & Landscape Architects, dated January 26, 2024, revision 8, dated May 19, 2026.
7. Composite Utility Plan (Phase 5B), drawings No. 117164-3-CUP4, prepared by Novatech Engineers, Planners & Landscape Architects, dated January 26, 2024, revision 7, dated May 19, 2026.
8. Street Lighting Plan (Phase 5), drawings No. 117164-3-SL4, prepared by Novatech Engineers, Planners & Landscape Architects, dated January 26, 2024, revision 8, dated May 19, 2026.
9. Lighting Level Plan (Phase 5), drawings No. 117164-3-LL4, prepared by Novatech Engineers, Planners & Landscape Architects, dated January 26, 2024, revision 8, dated May 19, 2026.
10. Grading Overall (Phase 5), drawing No. 117164-3-GRO, prepared by Novatech Engineers, Planners & Landscape Architects, dated January 26, 2024, revision 8, dated May 19, 2026.
11. Grading Plan (Phase 5), drawings No. 117164-3-GR4, prepared by Novatech Engineers, Planners & Landscape Architects, dated January 26, 2024, revision 11, dated May 19, 2026.
12. Streetscape Plan, Phase 5B, drawing No. 117164-3-L4, prepared by Novatech Engineers, Planners & Landscape Architects, dated October 21, 2024, revision 2, dated March 18, 2026.
13. Sanitary Drainage Area Plan (Phase 5), drawing No. 117164-3-SAN2, prepared by Novatech Engineers, Planners & Landscape Architects, dated January 26, 2024, revision 8, dated May 19, 2026.
14. Notes (Phase 5B), drawing No. 117164-3-ND, prepared by Novatech Engineers, Planners & Landscape Architects, dated January 26, 2024, revision 8, dated May 19, 2026.
15. Erosion and Sediment Control Plan (Phase 5B), drawing No. 117164-3-ESC, prepared by Novatech Engineers, Planners & Landscape Architects, dated January 26, 2024, revision 8, dated May 19, 2026.
16. Existing Conditions Plan (Phase 5B), drawing No. 117164-3-EXC, prepared by Novatech Engineers, Planners & Landscape Architects, dated January 26, 2024, revision 7, dated May 19, 2026.
17. Storm Drainage Area Plan, External Areas (Phase 5), drawing No. 117164-3-STM1, prepared by Novatech Engineers, Planners & Landscape Architects, dated January 26, 2024, revision 8, dated May 19, 2026.
18. Storm Drainage Area Plan, Internal Areas (Phase 5), drawing No. 117164-3-STM2, prepared by Novatech Engineers, Planners & Landscape Architects, dated January 26, 2024, revision 8, dated May 19, 2026.
19. Pavement Elevations Plan (Phase 5), drawing No. 117164-3-PEL1, prepared by Novatech Engineers, Planners & Landscape Architects, dated May 17, 2024, revision 8, dated May 19, 2026.
20. Geometric Roadway Design Drawing (Phase 5), drawings No. 117164-3-SGN4, prepared by Novatech Engineers, Planners & Landscape Architects, dated January 26, 2024, revision 8, dated May 19, 2026.

21. Stonestrong Retaining Wall and Profile and Cross Section (Phase 5), 117164-3-RW1, prepared by Novatech Engineers, Planners & Landscape Architects, dated May 17, 2024, revision 6, dated May 19, 2026.
22. Standard Details (Phase 5), drawings No. 117164-3-D1, 117164-3-D2, 117164-3-D3, and 117164-D4 prepared by Novatech Engineers, Planners & Landscape Architects, dated January 26, 2024, revision 8, dated May 19, 2026.

Reports/Studies:

1. Detailed Site Servicing and Stormwater Management Report – Marshall’s Bay Meadows Subdivision – Phase 5, reference No. R-2024-015, prepared by Novatech Engineers, Planners & Landscape Architects, dated January 31, 2024, revision 4 dated May 22, 2026.
2. Preliminary Geotechnical Investigation – Proposed Residential Development Part Lot 1 Concession C and D, Arnprior, Ontario, Report No. 13-302, prepared by Houle Chevrier Engineering Ltd., October 2013.
3. Geotechnical Investigation – Proposed Residential Subdivision, Marshall’s Bay Meadows, Arnprior, Ontario, File No. 64819.04, prepared by GEMTEC Consulting Engineers and Scientists Ltd., May 5, 2020.
4. Environmental Impact Study – Updated, prepared by Muncaster Environmental Planning Inc., February 5, 2014.
5. Species at Risk Assessment Update, Phases 3, 4 and 5 of Marshall’s Bay Meadows Subdivision, File Ref. No. 64819.04 - Rev. 0 prepared by GEMTEC Consulting Engineers and Scientists Ltd., June 18, 2021.
6. 394 Madawaska Boulevard, Tree Conservation Report, prepared by Novatech Engineers, Planners & Landscape Architects, November 23, 2018.
7. Marshall’s Bay Meadows – Madawaska Lands Subdivision, Tree Conservation Plan (Update), prepared by Novatech Engineers, Planners & Landscape Architects, June 18, 2021.
8. Madawaska Boulevard Property, Traffic Impact Study, Report No. 113-581, prepared by D.J. Halpenny & Associates Ltd., February 7, 2014.
9. Marshall’s Bay Meadows, Traffic Impact Study Addendum, prepared by Novatech Engineers, Planners & Landscape Architects, April 4, 2019.
10. Marshall’s Bay Meadows, Traffic Impact Study Addendum 2, Novatech File No. 117164, prepared by Novatech Engineers, Planners & Landscape Architects, January 21, 2022, revision 2 dated June 17, 2022.
11. Transportation Noise Assessment, Madawaska Boulevard Subdivision, Arnprior, Ontario, Report No. GmE 13-092 Noise, prepared by Gradient Microclimate Engineering Inc., December 18, 2013.
12. Marshall’s Bay Meadows Subdivision Streetscape and Architectural Control Guidelines, prepared by Marshall's Bay Regional Inc., dated May 2020.
13. Phase I Environmental Site Assessment, Marshall’s Bay Meadows, Arnprior, Ontario, File No. 64819.14, prepared by GEMTEC Consulting Engineers and Scientists Ltd., March 7, 2019.

C. COVENANTS TO BE INCLUDED IN CONTRACTS OF SALE AND TRANSFERS

1. Tree Planting and Conservation Plan

The Purchaser has been advised that the Owner shall supply and plant one (1) tree in the front yard, per building lot as set out in Schedule “B”. The tree shall be of one of the following species:

- a. Deciduous trees of a minimum size - 50mm cal. : Bowhall Red Maple, New World Red Maple, Celebration Maple, Sugar Maple, Chicagoland Hackberry, Street Keeper Locust, Sunburst Honey Locust, Autumn Gold Ginkgo, Princeton Sentry Ginkgo, Boulevard Linden, New Horizon Elm, Red Oak, and Bur Oak,
- b. Coniferous trees of a minimum size - 175 cm ht. : Baby Blue Colorado Spruce, and Serbian Spruce

2. Fences

The Owner shall erect a chain link fence on the owner’s land, along the entire frontage of any abutting municipal lands. Chain link fencing shall be constructed to the Town’s standards and shall be black vinyl-coated chain link; 38 mm mesh construction, with 3.5 mm wire diameter and a minimum 1.5 metres in height, to the satisfaction of the Director. No gates shall be installed nor any portion of said fencing removed without the approval of the Director.

4. Drainage Agreement

The Owner shall enter into, execute, and deliver the Drainage Agreement. The Owner shall observe and perform all of the Owner’s obligations under the Drainage Agreement.

5. Site Plan – Multi Unit

The Owner acknowledges that multi-unit residential blocks are subject to the Town’s Site Plan Control By-law and that further subdivision of the blocks shown on the plan are subject to Part Lot Control.

6. Streetscape/Architectural Control Guidelines

The Owner shall ensure that all units for sale and all building permits shall comply with the approved streetscape/architectural control guidelines, prepared in accordance with Section E7.4 of the Town’s Official Plan, to the satisfaction of the Town.

D. CONDITIONS OF PLAN APPROVAL

1. The County of Renfrew’s conditions and amendments to final plan approval for registration of the subdivision File No. 47-T-14002, dated August 5, 2015 and last revised April 24, 2024, is hereby considered to be repeated in its entirety and forms part of this Agreement.
2. Notwithstanding paragraph D.1. above, condition 3.jj) of County of Renfrew’s conditions and amendments to final plan approval for registration of the subdivision File No. 47-T-14002, dated August 5, 2015, Rev. December 11, 2018, shall be deemed to be satisfied provided the Owner enters into, executes, delivers and observes and performs all of the Owner’s obligations under the Drainage Agreement.

SCHEDULE “G”

REQUIRED WORDING OF LETTER OF CREDIT
(to be prepared on Bank letterhead)

TO: Corporation of the Town of Arnprior
105 Elgin Street West
Arnprior, Ontario K7S 0A8

We, the undersigned, _____ (hereinafter called “the bank”) hereby establish an irrevocable Letter of Credit in favour of the Town of Arnprior (hereinafter called “the Town”) in the amount of _____ (\$.00) Dollars which may be drawn by you to the extent required for the proper fulfillment by _____ of its obligation pursuant to a Subdivision Agreement between the Town of Arnprior and _____ Dated the _____ day of _____, 2012, with respect to Project: _____ (hereinafter called “the Agreement”).

Drafts under this Letter of Credit shall be in the form of a written demand for payment made by the Town. The amount of this Letter of Credit may be reduced from time to time as advised by notice in writing to the undersigned from time to time by the Town.

Any written demand for payment pursuant to this Letter of Credit by the Town will be the Bank’s sufficient authority to make payment hereunder and the Bank shall not be required to determine the validity or sufficiency of such payment. The Town will, it its written demand for payment, confirm that monies drawn pursuant to this Letter of Credit are to be or have been expended by the Town pursuant to the obligations incurred or to be incurred by _____ pursuant to the Agreement. Any breach by _____ of the Agreement shall entitle the Town to call upon the whole or any part of this Letter of Credit.

Partial drawings are permitted.

The registration of the lien pursuant to the *Construction Lien Act*, R.S.O. 1990, Chapter C.30, against any of the Works for this Letter of Credit is given shall entitle the Town to call upon this Letter of Credit to discharge the obligations imposed on the Town by virtue of the said *Construction Lien Act*, R.S.O. 1990, Chapter C.30.

This Letter of Credit will continue up to the _____ day of _____, 2012, and will expire at 11:50 p.m. on that date.

It is a condition of this Letter of Credit that it shall be deemed to be automatically extended without amendment from year to year from the present or any expiration date hereof, unless at least thirty (30) days prior to any such future expiration date, we notify you in writing by registered mail that we elect not to consider this Letter of Credit to be renewable for any additional period.

DATED at _____ this, _____ day of _____, 2012 

Per: _____

SCHEDULE “H”

REQUIRED WORDING OF INSURANCE CERTIFICATE

This is to certify that the insured set forth, is insured with the Insurance Company, which insurance is described below:

Insurance Company:
Name of Insured:
Address of Insured:
Class of Insurance: Comprehensive/Commercial General Liability
Policy Number:
Effective Date:
Expiry Date:
Coverage Limit: \$5,000,000.00
Deductible:
Broker Name:
Project:

Commercial General Liability – Including Personal Injury’ Contractual Liability; Non-Owner Automobile Liability; Owner’s and Contractor’s Protective Coverage; Products – Completed Operations; Contingent Employers Liability; Cross Liability Clause; Severability of Interest Clause

- ☐ Town of Arnprior
- ☐
- ☐
- ☐
- ☐

has/have been added as an additional insured for all operations and contracts, but only with respect to its interest in the operations of the named insured(s).

This is to certify that the Policy of Insurance as described above has been issued by the undersigned to the insured named above and is in force at this time.

If cancelled, the Town of Arnprior shall be given thirty (30) days written notice by registered mail by the insurer(s) to the:

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

Telephone: 613-623-4231

The insurance afforded is subject to the terms, conditions and exclusions of the applicable policy.

This certificate is executed and issued to the aforesaid Town of Arnprior, the day and date [REDACTED] written below:

Date: _____

Name of Insurance Company (not broker): _____

Name of Insurance Broker: _____

Authorized Representative or Official By: _____

SCHEDULE "I"

**ARNPRIOR MUNICIPAL DRINKING WATER LICENSE 170-101 ISSUE NUMBER 8 &
DRINKING WATER WORKS PERMIT 170-201 ISSUE NUMBER 4**



SCHEDULE “J”

TOWN OF ARNPRIOR DRINKING WATER QUALITY MANAGEMENT SYSTEM
NOTICE TO OWNERS OF INFRASTRUCTURE

The purpose of this letter is to inform you that The Town of Arnprior has implemented a quality management system (QMS) for the provision of safe drinking water that meets the requirements of the Ontario Ministry of the Environments Drinking Water Quality Management Standard – Version 2.0.

Our QMS Operational Plan includes many procedures that help to ensure the provision of safe drinking water to each of our residents and businesses. One of these procedures requires that we communicate the status of the QMS to the ‘Owner’. Generally the ‘Owner’ refers to the collective members of Town Council; however as you or your firm remain the legal owner of the drinking water distribution infrastructure located in your subdivision, until such time that those assets are transferred to the Town, our QMS plan requires that you or your firm are made aware of the Town’s QMS program and policies.

Specifically, you or your firm are to be made aware that the Town of Arnprior’s Operational Plan requires that all chemicals and infrastructure utilized in the drinking water distribution are AWWA/ANSI/NSF certified for use in drinking water systems. This requirement applies to not only to distribution system infrastructure owned by the Town, but also to privately owned infrastructure tied into the Town’s water distribution system, such as the drinking water distribution infrastructure located in your subdivision development.

The QMS Policy developed by the Town to meet this standard and the full or abridged versions of the QMS Operational Plan are available for review at Town Hall or under Drinking Water Quality at www.arnprior.com.

We thank you for your support and cooperation, if you have any concerns or questions, please feel free to call the Environmental Engineering Officer at (613) 623-4231 ext. 1832 or email at adean@arnprior.ca.



SCHEDULE “K”

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MUNICIPAL DRINKING WATER LICENCE

Licence Number: 170-101

Issue Number: 8

Pursuant to the *Safe Drinking Water Act*, 2002, S.O. 2002, c. 32, and the regulations made thereunder and subject to the limitations thereof, I hereby issue this municipal drinking water licence under Part V of the *Safe Drinking Water Act*, 2002, S.O. 2002, c. 32 to:

Arnprior, The Corporation of the Town of

**105 Elgin St
Arnprior, ON K7S 0A8**

For the following municipal residential drinking water system:

Arnprior Drinking Water System

This municipal drinking water licence includes the following:

Schedule

Description

Schedule A	Drinking Water System Information
Schedule B	General Conditions
Schedule C	System-Specific Conditions
Schedule D	Conditions for Relief from Regulatory Requirements
Schedule E	Pathogen Log Removal/Inactivation Credits

Upon the effective date of this drinking water licence # 170-101, all previously issued versions of licence # 170-101 are revoked and replaced by this licence.

DATED at TORONTO this 24th day of February, 2026

Signature



Aziz Ahmed, P.Eng.
Director
Part V, *Safe Drinking Water Act*, 2002



Schedule A: Drinking Water System Information

System Owner	Arnprior, The Corporation of the Town of
Licence Number	170-101
Drinking Water System Name	Arnprior Drinking Water System
Licence Effective Date	February 24th, 2026

1.0 Licence Information

Licence Issue Date	2026-02-24
Licence Effective Date	2026-02-24
Licence Expiry Date	2031-02-23
Application for Licence Renewal Date	2030-08-24

2.0 Incorporated Documents

The following documents are applicable to the above drinking water system and form part of this licence:

2.1 Drinking Water Works Permit

Drinking Water System Name	Permit Number	Issue Date
Arnprior Drinking Water System	170-201	2026-02-24

2.2 Permits to Take Water

Water Taking Location	Permit Number	Issue Date
Madawaska River	NUMBER P-300-1179150700 Version: 1.0	August 9, 2022

3.0 Financial Plans

The Financial Plan Number for the Financial Plan required to be developed for this drinking water system in accordance with O. Reg. 453/07 shall be:	170-301
Alternately, if one Financial Plan is developed for all drinking water systems owned by the owner, the Financial Plan Number shall be:	170-301A

4.0 Accredited Operating Authority

Drinking Water System or Operational Subsystems	Accredited Operating Authority	Operational Plan No.	Operating Authority No.
Walter E. Prentice Water Filtration Plant and Distribution System	Arnprior, The Corporation Of The Town Of	170-401	170-OA1

Schedule B: General Conditions

System Owner	Arnprior, The Corporation of the Town of
Licence Number	170-101
Drinking Water System Name	Arnprior Drinking Water System
Licence Effective Date	February 24th, 2026

1.0 Definitions

1.1 Words and phrases not defined in this licence and the associated drinking water works permit shall be given the same meaning as those set out in the SDWA and any regulations made in accordance with that act, unless the context requires otherwise.

1.2 In this licence and the associated drinking water works permit:

“adverse effect”, “contaminant” and “natural environment” shall have the same meanings as in the EPA;

“alteration” may include the following in respect of this drinking water system:

- (a) An addition to the system,
- (b) A modification of the system,
- (c) A replacement of part of the system, and
- (d) An extension of the system;

“Clean Water Act” means the *Clean Water Act*, 2005, S.O. 2006, c. 22.

“compound of concern” means a contaminant described in paragraph 4 subsection 26 (1) of O. Reg. 419/05, namely, a contaminant that is discharged to the air from a component of the drinking water system in an amount that is not negligible;

“CT” means the CT Disinfection Concept, as described in subsection 3.1.1 of the Ministry’s Procedure for Disinfection of Drinking Water in Ontario, dated July 29 2016.

“Director” means a Director appointed pursuant to section 6 of the SDWA for the purposes of Part V of the SDWA;

“Duty” means the unit installed and used in regular operation of the drinking water system. The duty unit is included in determining the design capacity calculation.

“drinking water works permit” means the drinking water works permit for the drinking water system, as identified in Schedule A of this licence and as amended from time to time;

“EPA” means the *Environmental Protection Act*, R.S.O. 1990, c. E.19;

“financial plan” means the financial plan required by O. Reg. 453/07;

"Harmful Algal Bloom (HAB)" means an overgrowth of aquatic algal bacteria that produce or have the potential to produce toxins in the surrounding water, when the algal cells are damaged or die. Such bacteria are harmful to people and animals and include microcystins produced by cyanobacterial blooms.

"licence" means this municipal drinking water licence for the municipal drinking water system identified in Schedule A of this licence;

"licensed engineering practitioner" means a person who holds a licence, limited licence, or temporary licence under the *Ontario Professional Engineers Act* R.S.O. 1990, c. P.28.

"Minister" means the Minister of the Ministry or such other member of the Executive Council as may be assigned the administration of the SDWA under the Executive Council Act, R.S.O. 1990, c. E.25.

"Ministry" means the Ministry of the Minister and includes all employees or other persons acting on its behalf.

"operational plan" means an operational plan developed in accordance with the Director's Directions – Minimum Requirements for Operational Plans made under the authority of subsection 15(1) of the SDWA;

"owner" means the owner of the drinking water system as identified in Schedule A of this licence;

"OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. 0.40;

"permit to take water" means the permit to take water that is associated with the taking of water for purposes of the operation of the drinking water system, as identified in Schedule A of this licence and as amended from time to time;

"point of impingement" has the same meaning as in section 2 of O. Reg. 419/05 under the EPA;

"point of impingement limit" means the appropriate standard from Schedule 2 or 3 of O. Reg. 419/05 under the EPA and if a standard is not provided for a compound of concern, the concentration set out for the compound of concern in the document titled "Air Contaminants Benchmarks (ACB) List: Standards, guidelines and screening levels for assessing point of impingement concentrations of air contaminants", as amended from time to time and published by the Ministry and available on a government of Ontario website;

"provincial officer" means a provincial officer designated pursuant to section 8 of the SDWA;

"publication NPC-300" means the Ministry publication titled "Environmental Noise Guideline: Stationary and Transportation Sources – Approval and Planning" dated August 2013, as amended;

“SCADA system” means a supervisory control and data acquisition system used for process monitoring, automation, recording and/or reporting within the drinking water system;

“SDWA” means the *Safe Drinking Water Act*, 2002, S.O. 2002, c. 32;

“sensitive receptor” means any location where routine or normal activities occurring at reasonably expected times would experience adverse effect(s) from a discharge to air from an emergency generator that is a component of the drinking water system, including one or a combination of:

- (a) private residences or public facilities where people sleep (e.g.: single and multi-unit dwellings, nursing homes, hospitals, trailer parks, camping grounds, etc.),
- (b) institutional facilities (e.g.: schools, churches, community centres, day care centres, recreational centres, etc.),
- (c) outdoor public recreational areas (e.g.: trailer parks, play grounds, picnic areas, etc.), and
- (d) other outdoor public areas where there are continuous human activities (e.g.: commercial plazas and office buildings).

“Spare” means a separate unit that is not connected and can be installed and placed into operation when the Duty unit is out of service (not operational). The spare should be the same size or larger than the duty unit it may be replacing.

“Standby” means a separate unit that is connected for use and operation. The standby unit is available for operation when the duty unit is offline or out of service. The standby unit is not considered in determining the design capacity calculation, but should be the same size or larger than the duty unit it may be replacing.

“sub-system” has the same meaning as in Ontario Regulation 128/04 (Certification of Drinking Water System Operators and Water Quality Analysts) under the SDWA;

“surface water” means water bodies (lakes, wetlands, ponds - including dug-outs), water courses (rivers, streams, water-filled drainage ditches), infiltration trenches, and areas of seasonal wetlands;

“UV” means ultraviolet, as in ultraviolet light produced from an ultraviolet reactor.

2.0 Applicability

- 2.1 In addition to any other applicable legal requirements, the drinking water system identified above shall be established, altered and operated in accordance with the conditions of the drinking water works permit and this licence.

3.0 Licence Expiry

- 3.1 This licence expires on the date identified as the licence expiry date in Schedule A of this licence.

4.0 Licence Renewal

- 4.1 Any application to renew this licence shall be made on or before the date identified as the application for licence renewal date set out in Schedule A of this licence.

5.0 Compliance

- 5.1 The owner and operating authority shall ensure that any person authorized to carry out work on or to operate any aspect of the drinking water system has been informed of the SDWA, all applicable regulations made in accordance with that act, the drinking water works permit and this licence and shall take all reasonable measures to ensure any such person complies with the same.

6.0 Licence and Drinking Water Works Permit Availability

- 6.1 At least one copy of this licence and the drinking water works permit shall be stored in such a manner that they are readily viewable by all persons involved in the operation of the drinking water system.

7.0 Permit to Take Water and Drinking Water Works Permit

- 7.1 A permit to take water identified in Schedule A of this licence is the applicable permit on the date identified as the Effective Date of this licence.
- 7.2 A drinking water works permit identified in Schedule A of this licence is the applicable permit on the date identified as the Effective Date of this licence.

8.0 Financial Plan

- 8.1 For every financial plan prepared in accordance with subsections 2(1) and 3(1) of O. Reg. 453/07, the owner of the drinking water system shall:
- 8.1.1 Ensure that the financial plan contains on the front page of the financial plan, the appropriate financial plan number as set out in Schedule A of this licence; and
- 8.1.2 Submit a copy of the financial plan to the Ministry of Municipal Affairs and Housing within three (3) months of receiving approval by a resolution of municipal council or the governing body of the owner.

9.0 Interpretation

- 9.1 Where there is a conflict between the provisions of this licence and any other document, the following hierarchy shall be used to determine the provision that takes precedence:
- 9.1.1 The SDWA;
- 9.1.2 A condition imposed in this licence that explicitly overrides a prescribed regulatory requirement;
- 9.1.3 A condition imposed in the drinking water works permit that explicitly overrides a prescribed regulatory requirement;
- 9.1.4 Any regulation made under the SDWA;

- 9.1.5 Any provision of this licence that does not explicitly override a prescribed regulatory requirement;
- 9.1.6 Any provision of the drinking water works permit that does not explicitly override a prescribed regulatory requirement;
- 9.1.7 Any application documents listed in this licence, or the drinking water works permit from the most recent to the earliest; and
- 9.1.8 All other documents listed in this licence, or the drinking water works permit from the most recent to the earliest.
- 9.1.9 Any other technical bulletin or procedure issued by the Ministry from the most recent to the earliest.
- 9.2** If any requirement of this licence or the drinking water works permit is found to be invalid by a court of competent jurisdiction, the remaining requirements of this licence and the drinking water works permit shall continue to apply.
- 9.3** The issuance of and compliance with the conditions of this licence and the drinking water works permit does not:
 - 9.3.1 Relieve any person of any obligation to comply with any provision of any applicable statute, regulation or other legal requirement, including the *Environmental Assessment Act*, R.S.O. 1990, c. E.18; and
 - 9.3.2 Limit in any way the authority of the appointed Directors and provincial officers of the Ministry to require certain steps be taken or to require the owner to furnish any further information related to compliance with the conditions of this licence or the drinking water works permit.
- 9.4** For greater certainty, nothing in this licence or the drinking water works permit shall be read to provide relief from regulatory requirements in accordance with section 46 of the SDWA, except as expressly provided in the licence or the drinking water works permit.

10.0 Adverse Effects

- 10.1** Nothing in this licence or the drinking water works permit shall be read as to permit:
 - 10.1.1 The discharge of a contaminant into the natural environment that causes or is likely to cause an adverse effect; or
 - 10.1.2 The discharge of any material of any kind into or in any waters or on any shore or bank thereof or into or in any place that may impair the quality of the water of any waters.
- 10.2** All reasonable steps shall be taken to minimize and ameliorate any adverse effect on the natural environment or impairment of the quality of water of any waters resulting from the operation of the drinking water system including such accelerated or additional

monitoring as may be necessary to determine the nature and extent of the effect or impairment.

- 10.3** Fulfillment of one or more conditions imposed by this licence or the drinking water works permit does not eliminate the requirement to fulfill any other condition of this licence or the drinking water works permit.

11.0 Change of Owner or Operating Authority

- 11.1** This licence is not transferable without the prior written consent of the Director.
- 11.2** The owner shall notify the Director in writing at least 30 days prior to a change of any operating authority identified in Schedule A of this licence.
- 11.2.1** Where the change of operating authority is the result of an emergency situation, the owner shall notify the Director in writing of the change as soon as practicable.

12.0 Information to be Provided

- 12.1** Any information requested by a Director or a provincial officer concerning the drinking water system and its operation, including but not limited to any records required to be kept by this licence or the drinking water works permit, shall be provided upon request and in a timeframe outlined by the Director or a provincial officer.

13.0 Records Retention

- 13.1** Except as otherwise required in this licence or the drinking water works permit, any records required by or created in accordance with this licence or the drinking water works permit, other than the records specifically referenced in section 12 or section 13 of O. Reg. 170/03, shall be retained for at least 5 years and made available for inspection by a provincial officer, upon request.

14.0 Chemicals and Materials

- 14.1** All chemicals and materials used in the alteration or operation of the drinking water system that come into contact with water within the system shall meet all applicable standards set by both the American Water Works Association ("AWWA") and the American National Standards Institute ("ANSI") safety criteria standards NSF/14, NSF/60, NSF/61 and NSF/372.
- 14.1.1** In the event that the standards are updated, the owner may request authorization from the Director to use any on hand chemicals and materials that previously met the applicable standards.
- 14.2** The most current chemical and material product registration documentation from a testing institution accredited by either the Standards Council of Canada or by the American National Standards Institution ("ANSI") shall be available at all times for each chemical and material used in the operation of the drinking water system that comes into contact with water within the system.

14.3 Conditions 14.1 and 14.2 do not apply in the case of the following:

- 14.3.1 Water pipe and pipe fittings meeting AWWA specifications made from ductile iron, cast iron, PVC, fibre and/or steel wire reinforced cement pipe or high density polyethylene (HDPE);
- 14.3.2 Articles made from stainless steel, glass, HDPE or Teflon®;
- 14.3.3 Cement mortar for watermain lining and for water contacting surfaces of concrete structures made from washed aggregates and Portland cement;
- 14.3.4 Gaskets that are made from NSF approved materials;
- 14.3.5 Food grade oils and lubricants, food grade anti-freeze, and other food grade chemicals and materials that are compatible for drinking water use that may come into contact with drinking water, but are not added directly to the drinking water; or
- 14.3.6 Any particular chemical or material where the owner has written documentation signed by the Director that indicates that the Ministry is satisfied that the chemical or material is acceptable for use within the drinking water system and the chemical or material is only used as permitted by the documentation.

15.0 Drawings

- 15.1 All drawings and diagrams in the possession of the owner that show any treatment subsystem as constructed shall be retained by the owner unless the drawings and diagrams are replaced by a revised or updated version showing the subsystem as constructed subsequent to the alteration.
- 15.2 Any alteration to any treatment subsystem shall be incorporated into process flow diagrams, process and instrumentation diagrams, and record drawings and diagrams within twelve (12) months of the alteration being completed or placed into service.
- 15.3 Process flow diagrams and process and instrumentation diagrams for any treatment subsystem shall be kept in a place, or made available in such a manner, that they may be readily viewed by all persons responsible for all or part of the operation of the drinking water system.

16.0 Operations and Maintenance Manual

- 16.1 An up-to-date operations and maintenance manual or manuals shall be maintained and applicable parts of the manual or manuals shall be made available for reference to all persons responsible for all or part of the operation or maintenance of the drinking water system.
 - 16.1.1 For clarity, up-to-date in the context of condition 16.1 means an operations and maintenance manual or manuals that reflects the current procedures in use within the drinking water system.
- 16.2 The operations and maintenance manual or manuals, shall include at a minimum:

- 16.2.1 The requirements of this licence and associated procedures;
- 16.2.2 The requirements of the drinking water works permit for the drinking water system;
- 16.2.3 A description of the processes used to achieve primary and secondary disinfection within the drinking water system including where applicable:
- a) A copy of the CT calculations used to ensure that at all times, CT provided shall be greater than or equal to the CT required for the pathogen inactivation; and,
 - b) The validated operating conditions for UV disinfection equipment, including a copy of the validation certificate;
- 16.2.4 Procedures for monitoring and recording the in-process parameters necessary for the control of any treatment subsystem and for assessing the performance of the drinking water system;
- 16.2.5 Procedures for the operation and maintenance of monitoring equipment;
- 16.2.6 Contingency plans and procedures for the provision of adequate equipment and material to deal with emergencies, upset conditions and equipment breakdown;
- 16.2.7 Procedures for dealing with complaints related to the drinking water system, including the recording of the nature of the complaint and any investigation and corrective action taken in respect of the complaint;
- 16.3** Procedures necessary for the operation and maintenance of any alterations to the drinking water system shall be incorporated into the operations and maintenance manual or manuals prior to those alterations coming into operation.

17.0 CT Calculations

Table B1: CT Calculations	
Column 1 Document Title or File Name	Column 2 Version Number and Date
2025 Arnprior - CT Information	July 16, 2025

- 17.1** Any changes to the CT calculations used as the basis for primary disinfection in the drinking water system, described in Table B1 must be:
- 17.1.1 structured to ensure that the provided CT is greater than or equal to the CT (or log inactivation) required for the pathogen inactivation as described in Schedule E of this licence;

- 17.1.2 included in the operations and maintenance manual described in condition 16 of Schedule B in this licence prior to being implemented;
- 17.1.3 reviewed by a Licensed Engineering Practitioner; and,
- 17.1.4 submitted to the Director no later than 30 days after the date that the changes have been implemented.



Schedule C: System-Specific Conditions

System Owner	Arnprior, The Corporation of the Town of
Licence Number	170-101
Drinking Water System Name	Arnprior Drinking Water System
Licence Effective Date	February 24th, 2026

1.0 System Performance

Rated Capacity

1.1 For each treatment subsystem listed in column 1 of Table 1, the maximum daily volume of treated water that flows from the treatment subsystem to the distribution system shall not exceed the value identified as the rated capacity in column 2 of the same row.

1.1.1 Despite condition 1.1, where maximum flow rates in Table 2 limit the volume of water that may be treated by the treatment subsystem, the maximum daily volume of treated water that flows from the treatment subsystem listed in column 1 of Table 1 to the distribution system shall not exceed the value identified as the operational capacity in column 3 of the same.

Table 1: Rated Capacity		
Column 1 Treatment Subsystem Name	Column 2 Rated Capacity (m ³ /day)	Column 3 Operational Capacity (m ³ /day)
Walter E. Prentice Water Filtration Plant and Distribution System	10,340	10,340

Maximum Flow Rates

1.2 For each treatment subsystem listed in column 1 of Table 2, the maximum flow rate of water that flows into a treatment subsystem component listed in column 2 shall not exceed the value listed in column 3 of the same row.

Table 2: Maximum Flow Rates		
Column 1 Treatment Subsystem Name	Column 2 Treatment Subsystem Component	Column 3 Maximum Flow Rate (L/s)
Not Applicable	Not Applicable	Not Applicable

1.3 Despite conditions 1.1 and 1.2, a treatment subsystem may be operated temporarily at a maximum daily volume and/or a maximum flow rate above the values set out in column 2 or column 3 of Table 1 and column 3 of Table 2 respectively for the purposes of fighting a large fire or for the maintenance of the drinking water system.

- 1.4** Condition 1.3 does not authorize the discharge into the distribution system of any water that does not meet all of the requirements of this licence and all other regulatory requirements, including compliance with the Ontario Drinking Water Quality Standards.

Residuals Management

- 1.5** In respect of an effluent discharged into the natural environment from a treatment subsystem or treatment subsystem component listed in column 1 of Table 3:
- 1.5.1** The annual average concentration of a test parameter identified in column 2 shall:
- a) not exceed the value in column 3 of the same row; and
 - b) be calculated at least once monthly as the running annual average based on the previous twelve months of results;
- 1.5.2** Where the average concentration of a test parameter identified in column 2 exceeds the value in column 3, the concentration shall be reported to the local Ministry district office within 72 hours of receipt of the last lab result used in the calculation;
- 1.5.3** The maximum concentration of a test parameter identified in column 2 shall not exceed the value in column 4 of the same row;
- 1.5.4** Where the maximum concentration of a test parameter identified in column 2 exceeds the value in column 4, the discharge shall be reported in accordance with s.13.2 of O. Reg. 675.98 and recorded in accordance with s.12.2 of O. Reg. 675.98 within 24 hours of receipt of the lab result; and,
- 1.5.5** The test parameters listed in column 2 of Table 3 shall be sampled in accordance with conditions 5.2, 5.3 and 5.4 of Schedule C in this Licence.

Table 3: Residuals Management			
Column 1 Treatment Subsystem or Treatment Subsystem Component Name	Column 2 Test Parameter	Column 3 Annual Average Concentration (mg/L)	Column 4 Maximum Concentration (mg/L)
Filter backwash wastewater Residuals treatment	Total Suspended Solids	25	--
	Total Chlorine Residual	0.02	0.1
Actiflo Residuals treatment	Total Suspended Solids	25	--
	Total Chlorine Residual	NA	NA

UV Disinfection Equipment Performance

- 1.6** For each treatment subsystem or treatment subsystem component listed in column 1 of Table 4, and while directing water to the distribution system and being used to meet pathogen log removal/inactivation credits specified in Schedule E:
- 1.6.1 The UV disinfection equipment shall be operated within the validated limits for the equipment at all times such that a continuous pass-through UV dose is maintained throughout the life time of the UV lamp(s) that is at least the minimum continuous pass-through UV dose set out in column 2 of the same row
- 1.6.2 In addition to any other sampling, analysis and recording that may be required, the ultraviolet light disinfection equipment shall test for the test parameters set out in column 4 of the same row at a testing frequency of once every five (5) minutes or less and record the test data at a recording frequency of once every four (4) hours or less;
- 1.6.3 If there is a UV disinfection equipment alarm signaling that the disinfection equipment is malfunctioning, has lost power, or is not providing the appropriate level of disinfection the test parameters set out in column 4 of the same row shall be recorded at a recording frequency of once every five minutes or less until the alarm condition has been corrected;
- 1.6.4 A monthly summary report shall be prepared at the end of each calendar month which sets out the time, date and duration of each UV equipment alarm described in condition 1.6.3, the volume of water treated during each alarm period and the actions taken by the operating authority to correct the alarm situation;

Table 4: UV Disinfection Equipment

Column 1 Treatment Subsystem or Treatment Subsystem Component Name	Column 2 Minimum Continuous Pass-Through UV Dose (mJ/cm ²)	Column 3 Control Strategy	Column 4 Test Parameter
Not applicable	Not applicable	Not applicable	Not applicable

Filtration Performance

- 1.7** For each treatment subsystem in column 1 of Table 1 and while the filter effluent line is directing water to the next stage of the treatment process and being used to meet pathogen log removal/inactivation credits specified in Schedule E:
- 1.7.1 Filtrate turbidity shall be continuously monitored from each filter;
- 1.7.2 Continuous monitoring test result data shall be used for the filter performance for filter performance calculations;

- 1.7.3 Filter performance calculations shall be performed at a minimum of once every 72 hours or more frequently if required by the Ministry's Procedure for Disinfection of Drinking Water in Ontario;
 - 1.7.4 If the filter performance calculation result for any individual filter does not meet the percent criterion specified in Schedule E, an adverse water quality report shall be made as per Schedule 16-4 of O. Reg. 170/03 immediately after the calculation and assessment is conducted.
- 1.8** The requirement for the Owner to comply with condition 1.7 shall come into force on March 31, 2027.
- 1.8.1 Prior to transitioning to the requirements set out in condition 1.7, the Owner shall ensure that performance criterion for filtered water turbidity of less than or equal to 0.3 NTU in 95% of the measurements each month shall be met for each filter.
 - 1.8.2 For greater certainty the timeframe described in condition 1.8 is intended to provide a period for transition. Implementation may occur on or before the date indicated in this condition.

2.0 Flow Measurement and Recording Requirements

- 2.1** For each treatment subsystem identified in column 1 of Table 1 and in addition to any other flow measurement and recording that may be required, continuous flow measurement and recording shall be undertaken for:
- 2.1.1 The flow rate (L/s) and daily volume (m³/day) of treated water that flows from the treatment subsystem to the distribution system.
 - 2.1.2 The flow rate (L/s) and daily volume (m³/day) of water that flows into the treatment subsystem.
- 2.2** For each treatment subsystem component identified in column 2 of Table 2 and in addition to any other flow measurement and recording that may be required, continuous flow measurement and recording shall be undertaken for the flow rate and daily volume of water that flows into the treatment subsystem component.
- 2.3** Where a rated capacity from Table 1 or a maximum flow rate from Table 2 is exceeded, the following shall be recorded:
- 2.3.1 The difference between the measured amount and the applicable rated capacity or maximum flow rate specified in Table 1 or Table 2;
 - 2.3.2 The time and date of the measurement;
 - 2.3.3 The reason for the exceedance; and
 - 2.3.4 The duration of time that lapses between the applicable rated capacity or maximum flow rate first being exceeded and the next measurement where the applicable rated capacity or maximum flow rate is no longer exceeded.

3.0 Calibration of Flow Measuring Devices

- 3.1** All flow measuring devices that are required by regulation, by a condition in the drinking water works permit 170-201, or by a condition otherwise imposed by the Ministry, shall be checked and where necessary calibrated in accordance with the manufacturer's instructions.
- 3.2** If the manufacturer's instructions do not indicate how often to check and calibrate a flow measuring device, the equipment shall be checked and where necessary calibrated at least once every twelve (12) months during which the drinking water system is in operation.
- 3.2.1** For greater certainty, if condition 3.2 applies, the equipment shall be checked and where necessary calibrated not more than 30 days after the first anniversary of the day the equipment was checked and calibrated in the previous 12-month period.

4.0 Calibration of CT Monitoring System

- 4.1** Any measuring instrumentation that forms part of the monitoring system for CT shall be checked and where necessary calibrated at least once every 12 months during which the drinking water system is in operation, or more frequently in accordance with the manufacturer's instructions.
- 4.1.1** For greater certainty, if condition 4.1 applies, the instrumentation shall be checked and where necessary calibrated not more than 30 days after the first anniversary of the day the equipment was checked and calibrated in the previous 12-month period.

5.0 Additional Sampling, Testing and Monitoring

Drinking Water Health and Non-Health Related Parameters

- 5.1** For each treatment subsystem or treatment subsystem component identified in column 1 of Tables 5 and 6 and in addition to any other sampling, testing and monitoring that may be required, sampling, testing and monitoring shall be undertaken for a test parameter listed in column 2 at the sampling frequency listed in column 3 and at the monitoring location listed in column 4 of the same row.

Table 5: Drinking Water Health Related Parameters			
Column 1 Treatment Subsystem or Treatment Subsystem Component Name	Column 2 Test Parameter	Column 3 Sampling Frequency	Column 4 Monitoring Location
Walter E. Prentice Water Filtration Plant and Distribution System	Benzo(a)pyrene	Quarterly	Point of entrance to distribution system
	Nitrosodimethylamine (NDMA)	Quarterly	Farthest point in the distribution system

Table 6: Drinking Water Non-Health Related Parameters

Column 1 Treatment Subsystem or Treatment Subsystem Component Name	Column 2 Test Parameter	Column 3 Sampling Frequency	Column 4 Monitoring Location
Walter E. Prentice Water Filtration Plant and Distribution System	Total Organic Carbon	Quarterly	Entrance to Distribution System
	Dissolved Organic Carbon	Quarterly	Entrance to Distribution System
	Colour	Quarterly	Entrance to Distribution System

Environmental Discharge Parameters

- 5.2** For each treatment subsystem or treatment subsystem component identified in column 1 of Table 7 and in addition to any other sampling, testing and monitoring that may be required, sampling, testing and monitoring shall be undertaken for a test parameter listed in column 2 using the sample type identified in column 3 at the sampling frequency listed in column 4 and at the monitoring location listed in column 5 of the same row.
- 5.3** For the purposes of Table 7:
- 5.3.1 Manual Composite means the mean of at least three grab samples taken during a discharge event, with one sample being taken immediately following the commencement of the discharge event, one sample being taken approximately at the mid-point of the discharge event and one sample being taken immediately before the end of the discharge event; and
- 5.3.2 Automated Composite means samples must be taken during a discharge event by an automated sampler at a minimum sampling frequency of once per hour.
- 5.4** Any sampling, testing and monitoring for the test parameter Total Suspended Solids shall be performed in accordance with the requirements set out in the publication “Standard Methods for the Examination of Water and Wastewater”, 23rd Edition, 2017, or as amended from time to time by more recently published editions.

Table 7: Environmental Discharge Parameters

Column 1 Treatment Subsystem or Treatment Subsystem Component Name	Column 2 Test Parameter	Column 3 Sample Type	Column 4 Sampling Frequency	Column 5 Monitoring Location
Filter backwash wastewater Residuals treatment	Suspended Solids (composite)	Composite	Monthly	Point of Discharge – Residue management supernatant discharge sampling port
	Total Chlorine Residual	Grab	Monthly	Point of Discharge – Residue management supernatant discharge sampling port
Actiflo Residuals treatment	Suspended Solids (composite)	Composite	Monthly	Point of Discharge – Residue management supernatant discharge sampling port

5.5 Pursuant to Condition 10 of Schedule B of this licence, the owner may undertake the following environmental discharges associated with the maintenance and/or repair of the drinking water system:

5.5.1 The discharge of potable water from a watermain to a road or storm sewer;

5.5.2 The discharge of potable water from a water storage facility or pumping station:

- a) To a road or storm sewer; or
- b) To a watercourse where the discharge has been dechlorinated and if necessary, sediment and erosion control measures have been implemented.

5.5.3 The discharge of dechlorinated non-potable water from a watermain, water storage facility or pumping station to a road or storm sewer;

5.5.4 The discharge of raw water from a groundwater well to the environment where if necessary, sediment and erosion control measures have been implemented; and

5.5.5 The discharge of raw water, potable water or non-potable water from a treatment subsystem to the environment where if necessary, the discharge has been dechlorinated and sediment and erosion control measures have been implemented.

5.5.6 The discharge of any excess water to a road, storm sewer or the environment, associated with the management of materials excavated as part of watermain construction or repair, where necessary sediment, erosion and environmental control measures have been implemented.

6.0 Studies Required

6.1 Not Applicable

7.0 Harmful Algal Blooms

7.1 The owner shall develop and keep up to date a Harmful Algal Bloom Monitoring, Reporting and Sampling Plan (herein known as the "Plan") that, at a minimum:

7.1.1 Meets the requirements set out in the Ministry document titled "Harmful Algal Bloom Guide for Owners and Operators of Municipal Residential Drinking Water Systems", dated January 29, 2024;

7.1.2 Is updated within 12 months of any update to the guide described in condition 7.1.1;

7.1.3 Is maintained in a format that is available onsite at the drinking water system, for inspection upon request by Ministry staff; and,

7.1.4 Is implemented each year for the period identified within the Plan.

7.2 The owner must ensure that all relevant drinking water system staff are provided with training on the Plan each year, prior to the period described in the Plan.

7.3 When a Harmful Algal Bloom is suspected or occurring:

7.3.1 Water samples must be:

- a) Collected at least once per week from locations identified in the Plan, or otherwise as directed by the Ministry or the medical officer of health;
- b) Repeatedly collected until 3 consecutive samples have shown non-detection of microcystin and the algal bloom is no longer suspected or visually observed; and,
- c) Submitted to a laboratory licensed to perform ELISA testing for total microcystin

7.3.2 The bloom must be reported to the local medical officer of health and the Ministry in accordance with procedures outlined in the Plan.

7.4 Corrosion Control Implementation

7.4.1 The Owner shall implement the Town of Arnprior Corrosion Control Plan dated November 3, 2014 and as amended on December 8, 2016 monitor the effectiveness of the corrosion control measures.

7.4.2 The Owner shall prepare an Evaluation Report to assess the effectiveness of the corrosion control measures. The report shall contain the following information in 5.1.3 – 5.1.7, where applicable:

- 7.4.3 A list of all lead results and a summary of any key corrosion control parameter measurements at the point treated water enters the distribution system and premise plumbing with the frequencies identified in Table 1:

Table 1: Monitoring the Effectiveness of Preferred Measures			
Column 1 Parameters	Column 2 Point of Entry	Column 3 Distribution System	Column 4 Residential and Non-Residential Taps
Lead	Quarterly	4 samples minimum, annually	12 samples minimum, annually
Alkalinity	Quarterly	4 samples minimum, annually	12 samples minimum, annually
pH	SCADA (continuous)	4 samples minimum, annually	12 samples minimum, annually
Orthophosphate (and soda ash)	-	1/month ¹	As per Corrosion Control Plan
Other Parameters in Table 6.1 the Ministry's Guidance Document for Corrosion Control Monitoring, dated December 2009.	-	-	-

¹ – Orthophosphate samples to be collected at the Towns Water Pollution Control Centre sample tap.

- 7.4.4 A technical evaluation of the effectiveness of corrosion control measures including:
- Any key milestones of implementation, including equipment malfunction or upset conditions;
 - The ability to maintain operating conditions and inhibitor concentrations, in the distribution system and premise plumbing; and
 - The ability to achieve reduction in lead levels and other corrosion related parameters in the distribution system and premise plumbing.
- 7.4.5 A summary of lead levels and other metals monitored at the following locations, since implementation of corrosion control, and comparison to pre-implementation levels:
- Distribution system;
 - Residential plumbing; and,
 - Non-residential plumbing.
- 7.4.6 An evaluation of secondary impacts as a result of corrosion control implementation of corrosion control measures, including any:
- Customer feedback or water quality complaints, since implementation of corrosion control, with analysis of reasons;
 - Impacts on secondary disinfection, including biofilm formation; and,

- c) Impacts on wastewater treatment plants receiving treated water from the owner, including estimates of increases in phosphorous loadings to the receiver, and comparison to effluent limits.
- 7.4.7 A summary of results of all other aspects of the Owner's lead mitigation strategy including:
 - a) Lead service line replacement on public and private property;
 - b) Outreach and education, especially to populations vulnerable to lead in drinking water;
 - c) Faucet filter program, and,
 - d) Involvement of public health authorities.
- 7.5 The Corrosion Control Evaluation Report outlined in 5.1.2 shall cover each calendar year, and shall be submitted to the Director by March 31st, annually.
- 7.6 The lead sampling data shall be submitted every 6 months to the Ottawa District Office, no later than 30 days following the previous bi-annual sampling periods.

8.0 Source Protection

- 8.1 The Owner shall implement risk management measures, as appropriate, to manage any potential threat to drinking water that results from the operation of the drinking water system.
- 8.2 Where the drinking water system, or a portion thereof, is located in a source protection area as defined in the *Clean Water Act, 2006*, the owner shall prepare an "Assessment of Fuel Storage and Handling" (the "Assessment") on or before March 30, 2027.
- 8.3 At a minimum, the Assessment shall:
 - 8.3.1 Identify all locations that are part of drinking water system where fuel is stored or handled within a well head protection area (WHPA) or intake protection zone (IPZ), as identified in the ministry's Source Protection Information Atlas (SPIA) mapping tool.
 - 8.3.2 For each location identified under 8.3.1, document an evaluation of the fuel storage or handling for the purposes of determining if the fuel storage or handling is a Significant Drinking Water Threat by using the SPIA, the latest Technical Rules under the *Clean Water Act, 2006* and in particular, the tables of drinking water quality threats, having regard to the circumstances set out in the table and the vulnerability score of each fuel storage or handling location in the WHPA or IPZ.
 - 8.3.3 Having regard to conditions 8.8, 8.9 and 8.10, determine and document the risk management measures that shall be implemented in respect of each fuel storage or handling location mentioned in condition 8.3.2 that is determined to be a Significant Drinking Water Threat.

- 8.4** If the Owner proposes to make alterations to the drinking water system authorized in Schedule B of the drinking water works permit that would result in any new or modified fuel storage or handling that is part of the drinking water system, the Owner shall, before making the alteration, ensure that the new or modified fuel storage or handling is identified and evaluated in accordance with conditions 8.3.1, 8.3.2 and 8.3.3, and the Assessment is updated accordingly.
- 8.5** The owner shall review the Assessment at least once every twelve (12) months and:
- 8.5.1 If the Technical Rules under the *Clean Water Act, 2006*, the delineation of any WHPA or IPZ in the source protection area, or any applicable source protection plan policies have changed since the Assessment was last reviewed under this condition, identify and evaluate fuel storage or handling in accordance with conditions 8.3.1, 8.3.2 and 8.3.3 and update the Assessment accordingly.
- 8.5.2 Record the date that the review was completed and outcome(s) of the review.
- 8.6** The owner shall notify the Director in writing within thirty (30) days of preparing or updating an Assessment that identifies or changes one or more fuel storage or handling Significant Drinking Water Threats.
- 8.7** The notification required in condition 8.6 shall:
- 8.7.1 list new location(s) where fuel storage or handling has been identified as a Significant Drinking Water Threat;
- 8.7.2 list the locations where existing fuel storage or handling has become or is no longer a Significant Drinking Water Threat; and,
- 8.7.3 be submitted using the "Director Notification Form" published by the Ministry.
- 8.8** Where fuel storage or handling is identified as a Significant Drinking Water Threat, the owner shall implement risk management measures for the fuel oil storage systems that ensure fuel is appropriately stored and managed to protect the raw water source of supply for the drinking water system or subsystem.
- The measures shall include the following:
- 8.8.1 The storage tank(s) associated with the fuel oil systems shall be inspected at least once every twelve months, or more frequently as recommended by the manufacturer or required by the Technical Standards and Safety Act (TSSA) 2000, and applicable regulations, codes and standards.
- 8.8.2 the inspection required by condition 8.8.1 shall be performed by a person certified for that purpose under the TSSA and shall include, at a minimum,
- 8.8.3 Visual inspection of the fuel oil tank, tubing, and piping for leaks;
- 8.8.4 Where the tank is below grade (underground), visible components of the tank should be inspected, including the fill pipe and vent;

- 8.8.5 Visual inspection of any grade-level secondary containment;
- 8.8.6 Inspection of any equipment installed to monitor or measure fuel levels;
- 8.8.7 Inspection of any cut-off or control valves and associated equipment;
- 8.8.8 Visual inspection of any fuel pumps and/or sumps and testing of such devices for proper operation;
- 8.8.9 Inspection of any installed corrosion protection systems;
- 8.8.10 Testing for water at the bottom of storage tanks that are not bottom outlet tanks; and,
- 8.8.11 Inspection of any installed electronic or mechanical leak-detection equipment.
- 8.9** A record of the inspections performed in accordance with condition 8.8.1 and a record of any associated repairs, maintenance or upgrades shall be kept on-site and available for review by ministry staff.
- 8.10** Spill or leak detection and spill response procedures shall be incorporated into the Operations and Maintenance Manual required under condition 16 of this licence.
- 8.11** Where the local source protection plan outlines risk management measures for fuel storage or handling in addition to those identified in 8.8, the measures identified in the source protection plan shall also be implemented.
- 8.12** The owner shall undertake alterations and develop operating procedures as appropriate to ensure that the storage and handling of fuel is adequately managed to protect the source of drinking water.



Schedule D: Conditions for Relief from Regulatory Requirements

System Owner	Arnprior, The Corporation of the Town of
Licence Number	170-101
Drinking Water System Name	Arnprior Drinking Water System
Licence Effective Date	March 31, 2021

No relief from regulatory requirements is authorized by the Director under section 46 of the SDWA in respect of the drinking water system.

1.0 Continuous Monitoring

- 1.1 Notwithstanding the requirements of O. Reg. 170/03 and the table to Schedule 6, the last column (Minimum Alarm Standard), items 1 and 2 shall be changed from:

“0.1 milligrams per litre *less* than the concentration of free chlorine residual that is required to achieve primary disinfection”, to:

“at least 0.1 milligrams per litre *greater* than the concentration of free chlorine residual that is required to achieve primary disinfection”

2.0 Chlorine Residual in the Distribution System

- 2.1 Where a chlorine residual below the values set out in s.1-2(2)(4) of Schedule 1 of O. Reg. 170/03 is identified at a location within the distribution system and:

- 2.1.1 the drinking water system's water treatment equipment is confirmed to be operating effectively;
- 2.1.2 any adverse result is reported in accordance with s.16-3(1)(4) or s.16-3(1)(5) in Schedule 16 of O. Reg. 170/03;
- 2.1.3 the operator undertakes corrective action required by s.17-4 in Schedule 17 or s.18-4 in Schedule 18 of O. Reg. 170/03; and
- 2.1.4 actions are taken to prevent reoccurrence(s) of low chlorine residual results at the location,

the owner shall be deemed not to have contravened s.1-2(2)(4) in Schedule 1 of O. Reg. 170/03.

- 2.2 For clarity, actions taken under condition 2.1 d) may include but are not limited to implementation of a flushing program, enhancement of an existing flushing program, or infrastructure upgrades.

Schedule E: Pathogen Log Removal/Inactivation Credits

System Owner	Arnprior, The Corporation of the Town of
Licence Number	170-101
Drinking Water System Name	Arnprior Drinking Water System
Licence Effective Date	February 24th, 2026

1.0 Primary Disinfection Pathogen Log Removal/Inactivation Credits

Arnprior Water Filtration Plant

Madawaska River [SURFACE WATER]

Minimum Log Removal/ Inactivation Required	Cryptosporidium Oocysts	Giardia Cysts ^a	Viruses ^b
Arnprior Water Filtration Plant	2	3	4

^a At least 0.5 log inactivation of Giardia shall be achieved by the disinfection portion of the overall water treatment process.

^b At least 2 log inactivation of viruses shall be achieved by disinfection.

Log Removal/Inactivation Credits Assigned ^c	Cryptosporidium Oocysts	Giardia Cysts	Viruses
Conventional Filtration	2	2.5	2
Chlorination [CT: Clearwell]	-	0.5+	2+

^c Log removal/inactivation credit assignment is based on each treatment process being fully operational and the applicable log removal/inactivation credit assignment criteria being met.

Treatment Component	Log Removal/Inactivation Credit Assignment Criteria
Conventional Filtration	1. A chemical coagulant shall be used at all times when the treatment plant is in operation; 2. Chemical dosages shall be monitored and adjusted in response to variations in raw water quality; 3. Effective backwash procedures shall be maintained including filter-to-waste or an equivalent procedure during filter ripening to ensure that effluent turbidity requirements are met at all times; 4. Filtrate turbidity shall be continuously monitored from each filter; and 5. Performance criterion for filtered water turbidity of less than or equal to 0.3 NTU in 95% of the measurements shall be met for each filter.
Chlorination	1. Sampling and testing for free chlorine residual shall be carried out by continuous monitoring equipment in the treatment process at or near a location where the intended contact time has just been completed in accordance with the Ministry's Procedure for Disinfection of Drinking Water in Ontario; and 2. At all times, CT provided shall be greater than or equal to the CT required to achieve the log removal credits assigned.
Primary Disinfection Notes	



DRINKING WATER WORKS PERMIT

Permit Number: 170-201

Issue Number: 4

Pursuant to the *Safe Drinking Water Act*, 2002, S.O. 2002, c. 32, and the regulations made thereunder and subject to the limitations thereof, I hereby issue this drinking water works permit under Part V of the *Safe Drinking Water Act*, 2002, S.O. 2002, c. 32 to:

Arnprior, The Corporation of the Town of

105 Elgin St
Arnprior, ON K7S 0A8

For the following municipal residential drinking water system:

Arnprior Drinking Water System

This drinking water works permit includes the following:

Schedule	Description
Schedule A	Drinking Water System Description
Schedule B	General
Schedule C	All documents issued as Schedule C to this drinking water works permit which authorize alterations to the drinking water system
Schedule D	Process Flow Diagrams

Upon the effective date of this drinking water works permit #170-201, all previously issued versions of permit #170-201 are revoked and replaced by this permit.

DATED at TORONTO this 24th day of February, 2026

Signature

Aziz Ahmed, P.Eng.
Director
Part V, *Safe Drinking Water Act*, 2002

Schedule A: Drinking Water System Description

System Owner	Arnprior, The Corporation of the Town of
Permit Number	170-201
Drinking Water System Name	Arnprior Drinking Water System
Permit Effective Date	February 24th, 2026

1.0 System Description

- 1.1 The following is a summary description of the works comprising the above drinking water system:

Overview

The **Arnprior Drinking Water System** consists of 1 drinking water treatment plant serving approximately a population of 9,890. The source is the Madawaska River. This system can be categorized as a conventional coagulation, flocculation, clarification, and filtration facility, with the chemically assisted clarification process being a two-train proprietary package unit. There are three dual-media filters; optional powdered activated and prechlorination systems, as well as full-time chlorination, fluoridation, soda ash, phosphoric acid and ammonia addition. Ammonia is added to produce chloramines for secondary disinfection; added when the water flows from CW1 to CW2. There is approximately 65 km of distribution watermain.

Treatment Plant

Name	Arnprior Water Filtration Plant
Street Address	71 James Street, Arnprior Town, County of Renfrew
UTM Coordinates	NAD83, Zone 18, Easting: 394000 Northing: 5031220
System Type	Treatment and Distribution
Notes	a main building housing the treatment units and control, testing and monitoring equipment

Surface Water Supply

Intake Crib

Description	Concrete intake structure, pipe, screen,
Equipment	500 mm diameter intake pipe
Location	Located approximately 10m from the west riverbank, Madawaska River
Notes	

Low Lift Works

Wet Well

Description	33 m ³ (3 m x 3.2 m x 3.4 m deep) wet well, with three (3) low lift pumps.
Notes	Mesh intake screen

Low Lift Pumps

Description	A raw water low lift pumping station
Equipment	Two (2) vertical turbine and one (1) centrifugal raw water pumps each rated at 11,000 m ³ /d at a total dynamic head (TDH) of 25 m; one (1) duty and two (2) standby
Notes	Pumps convey raw water through a 400 mm raw watermain into the water treatment plant. Turbidity and pH analyzers, coagulant and prechlorination injection points, and two (2) 350 mm flow transmitters are installed on this line prior to the flash mixing process. The flow elements are installed after the watermain splits to packaged coagulation, flocculation, clarification system.

Coagulation/Flocculation

Coagulation/Flocculation Facilities

Description	Proprietary package for coagulation, flocculation and clarification, consisting of two (2) ballasted flocculation water treatment trains, complete with concrete tankage, each rated at a nominal capacity of 11,000 m ³ /day and each train consisting of the following:
Equipment (on each train)	one (1) automatically operated raw water inlet valve;
	one (1) flash mix tank having approximate inside dimensions of 1.1 m by 1.1 m by 3.6 m top water level, and working volume of approximately 4.4 m ³ , equipped with a mechanical mixer;
	one (1) coagulation tank having approximate inside dimensions of 2.5 m by 1.8 m by 3.6 m top water level, and working volume of approximately 16.2 m ³ , equipped with a mechanical mixer;
	one (1) injection tank having approximate inside dimensions of 2.5 m by 1.8 m by 3.6 m top water level, and working volume of approximately 16.2 m ³ , equipped with a mechanical mixer and polymer injection piping;
	one (1) maturation tank having approximate inside dimensions of 3.4 m by 3.9 m by 3.6 m top water level, and working volume of approximately 47.7 m ³ , equipped with a mechanical mixer and polymer injection piping;
	one (1) clarifier tank having approximate inside dimensions of 4.1 m by 3.9 m complete with a mechanical scraper and include settling module; one (1) recirculation pump for recycling settled sand and residuals to the hydrocyclones;
	one (1) hydrocyclone, complete with splitter box, for separating microsand and residuals and sending microsand back into the injection tank and to send the residuals to a common settling tank for both trains;
	one (1) clarified water turbidity monitor, one (1) raw water pH monitor and level monitors;
	a process control system;
Notes	

Filtration

Filters

Description	Three (3) dual media filters (two different filter designs)
Dimensions	Three (3) dual media (Sand/anthracite) filters with a total filter area of 97.5m ² (5.9m x 5.5m per filter, each with a maximum filtration rate of 7 m/hr (m ³ /m ² /hr) at maximum daily flow with one of the filters out of service); media consisting of a 400 mm sand layer and a 600 mm anthracite layer; a prefabricated underdrain system, complete with air scour
	An actuated valve on the outlet of each filter automatically controlled to maintain a constant filter flow rate; a flow meter, a differential pressure head loss transmitter, level transmitter and an on-line turbidimeter on each of the filters
	one (1) air blower rated for 500 L/s at 45 kPa
Notes	

Backwash Pumps

Description	A filter backwash system including a split case backwash pump drawing from the clearwell, with a butterfly valve providing a backup backwash system using distribution system pressure, requiring manual operation.
Capacity	Pump has a rated capacity of 34,350 m ³ /d at 15m TDH
Notes	Filtered water is conveyed through magnetic flow meters, combined into a common header and delivered to both clearwells (operating in series).

Backwash Residuals Treatment

Description	Filters backwash wastewater with polymer addition, the backwash residuals are clarified, the supernatant dechlorinated using sodium bisulphite and drained by gravity to the Madawaska River and sludge pumped to sanitary sewers.
Equipment	One (1) concrete residuals treatment tank with polymer addition, flocculators and gravity settling with an approximate nominal capacity of 63.0 m ³ (approx. 6.0 m x 3.0 m x 3.5 m top water level).
	Polymer system including a mixing tank and mixer, one (1) storage tank, secondary containment, and two (2) polymer chemical feed pumps (one duty and one standby) with automatic switchover;
	Two (2) mechanical flocculators to aid in mixing of polymer with residuals water in the settling tank;
	Dechlorination system for supernatant, comprised of two (2) sodium bisulphite chemical feed pumps (one duty, one standby) with automatic switchover, capable of supplying up to 0.5 L/min at a pressure of 100 kPa, with secondary containment for the sodium bisulphite supply; containers
	Three (3) sludge hoppers at tank bottom for sludge collection;
	Two (2) sludge pumps (one duty and one standby) each capable of delivering approximately 24 L/s at a TDH of 8.6 m to the sanitary forcemain;
Notes	☐ An effluent sample is collected by Waterworks staff and analyzed for its chlorine sample, prior to being discharged to the Madawaska River. ☐ The polymer addition system is currently not in use.

Actiflo Settling Tanks Residuals Treatment

Description	Actiflo wastewater from the hydrocyclones is sent to a common residuals tank. This raw water residuals does not contain chlorine. The supernatant is drained by gravity to the Madawaska River and sludge to backwash sludge pumps and pumped to sanitary sewers.
Equipment	One concrete residuals treatment tank with gravity settling 6.0m (long), 3.0m (wide), 3.5m side water depth.
	Supernatant overflow weir and piping for discharge to storm sewer
	Three sludge sloped bottom hoppers
	Three automated sludge valves
	Two Actiflo/backwash sludge pumps
	A baffled sand settling box
Notes	A supernatant effluent sample is collected by Waterworks staff and analyzed for its total suspended solids prior to being discharged to the Madawaska River.

Clear Well and High Lift Works

Clear Wells

Description	Two clear wells in series
Dimensions	Volume of clearwell 1 is 2,167 m3.
	Volume of clearwell 2 is 1804m3.
Notes	Chlorine is added just prior to the first clearwell. Clearwell 1 consists of 2 cells divided by a concrete baffle wall and is hydraulically connected to Clearwell 2, which consists of a single cell divided by a concrete wall. Treated water passes through the clearwells and is conveyed to the high lift pump wet well. Soda ash for pH control is added in Clearwell 2.

High Lift Pump Station

Description	Pumps, meters and analyzers.
Equipment	Three (3) high lift pumps, each designed to deliver approximately 125 L/s at a TDH of 70m
	Finished water analyzers for Total Chlorine, pH, and Fluoride, and a flow meter for treated water to the distribution system.
	400mm diameter treated water header connected to the distribution system
Notes	Pumps draw from second clearwell.

Emergency Power

Backup Power Supply

Description	400kW diesel engine standby power generator set located in a separate outdoor enclosure
Notes	With a 2,270 L double wall storage tank

Chemical Addition

Coagulant

Description	A liquid coagulant injection system.
Feed Point	Watermain immediately upstream of the flash mixing process.
Equipment	Two (2) coagulant chemical feed pumps (one duty and one standby) with automatic switchover.
	One (1) 22,700 L fibreglass reinforced plastic storage tank, with secondary containment;
	One (1) 8,000 L storage tank.

Notes	The system is sized for dosing aluminum chloride or other alternate liquid coagulant chemicals;
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Polymer

Description	Polymer injection system
Feed Point	Three locations in the Actiflo Train, at the Injection tank, Maturation Tank and Hydrocyclones
Equipment	One (1) mixing tank c/w mixer.
	Two (2) storage tanks.
	Two Polymer Chemical Metering Pumps, one pump dedicated to each Actiflow unit.
Notes	Flow to each injection point is balanced using Rotameters in each dedicated line to the feed point.

Aqueous Ammonia

Description	Aqueous ammonia system
Feed Point	Between the clearwells
Equipment	Two (2) aqueous ammonia chemical feed pumps (one duty and one standby) with automatic switchover.
	flow meter between clearwells to pace ammonia;
	one (1) level sensor
	secondary containment for supply containers and day tank.
Notes	

Chlorine

Description	A disinfection system utilizing gas chlorination for prechlorination and primary disinfection.
Feed Point	Before the flash mixer for prechlorination and directly into the clearwell inlet for primary disinfection
Equipment	Chlorine gas storage facilities consisting of approximately twenty 68kg bottles stored on site, two scales (one duty and one standby) measuring the tared weight of chlorine and the bottle; automatic switchover from duty to standby cylinder based on a preset bottle pressure
	Two (2) chlorinators (one duty, one standby), and using water from the distribution system as injection water, and an online chlorine residual analyzer to continuously monitor free chlorine residual in the treated water from the end of Clearwell#1
Notes	

Hydrofluosilicic Acid

Description	A fluoridation storage and injection system
Feed Point	Effluent launders of the filters

Equipment	Two (2) double lined concrete bulk storage tanks with a total volume of 15.8 m ³ for the storage of hydrofluosilicic acid (HFS);
	One (1) magnetic drive chemical transfer pump to transfer HFS to a polyethylene day tank;
	One (1) diaphragm chemical feed pump.
Notes	

Soda Ash

Description	A hydrated soda ash feed system consisting of a 1000 kg bag dry chemical hopper station
Feed Point	Clearwell compartment at the high lift pump compartment
Equipment	one (1) volumetric screw feeder
	one (1) slurry mix tank, c/w mixer
	Two (2) transfer pumps
	One (1) distribution tank, c/w mixer
	Two (2) feed pumps, operated on a variable speed mode
	Mixing pump and piping to convey the slurry to the Feed Points
	one (1) on-line pH analyzer for monitoring the pH of treated water
Notes	Used for treated water pH adjustment at a target pH on real time basis, for corrosion control purpose

Phosphoric Acid

Description	A phosphoric acid solution feed system consisting of a duplex feed pump system
Feed Point	High lift pump compartment
Equipment	One (1) storage tank
	Two (2) feed pumps
Notes	Used for developing a protective coating inside the water distribution system piping, for corrosion control purpose

Instrumentation and Control**SCADA System**

Description	Motor control center, PLC and SCADA to control and monitor plant process equipment, raw water, filtered water, backwash water and treated water flow meters including all related piping, electrical and mechanical works, plumbing and ventilation, yard piping, instrumentation and control and metering
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	equipment required for a fully operable Water Filtration Plant
Notes	System control with data acquisition including various on-line analyzers and monitors, including the following regulatory equipment: - Turbidity Analyzers – Filter 1, 2 & 3 effluent - Free Cl Analyzer – Clearwell #1 effluent - Flow meter – Between Clearwell #1 & 2 - Level Monitor – Clearwell #1 & 2 - pH Analyzer – Clearwell #2 effluent Treated water - Fluoride Analyzer – Treated water - Total Cl Analyzer – Treated water - Flow meter – Treated water - Pressure Sensor – high lift discharge - Flow meter – raw water

Additional Instrumentation Supporting Regulatory Compliance

Description	Additional instrumentation supporting regulatory compliance.
Notes	- pH and temperature meter – Lab equipment (CT calculation) - Spectrophotometer – Lab Equipment - Turbidity analyzer – Lab Equipment

Elevated Storage Tanks

Elevated water tower

Location	433 Hartney Street, Arnprior, Ontario
UTM Coordinates	
Description	2,365 m ³ elevated composite water storage tank
Dimensions	2,365 m ³
Equipment	NA
Notes	

Watermains

1.2 Watermains within the distribution system comprise:

1.2.1 Watermains that have been set out in each document or file identified in column 1 of Table 1.

Table 1: Watermains	
Column 1 Document or File Name	Column 2 Date
2025 Arnprior - Distribution System Map	2025

- 1.2.2 Watermains that have been added, modified, replaced or extended further to the provisions of Schedule C of this drinking water works permit on or after the date identified in column 2 of Table 1 for each document or file identified in column 1.
- 1.2.3 Watermains that have been added, modified, replaced or extended further to an authorization by the Director on or after the date identified in column 2 of Table 1 for each document or file identified in column 1.



Schedule B: General

System Owner	Arnprior, The Corporation of the Town of
Permit Number	170-201
Drinking Water System Name	Arnprior Drinking Water System
Permit Effective Date	February 24th, 2026

1.0 Applicability

- 1.1 In addition to any other applicable legal requirements, the drinking water system identified above shall be altered and operated in accordance with the conditions of this drinking water works permit and the licence #170-101.
- 1.2 The definitions and conditions of licence #170-101 are incorporated into this permit and also apply to this drinking water system.

2.0 Alterations to the Drinking Water System

- 2.1 Any document issued by the Director to be incorporated into Schedule C to this drinking water works permit shall provide authority to alter the drinking water system in accordance with the applicable conditions of this drinking water works permit and licence #170-101.
- 2.2 All documents issued by the Director as described in condition 2.1 shall form part of this drinking water works permit.
- 2.3 All parts of the drinking water system in contact with drinking water that are added, modified, replaced, extended shall be disinfected in accordance with a procedure approved by the Director or in accordance with the applicable provisions of the following documents:
 - a) The ministry's Watermain Disinfection Procedure, dated August 1, 2020;
 - b) Subject to condition 2.3.2, any updated version of the ministry's Watermain Disinfection Procedure;
 - c) Subject to condition 2.3.3,
 - a. AWWA C652 – Standard for Disinfection of Water-Storage Facilities;
 - b. AWWA C653 – Standard for Disinfection of Water Treatment Plants;
 - and,
 - c. AWWA C654 – Standard for Disinfection of Wells.
- 2.3.1 For greater certainty, where an activity has occurred that could introduce contamination, including but not limited to repair, maintenance, or physical / video inspection, all equipment that may come in contact with the drinking water system shall be disinfected in accordance with the requirements of condition 2.3. above.
- 2.3.2 Updated requirements described in condition 2.3 b) are effective six months from the date of publication of the updated Watermain Disinfection Procedure.
- 2.3.3 Requirements described in condition 2.3 c) are effective until:

- a) In the case of AWWA C652, six months after the issue date of the ministry's Water Storage Facility Disinfection Procedure;
 - b) In the case of AWWA C653, six months after the issue date of the ministry's Water Treatment Plant Disinfection Procedure; and,
 - c) In the case of AWWA C654, six months after the issue date of the ministry's Wells Disinfection Procedure.
- 2.3.4 The ministry documents described in condition 2.3.3 shall be implemented within the timeframe specified in condition 2.3.3 and once implemented all parts of the drinking water system in contact with drinking water that are added, modified, replaced or extended shall be disinfected in accordance with the applicable provisions of the document or a procedure approved by the Director.
- 2.3.5 After the initial issue date, any updated requirements are effective six months from the date of publication of the updated Water Storage Facility Disinfection Procedure, Water Treatment Plant Disinfection Procedure or Wells Disinfection Procedure.
- 2.3.6 For greater certainty the timeframes described in conditions 2.3.2, 2.3.3 and 2.3.5 are intended to provide a period for transition. Implementation may occur at any point within the identified timeframe in these conditions.
- 2.4 The owner shall notify the Director in writing within thirty (30) days of the placing into service or the completion of any addition, modification, replacement, removal or extension of the drinking water system which had been authorized through:
 - 2.4.1 Schedule B to this drinking water works permit which would require an alteration of the description of a drinking water system component described in Schedule A of this drinking water works permit;
 - 2.4.2 Any document to be incorporated in Schedule C to this drinking water works permit respecting works other than watermains; or
 - 2.4.3 Any approval issued prior to the issue date of the first drinking water works permit respecting works other than watermains which were not in service at the time of the issuance of the first drinking water works permit.
- 2.5 The notification required in condition 2.4 shall be submitted using the "Director Notification Form" published by the Ministry.
- 2.6 For greater certainty, the notification requirements set out in condition 2.4 do not apply to any addition, modification, replacement, removal or extension in respect of the drinking water system which:
 - 2.6.1 Is exempt from subsection 31(1) of the SDWA by subsection 9.(2) of O. Reg. 170/03;
 - 2.6.2 Constitutes maintenance or repair of the drinking water system; or
 - 2.6.3 Is a watermain authorized by condition 3.1 of Schedule B of this drinking water works permit.
- 2.7 The owner shall notify the legal owner of any part of the drinking water system that is prescribed as a municipal drinking water system by section 2 of O. Reg. 172/03 of the

requirements of the licence and this drinking water works permit as applicable to the prescribed system.

- 2.8 For greater certainty, the owner may only carry out alterations to the drinking water system in accordance with this drinking water works permit after having satisfied other applicable legal obligations, including those arising from the *Environmental Assessment Act*, *Niagara Escarpment Planning and Development Act*, *Oak Ridges Moraine Conservation Act*, 2001 and *Greenbelt Act*, 2005.

3.0 Watermain Additions, Modifications, Replacements and Extensions

- 3.1 The owner may alter the drinking water system, or permit it to be altered by a person acting on the owner's behalf, by adding, modifying, replacing or extending a watermain within the distribution system subject to the following conditions:

- 3.1.1 The design of the watermain addition, modification, replacement or extension:

- a) Has been prepared by a licensed engineering practitioner;
- b) Has been designed only to transmit water and has not been designed to treat water;
- c) Satisfies the design criteria set out in the Ministry publication "Watermain Design Criteria for Future Alterations Authorized under a Drinking Water Works Permit – June 2012", as amended from time to time; and
- d) Is consistent with or otherwise addresses the design objectives contained within the Ministry publication "Design Guidelines for Drinking Water Systems, 2008", as amended from time to time.

- 3.1.2 The maximum demand for water exerted by consumers who are serviced by the addition, modification, replacement or extension of the watermain will not result in an exceedance of the rated capacity of a treatment subsystem or the maximum flow rate for a treatment subsystem component as specified in the licence, or the creation of adverse conditions within the drinking water system.

- 3.1.3 The watermain addition, modification, replacement or extension will not adversely affect the distribution system's ability to maintain a minimum pressure of 140 kPa at ground level at all points in the distribution system under maximum day demand plus fire flow conditions.

- 3.1.4 Secondary disinfection will be provided to water within the added, modified, replaced or extended watermain to meet the requirements of O. Reg. 170/03.

- 3.1.5 The watermain addition, modification, replacement or extension is wholly located within the municipal boundary over which the owner has jurisdiction.

- 3.1.6 The owner of the drinking water system consents in writing to the watermain addition, modification, replacement or extension.

- 3.1.7 A licensed engineering practitioner has verified in writing that the watermain addition, modification, replacement or extension meets the requirements of condition 3.1.1.

-
- 3.1.8 The owner of the drinking water system has verified in writing that the watermain addition, modification, replacement or extension meets the requirements of conditions 3.1.2 to 3.1.6.
- 3.2 The authorization for the addition, modification, replacement or extension of a watermain provided for in condition 3.1 does not include the addition, modification, replacement or extension of a watermain that:
- 3.2.1 Passes under or through a body of surface water, unless trenchless construction methods are used;
- 3.2.2 Has a nominal diameter greater than 750 mm;
- 3.2.3 Results in the fragmentation of the drinking water system; or
- 3.2.4 Connects to another drinking water system, unless:
- a) Prior to construction, the owner of the drinking water system seeking the connection obtains written consent from the owner or owner's delegate of the drinking water system being connected to; and
- b) The owner of the drinking water system seeking the connection retains a copy of the written consent from the owner or owner's delegate of the drinking water system being connected to as part of the record that is recorded and retained under condition 3.3.
- 3.3 The verifications required in conditions 3.1.7 and 3.1.8 shall be:
- 3.3.1 Recorded on "Form 1 – Record of Watermains Authorized as a Future Alteration", as published by the Ministry, prior to the watermain addition, modification, replacement or extension being placed into service; and
- 3.3.2 Retained for a period of ten (10) years by the owner.
- 3.4 For greater certainty, the verification requirements set out in condition 3.3 do not apply to any addition, modification, replacement or extension in respect of the drinking water system which:
- 3.4.1 Is exempt from subsection 31(1) of the SDWA by subsection 9.(2) of O. Reg. 170/03; or
- 3.4.2 Constitutes maintenance or repair of the drinking water system.
- 3.5 The document or file referenced in Column 1 of Table 1 of Schedule A of this drinking water works permit that sets out watermains shall be retained by the owner and shall be updated to include watermain additions, modifications, replacements and extensions within 12 months of the addition, modification, replacement or extension.
- 3.6 The updates required by condition 3.5 shall include watermain location relative to named streets or easements and watermain diameter.



- 3.7 Despite clause (a) of condition 3.1.1 and condition 3.1.7, with respect to the replacement of an existing watermain or section of watermain that is 6.1 meters in length or less, if a licensed engineering practitioner has:
- 3.7.1 inspected the replacement prior to it being put into service;
 - 3.7.2 prepared a report confirming that the replacement satisfies clauses (b), (c) and (d) of condition 3.1.1 (i.e. "Form 1 – Record of Watermains Authorized by a Future Alteration" (Form 1), Part 3, items No. 2, 3 and 4); and
 - 3.7.3 appended the report referred to in condition 3.7.2 to the completed Form 1,
- the replacement is exempt from the requirements that the design of the replacement be prepared by a licensed engineering practitioner and that a licensed engineering practitioner verify on Form 1, Part 3, item No. 1 that a licensed engineering practitioner prepared the design of the replacement.
- 3.8 For greater certainty, the exemption in condition 3.7 does not apply to the replacement of an existing watermain or section of watermain if two or more sections of pipe, each of which is 6.1 meters in length or less, are joined together, if the total length of replacement pipes joined together is greater than 6.1 meters.

4.0 Minor Modifications to the Drinking Water System

- 4.1 The drinking water system may be altered by adding, modifying or replacing the following components in the drinking water system:
- 4.1.1 Coagulant feed systems in the treatment system, including the location and number of dosing points:
 - a) Prior to making any alteration to the drinking water system under condition 4.1.1, the owner shall undertake a review of the impacts that the alteration might have on corrosion control or other treatment processes; and
 - b) The owner shall notify the Director in writing within thirty (30) days of any alteration made under condition 4.1.1 and shall provide the Director with a copy of the review.
 - c) The notification required in condition 4.1.1 b) shall be submitted using the "Director Notification Form" published by the Ministry
 - 4.1.2 Instrumentation and controls, including new SCADA systems and upgrades to SCADA system hardware;
 - 4.1.3 SCADA system software or programming that:
 - a) Measures, monitors or reports on a regulated parameter;
 - b) Measures, monitor or reports on a parameter that is used to calculate CT; or,
 - c) Calculates CT for the system or is part of the process algorithm that calculates log removal, where the impacts of addition, modification or replacement have been reviewed by a licensed engineering practitioner;

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- 4.1.4 Filter media, backwashing equipment, filter troughs, and under-drains and associated equipment in the treatment system;
 - 4.1.5 Spill containment works; or,
 - 4.1.6 Coarse screens and fine screens
- 4.2 The drinking water system may be altered by adding, modifying, replacing or removing the following components in the drinking water system:
- 4.2.1 Treated water pumps, pressure tanks, and associated equipment;
 - 4.2.2 Raw water pumps and process pumps in the treatment system;
 - 4.2.3 Inline booster pumping stations that are not associated with distribution system storage facilities and are on a watermain with a nominal diameter not exceeding 200 mm;
 - 4.2.4 Re-circulation devices within distribution system storage facilities;
 - 4.2.5 In-line mixing equipment;
 - 4.2.6 Chemical metering pumps and chemical handling pumps;
 - 4.2.7 Chemical storage tanks and associated equipment;
 - 4.2.8 Measuring and monitoring devices that are not required by regulation, by a condition in the Drinking Water Works Permit, or by a condition otherwise imposed by the Ministry.
 - 4.2.9 Chemical injection points;
 - 4.2.10 Valves;
 - 4.2.11 Fuel storage tanks and spill containment works, and associated equipment or,
 - 4.2.12 Any other component(s) where the Director has provided authorization in writing to proceed with the alteration.
- 4.3 The drinking water system may be altered by replacing the following:
- 4.3.1 Raw water piping, treatment process piping or treated water piping within the treatment subsystem;
 - 4.3.2 Measuring and monitoring devices that are required by regulation, by a condition in the Drinking Water Works Permit or by a condition otherwise imposed by the Ministry.
 - 4.3.3 Coagulants and pH adjustment chemicals, where the replacement chemicals perform the same function;



- a) Prior to making any alteration to the drinking water system under condition 4.3.3, the owner shall undertake a review of the impacts that the alteration might have on corrosion control or other treatment processes; and
 - b) The owner shall notify the Director in writing within thirty (30) days of any alteration made under condition 4.3.3 and shall provide the Director with a copy of the review.
 - c) The notification required in condition 4.3.3 b) shall be submitted using the "Director Notification Form" published by the Ministry.
- 4.4 Any alteration of the drinking water system made under conditions 4.1, 4.2 or 4.3 shall not result in:
 - 4.4.1 An exceedance of a treatment subsystem rated capacity or a treatment subsystem component maximum flow rate as specified in the licence;
 - 4.4.2 The bypassing or removal of any unit process within a treatment subsystem;
 - 4.4.3 The addition of any new unit process other than coagulation within a treatment subsystem;
 - 4.4.4 A deterioration in the quality of drinking water provided to consumers;
 - 4.4.5 A reduction in the reliability or redundancy of any component of the drinking water system;
 - 4.4.6 A negative impact on the ability to undertake compliance and other monitoring necessary for the operation of the drinking water system; or
 - 4.4.7 An adverse effect on the environment.
- 4.5 The owner shall verify in writing that any addition, modification, replacement or removal of drinking water system components in accordance with conditions 4.1, 4.2 or 4.3 has met the requirements of the conditions listed in condition 4.4.
- 4.6 The verifications and documentation required in condition 4.5 shall be:
 - 4.6.1 Recorded on "Form 2 – Record of Minor Modifications or Replacements to the Drinking Water System" published by the Ministry, prior to the modified or replaced components being placed into service; and
 - 4.6.2 Retained for a period of ten (10) years by the owner.
- 4.7 For greater certainty, the verification requirements set out in conditions 4.5 and 4.6 do not apply to any addition, modification, replacement or removal in respect of the drinking water system which:
 - 4.7.1 Is exempt from subsection 31(1) of the SDWA by subsection 9.(2) of O. Reg. 170/03; or
 - 4.7.2 Constitutes maintenance or repair of the drinking water system, including software changes to a SCADA system that are not listed in condition 4.1.3

- 4.8 The owner shall update any drawings maintained for the drinking water system to reflect the modification or replacement of the works, where applicable.

5.0 Equipment with Emissions to the Air

- 5.1 The drinking water system may be altered by adding, modifying or replacing any of the following drinking water system components that may discharge or alter the rate or manner of a discharge of a compound of concern to the air:
- 5.1.1 Any equipment, apparatus, mechanism or thing that is used for the transfer of outdoor air into a building or structure that is not a cooling tower;
 - 5.1.2 Any equipment, apparatus, mechanism or thing that is used for the transfer of indoor air out of a space used for the production, processing, repair, maintenance or storage of goods or materials, including chemical storage;
 - 5.1.3 Laboratory fume hoods used for drinking water testing, quality control and quality assurance purposes;
 - 5.1.4 Low temperature handling of compounds with a vapor pressure of less than 1 kilopascal;
 - 5.1.5 Maintenance welding stations;
 - 5.1.6 Minor painting operations used for maintenance purposes;
 - 5.1.7 Parts washers for maintenance shops;
 - 5.1.8 Emergency chlorine and ammonia gas scrubbers and absorbers;
 - 5.1.9 Venting for activated carbon units for drinking water taste and odour control;
 - 5.1.10 Venting for a stripping unit for methane removal from a groundwater supply;
 - 5.1.11 Venting for an ozone treatment unit;
 - 5.1.12 Natural gas or propane fired boilers, water heaters, space heaters and make-up air units with a total facility-wide heat input rating of less than 20 million kilojoules per hour, and with an individual fuel energy input of less than or equal to 10.5 gigajoules per hour; or
 - 5.1.13 Emergency generators that fire No. 2 fuel oil (diesel fuel) with a sulphur content of 0.5 per cent or less measured by weight, natural gas, propane, gasoline or biofuel, and that are used for emergency duty only with periodic testing.
- 5.2 The owner shall not make an addition, modification, or replacement described in condition 5.1 in relation to an activity that is not related to the treatment and/or distribution of drinking water.



- 5.3 The emergency generators identified in condition 5.1.13 shall not be used for non-emergency purposes including the generation of electricity for sale or for peak shaving purposes.
- 5.4 The owner shall ensure that the criteria outlined for standby power sources in s.20.4 of O. Reg. 419/05 (Air Pollution – Local Air Quality) are met for all discharge that occurs from the use of emergency generators added, modified or replaced under condition 5.1.13.

Performance Limits

- 5.5 The owner shall ensure that a drinking water system component identified in conditions 5.1.1 to 5.1.13 is operated at all times to comply with the following limits:
- 5.5.1 For equipment other than emergency generators, the maximum concentration of any compound of concern at a point of impingement shall not exceed the corresponding point of impingement limit;
- 5.5.2 For emergency generators, the maximum concentration of nitrogen oxides at sensitive receptors shall not exceed the applicable point of impingement limit, and at non-sensitive receptors shall not exceed the Ministry half-hourly screening level of 1880 ug/m³ as amended; and
- 5.5.3 The noise emissions comply at all times with the limits set out in publication NPC-300, as applicable.
- 5.6 The owner shall verify in writing that any addition, modification or replacement of works in accordance with condition 5.1 has met the requirements of the conditions listed in condition 5.5.
- 5.7 The owner shall document how compliance with the performance limits outlined in condition 5.5.3 is being achieved, through noise abatement equipment and/or operational procedures.
- 5.8 The verifications and documentation required in conditions 5.6 and 5.7 shall be:
- 5.8.1 Recorded on "Form 3 – Record of Addition, Modification or Replacement of Equipment Discharging a Contaminant of Concern to the Atmosphere", as published by the Ministry, prior to the additional, modified or replacement equipment being placed into service; and
- 5.8.2 Retained for a period of ten (10) years by the owner.
- 5.9 For greater certainty, the verification and documentation requirements set out in conditions 5.6 and 5.8 do not apply to any addition, modification or replacement in respect of the drinking water system which:
- 5.9.1 Is exempt from subsection 31(1) of the SDWA by subsection 9.(2) of O. Reg. 170/03; or
- 5.9.2 Constitutes maintenance or repair of the drinking water system.
- 5.10 The owner shall update any drawings maintained for the works to reflect the addition, modification or replacement of the works, where applicable.

6.0 Previously Approved Works

- 6.1 The owner may add, modify, replace or extend, and operate part of a municipal drinking water system if:
 - 6.1.1 An approval was issued after January 1, 2004 under section 36 of the SDWA in respect of the addition, modification, replacement or extension and operation of that part of the municipal drinking water system;
 - 6.1.2 The approval expired by virtue of subsection 36(4) of the SDWA; and
 - 6.1.3 The addition, modification, replacement or extension commenced within five years of the date that activity was approved by the expired approval.

7.0 System-Specific Conditions

- 7.1 Not Applicable

8.0 Source Protection

- 8.1 Not Applicable



Schedule C: Authorization to Alter the Drinking Water System

System Owner	Arnprior, The Corporation of the Town of
Permit Number	170-201
Drinking Water System Name	Arnprior Drinking Water System
Permit Effective Date	February 24th, 2026

1.0 General

- 1.1 Table 2 provides a reference list of all documents to be incorporated into Schedule C that have been issued as of the date that this permit was issued.

- 1.1.1 Table 2 is not intended to be a comprehensive list of all documents that are part of Schedule C. For clarity, any document issued by the Director to be incorporated into Schedule C after this permit has been issued is considered part of this drinking water works permit.

Table 2: Schedule C Documents				
Column 1 Issue #	Column 2 Issued Date	Column 3 Description	Column 4 Status	Column 5 DN#
1	May 19, 2016	Implementation of Corrosion Control Plan	Achieved	3
2	February 17, 2026	Clearwell #1 replacement	On-going	Not Applicable

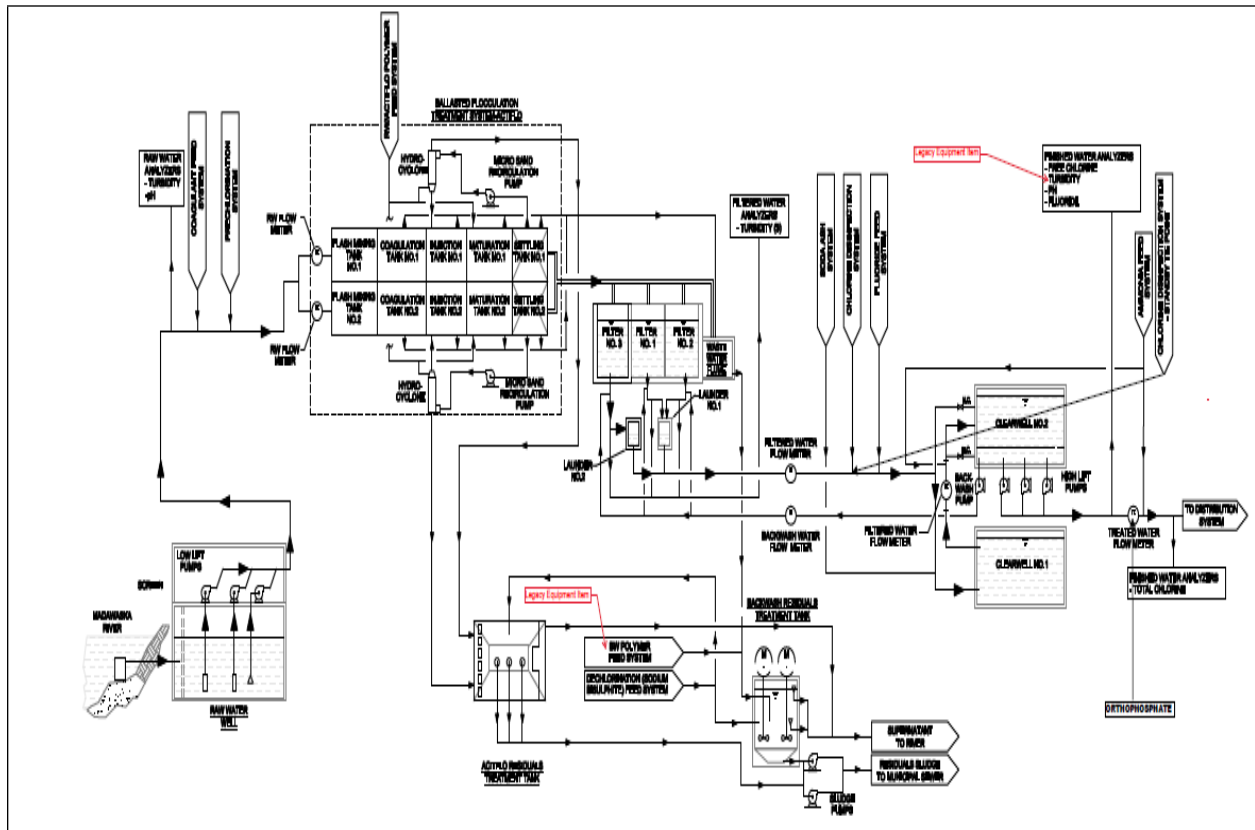
- 1.2 For each document described in columns 1, 2 and 3 of Table 2, the status of the document is indicated in column 4. Where this status is listed as 'Archived', the approved alterations have been completed and relevant portions of this permit have been updated to reflect the altered works. These 'Archived' Schedule C documents remain as a record of the alterations.

Schedule D: Process Flow Diagrams

System Owner	Arnprior, The Corporation of the Town of
Permit Number	170-201
Drinking Water System Name	Arnprior Drinking Water System
Permit Effective Date	February 24th, 2026

1.0 Process Flow Diagrams

Arnprior Water Filtration Plant



[Source: Town of Arnprior DWQMS Operational Plan - Version 25 – October 22, 2024]

Note: this process flow diagram is for reference only, and represents a high level overview of the system as of January 30, 2026.



Town of Arnprior Staff Report

Subject: Gaumond Bequest Project Application – Arnprior & District Humane Society Continued Flood Remediation

Report Number: 26-06-08-03

Report Author and Position Title: Kaila Zamojski, Town Clerk

Department: Clerk's Office

Meeting Date: June 8, 2026

Recommendations:

That Council approves a funding request from the Arnprior & District Humane Society in the amount of \$33,800 from the JA Gaumond Animal Control Centre Reserve Fund to assist with continued flood remediation and prevention work at the Animal Shelter, located at 490 Didak Drive, Arnprior, ON.

Background:

The Arnprior and District Humane Society (Humane Society) operates an animal shelter located on Didak Drive. The Humane Society is a no-kill shelter that takes in animals from Arnprior and the surrounding area. It is a non-profit organization supported by many fundraising events, corporate sponsors, bequests, cash donations, and in-kind services.

Since the late 1990's the Humane Society has acted as Pound Keeper for the Town in accordance with the provisions of the Town of Arnprior's By-laws. The Society is required to operate and maintain the pound in accordance with the standards set by the Society, as well as all applicable provincial legislation.

The Town of Arnprior was bequeathed \$125,290 by the late Col. J. Gaumond for the care and control of animals. The current balance in the JA Gaumond Animal Control Centre Reserve Fund is \$45,537. In 2008, Council adopted a Gaumond Bequest Project Criteria Policy to ensure that the JA Gaumond Animal Control Centre Reserve Fund is allocated to specific capital projects that benefit charitable, non-profit animal control centers in Arnprior on a long-term basis.

Discussion:

The Arnprior & District Humane Society requires Council approval in order to utilize the funding from the JA Gaumond Animal Control Centre Reserve Fund for contributions indicated in this report.

The Arnprior & District Humane Society experienced an unexpected flood in 2025 which required immediate action to prevent severe health issues (mold) and in order to continue their operations. Council in April of 2025 provided funding from the JA Gaumond Animal Control Centre Reserve Fund in the amount of \$5,640 for the immediate flood remediation work. The Arnprior & District Humane Society has noted their appreciation for this funding assistance, as well as has confirmed the initial remediation work was completed.

The Town has now received a request for funding to complete further flood remediation work to prevent future flooding (regrading, paving, drainage, piping, etc.). They have confirmed that insurance will not cover this work and are only funded by donations. The Humane Society did seek to obtain three quotes for the work to be completed, however were only able to secure two (2) quotes for the work. They chose the contractor which had extensive experience and offered multiple options that would be able to remediate both the front and back of the building, which is the request so that the whole building can be protected in the future.

To date the Arnprior & District Humane Society has received \$100,381.99 from the JA Gaumond Animal Control Centre Reserve Fund toward specific projects that will benefit Arnprior's Charitable Non-Profit Animal Control Centre on a long-term basis.

Date	Project Description	Amount
June 2009	Construction of Outbuilding	\$9,333.00
August 2009	Fence Replacement	\$6,214.91
September 2009	Installation of Ventilation System	\$15,376.13
September 2009	Construction of Outdoor Dog Kennels	\$5,050.00
March 2010	Interior Wiring Replacement	\$6,050.00
September 2010	Sterilizable Surfaces	\$5,367.00
November 2011	Grade, Pave and Undertake Septic Repairs	\$2,454.21
October 2013	Heating System and Air Conditioner	\$10,000.00
August 2015	Improvements to the Animal Shelter	\$10,850.34
November 2015	Replace Septic Tank	\$15,820.00
December 2019	Replace Shingles on Roof	\$8,226.40
April 2025	Flood Remediation	\$5,640.00
Total:		\$100,381.99

Options:

Options for Council consideration include:

1. Approve the funding request in the amount of \$33,800 to approve the continued flood remediation and prevention work costs.
2. Approve the funding request at less than 100% of what was requested.
3. Not approve the funding request.

Staff are recommending supporting this request in its entirety, Option 1.

Policy Considerations:

The application meets the intent of the Gaumond Bequest Project Criteria Policy, the Reserve and Reserve Funds Policy. It also shows the Town provides effective service delivery as well as fostering community wellbeing, as indicated in the Town's Strategic Plan, through supporting organizations like these in our community.

Financial Considerations:

The total cost of the project identified in this report is \$33,800.00. The requested funding is for 100% of the total project cost. The current balance in the JA Gaumond Animal Control Centre Reserve Fund prior to this expenditure is \$45,537. Remaining balance would be \$11,737. This reserve fund does earn interest annually which is why the current balance is greater than the original bequeath less previously issued funds.

Meeting Dates:

N/A

Consultation:

N/A

Documents:

1. Gaumond Bequest Funding Application from Arnprior & District Humane Society

Signatures

Reviewed by Department Head:

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

CAO Concurrence: Robin Paquette

Workflow Certified by Town Clerk: Kaila Zamojski

GAUMOND BEQUEST FUNDING APPLICATION

Applicant's Name	Arnprior & District Humane Society		
Address	490 Didak Drive, Arnprior, ON K7S 0C3		
Project Name	Future Flooding Prevention		
Project Location	490 Didak Drive, Arnprior, ON K7S 0C3		
Project Description	Site Drainage & Asphalt Remediation Following the Mar.16.25 shelter flood, we were able to perform perform flood remediation work, but we now need to prevent any future flooding. We have several quotes that would provide the following: A. Front of Building - Regrading, repaving & swale [\$18,400] B. Front of Building - Catch basin, piping & swale [\$27,500] C. Back of Building - Gravel Lot Swale [\$6,300] D. Front of Building - Regrading, drainage & piping [\$13,375]		
Short / Long Term Benefits	If we were to pick B & C above, this work will redirect all the water away from the building, thus preventing any further flooding risk.		
Other source of funding		\$	%
Other source of funding		\$	%
Funding requested (if the applicant is requesting 100% funding, a rationale shall be provided)		\$	%
		\$33,250	100
Total project Cost		\$33,800	\$33,250 = 100%
Impact on Operating Cost	If we could get this issue resolved, once and for all, we would not have to spend manhours and resources trying to redirect the spring flooding which was unfortunately NOT corrected by the work we did have done.		
Proposed Start Date	May 25, 2026	Proposed Completion Date	June/July 2026

Rationale (if requesting 100% funding):

This work is absolutely necessary and we have to get it done, right. We have no insurance coverage for this and we are funded 100% by donations from the public.



AUTHORIZED SIGNATURE

DATE

May 24, 2026



Town of Arnprior Staff Report

Subject: Proclamation for Pollinator Week (June 22-28, 2026)

Report Number: 26-06-08-04

Report Author and Position Title: Kaila Zamojski, Town Clerk

Department: Clerk's Office

Meeting Date: June 8th, 2026

Recommendations:

That Council proclaim June 22nd to 28th, 2026, as Pollinator Week 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 the event	Yes
Section 5.2.1 – Name and Address of Organization	Town of Arnprior 105 Elgin Street West Arnprior, Ontario, Canada K7S 0A8 https://www.pollinator.org/pollinator-week
Section 5.2.2 – Contact Person's Name	Environmental Advisory Committee Amy Dean, Environmental Engineering Officer
Section 5.2.3 – Name of Proclamation and Duration	Pollinator Week June 22 nd to 28 th , 2026

**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	No
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 – Pollinator Week (June 22nd to 28th, 2026)

Signatures

Reviewed by Department Head:

Reviewed by General Manager, Client Services/Treasurer:

CAO Concurrence: Robin Paquette

Workflow Certified by Town Clerk: Kaila Zamojski





Town of Arnprior Proclamation

Pollinator Week

June 22nd - 28th, 2026

Whereas Pollinator Week is an annual celebration in support of pollinator health that was initiated and is managed by Pollinator Partnership. It is a time to raise awareness for pollinators and spread the word about what we can do to protect them; and

Whereas, pollinator species such as birds and insects are essential partners of farmers and ranchers in producing much of our food supply; and

Whereas, pollination plays a vital role in the health of our national forests and grasslands, which provide forage, fish and wildlife, timber, water, mineral resources, and recreational opportunities as well as enhanced economic development opportunities for communities; and

Whereas, pollinator species provide significant environmental benefits that are necessary for maintaining healthy, biodiverse ecosystems; and

Whereas, the Town of Arnprior and its residents maintain green spaces throughout the Town that provide habitats to many pollinator species; and

Whereas, the Province of Ontario provides producers with conservation assistance to promote wise conservation stewardship, including the protection and maintenance of pollinators and their habitats on working lands and wildlands; and

Whereas, the Town of Arnprior, with the support of the Environmental Advisory Committee and Council is doing the following to support pollinator health and bring awareness to the importance of pollinators in our community:

- Applying to become a Bee City;
- Distributing Native Wildflower – Ontario Pollinator Mix seed packets and information brochures from Pollinator Partnership at the Arnprior Market throughout the season;
- Installing native pollinator gardens at Town Hall and the Arnprior Public Library;
- Continuing with the installation and maintenance of the meadow garden near the Arnprior Marina; and
- Completing a Tree Planting Program, with the planting of 233 native trees throughout the Town.



Now Therefore, the Council of the Town of Arnprior does hereby proclaim June 22nd to 28th, 2026, as Pollinator Week in the Town of Arnprior, and encourages all residents to learn more about pollinators, plant native species that support pollinators, support local bees and beekeepers, and continue to promote the health and wellbeing of pollinators in our community.

Lisa McGee, Mayor
Town of Arnprior





ARNPRIOR

Minutes of the Environmental Advisory Committee Meeting

March 30th, 2026

6:30 PM

Council Chambers – Town Hall

Committee and Staff Attendance

Committee Members Present:

Chris Toner, Vice Chair
Ted Strike, Councillor
Lessia Stefanison, Committee Member
Alexis Young, Committee Member

Committee Members Absent:

Natalie Deveau, Chair
Barry Goodman, Committee Member
Ben Shearer, Committee Member

Town Staff Present:

Kaitlyn Wendland, Deputy Clerk
Graeme Ivory, Director of Recreation
Sheena Baum, A/Environmental
Engineering Officer
Alix Jolicoeur, Manager of
Community Services/Planner
Kelly Vieira, Client Services
Coordinator
Emily Stovel, Manager of
Culture/Curator
John Steckly, General Manager of
Operations

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, Barry Goodman, and Ben Shearer.

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 001-26

Moved by Alexis Young

Seconded by Ted Strike

Be It Resolved That the agenda for the Environmental Advisory Committee Meeting dated Monday, March 30th, 2026, be adopted.

Resolution Carried

5. Disclosure of Pecuniary Interest

None

6. Adoption of Minutes of Previous Meeting(s)

Resolution Number 002-26

Moved by Lessia Stefanison

Seconded by Ted Strike

That the minutes for the November 17th, 2025, and December 17th, 2025, Environmental Advisory Committee meetings be adopted.

Resolution Carried

7. Presentations/ Delegations

None

8. Matters Tabled/ Deferred/ Unfinished Business

None

9. Staff Reports

a) Official Plan Policy – Environmental Protection Areas and Tree Cutting –

Manager of Community Services/Planner

The Manager of Community Services/Planner provided information and options for a tree cutting by-law and environmental protections. As well as an overview of the current policies in the Official Plan including environmental protection areas and other environmental areas. This included information surrounding the Municipal Act provisions for a tree cutting by-law and site alteration by-law.

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

- What can be done about trees on Town property that are cut without the Town's knowledge?
 - Tree cutting on private property would currently be a civil/ legal matter.

- Can the Town provide information to the public to educate on the location of environmentally protected areas and inform homeowners who reside in protected areas. Social media posts, website promotion, targeted mailers. Committee recommends social media posts and website content that references back to the Official Plan and environmentally protected areas.
- Discussion ensued surrounding other tree cutting by-laws in surrounding municipalities and their enforcement.

Committee members requested through the Chair the following motion:

Resolution Number 003-26

Moved by Alexis Young

Seconded by Lessia Stefanison

That the Committee recommend that the Council investigate the potential of a tree cutting by-law for environmentally protected zones, both Town owned and privately owned.

Resolution Carried

b) Museum Art Exhibit and Community Event Update – Manager of Culture/Curator

The Manager of Culture/Curator provided information following up on the December 17th, 2025 meeting held at the Arnprior and District Museum. This includes having an artist produce a comic on one of two topics; tree planting and waste reduction, as well as a conversations event and a communication strategy to inform the public on the work being completed by the committee.

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

- Committee members expressed interest in the topics presented for creating a comic strip on both tree planning and waste reduction. They also supported holding a workshop to connect the community to the art installation of the comic strip.
 - Committee members were asked to think about one or two questions they would like to bring to the community to incorporate into the work.
- The Environmental Engineering Officer and Manager of Culture/Curator noted they will bring back a proposal and presentation for the committee to review and plan how to roll this work out to community. Vice Chair, Councillor Chris Toner will reach out and draft a letter to service clubs for their interest in this matter.

- Committee members commented on the opportunity to present to Council in September as a wrap up on what they have accomplished in this term of the Environmental Advisory Committee, including what interests they have heard from residents on environmental issues as well the committee's recommendations for a future committee mandate.

c) Municipal Gardens – Native Species – General Manager, Operations & Director of Recreation

The General Manager, Operations and Director of Recreation provided drawings depicting the flower beds to be planted in the spring at Town Hall and the library. This included native perennial plants which would be salt and drought tolerant.

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

- Committee members commented on whether the plants would be cost effective in the long-term, perennials being more expensive as an upfront cost.
- Committee members commented on whether the Town will be including signage about what plants are in the gardens.

d) Pollinator Meadow Update – A/Environmental Engineering Officer

The Acting Environment Engineering Officer provided information as an update to the Pollinator Meadow initiative. Town was hoping to have finalized quantity of plants and a timeline from Canadian Wildlife Federation (CWF) but are still waiting with an estimated 600-900 plugs of plants to come. The location for the plants requires preparation and signage. Staff are continuing to work on this project.

e) Arnprior Trash Hunt, Pitch In Week, Earth Day – A/Environmental Engineering Officer and Director of Recreation

The Acting Environment Engineering Officer and Director of Recreation provided information on events taking place for Earth Day on April 22, 2026, and Pitch in Week from April 27 to May 3, 2026. It was noted that the final weekend will be the Great Arnprior Trash Hunt community run event.

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

- Committee members were asked if they recognized areas that could use a clean up to provide those locations to the Great Arnprior Trash Hunt organizers or Town staff to be able to pass along this information to those participating in clean up efforts.

- Committee asked that resources, public education, or info be shared to the Town social media channels, and Town website. These resources will be provided by committee members.

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	Complete
Educational materials for residents about native and pollinator species	Complete – on website and with the QR codes
Garden Awards	Remove from the plan
Understanding heritage/natural protected sites zoning	Complete – recommendation
Dark Sky Initiative	Resources on web
Bee City Canada Initiative	Staff have reviewed, will look for support on the application content. Requires Council resolution of support. Creating and promoting habitat, celebration during Pollinator Week.
Focus 2: Waste Reduction	Update/ Completed
Alternatives to traditional curbside green bin collection	Complete – presentation from Just Good compost and foodcycler
Foodcycler Promotion	Complete
Educational materials to support proper recycling	Added more info for the webpage
Focus 3: Healthy Waterways	Update/ Completed
Reduce the spread of aquatic invasive species	Complete
Educational materials to support residents in reducing invasive species spread	Complete
Options for cleaning boats at marina	Previously reviewed – not currently attainable



Focus 4: Carbon Footprint Reduction	Update/ Completed
Increase efficiencies/energy conservation at Town Buildings	Looking into it with Alexis, Natalie, and Ben
Supporting active transportation	Lessia and Alexis to present findings from conference at May meeting. Transportation Master Plan has not yet come to Council.
Energy efficiencies in new developments	Ben wanted to ask about this and understand what could be looked into. More to come

b) Roundtable Discussion

None

11. Adjournment

Resolution Number 004-25

Moved by Alexis Young

Seconded by Lessia Stefanison

That the Environmental Advisory Committee adjourn at 8:12 PM.

Resolution Carried





**Minutes of the Culture and Diversity Advisory Committee Meeting
April 7th, 2026, 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
Jamie Campbell, Committee Member
Jo Ann Pecaskie, Committee Member
David Quesnelle, Committee Member

Town Staff Present:

Emily Stovel, Manager of Culture /
Curator
Kaila Zamojski, Town Clerk
Kelly Vieira, Client Services
Coordinator

Committee Members Absent:

Leslie Anne Hook, Chair

1. Call to Order

Vice Chair Chris Couper, 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 Leslie Anne Hook, Chair.

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 007-26

Moved by Jennifer McGuire

Seconded by Jo Ann Pecaskie

Be It Resolved That the agenda for the Culture and Diversity Advisory Committee Meeting dated Tuesday, April 7th, 2026, be adopted.

Resolution Carried

5. Disclosure of Pecuniary Interest

None

6. Adoption of Minutes of Previous Meeting

Resolution Number 008-26

Moved by Jamie Campbell

Seconded by Dan Lynch

Be It Resolved That the minutes for the March 2nd, 2026, Culture and Diversity Advisory Committee meeting be adopted.

Resolution Carried

7. Presentations/ Delegations

a) Local Immigration Partnership Newcomer Event and Welcome Packages,

Gabriella Salera

The Manager of Culture/ Curator introduced Gabriella Salera from the Local Immigration Partnership, who provided a presentation to Committee Members outlining their organization as well as the programs and services they offer.

Information was provided on the process for the creation of an Inclusion Charter for the municipality, being a formal statement created and supported by the municipality, outlining a commitment to creating an inclusive, equitable and diverse environment.

Discussion ensued with Committee Members agreeing this was a great opportunity and requesting further information on how to get this process started. The Manager of Culture/ Curator noted that further information on this process could be discussed at a future meeting.

Further Discussion ensued among Committee members with the following being a summary of the comments received:

- Town may want to look at offering free coupons for swims, skates, etc. in a Welcome Package when one is developed.
- Discussion on how these welcome packages will be tracked and delivered to newcomers to ensure that they are getting to the right people, and the necessary information is included in them/ people receiving them are finding them helpful.
- Translation services were discussed, with the Local Immigration Partnership noting that their website has a plug in that is little cost and could potentially be applied to the Town website. Staff noted they would investigate this with the Marketing and Economic Development Officer.

8. Matters Tabled / Deferred / Unfinished Business

None

9. Staff Reports

a) Marketing Discussion, Emily Stovel, Manager of Culture/Curator

The Manager of Culture/Curator provided an overview of discussion on Marketing Cultural Work in the Community and using the Museum to help celebrate the work that has been done here at the CDAC as well as what continues to happen throughout our community.

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

- Short video/ montage series of things that have happened either as direct work from this committee or otherwise over this term, could be a good way to show the community the work that is being accomplished.
- Could create a challenge for people from the community to talk about “My Arnprior is...” and get people to tell them about their Arnprior experiences.
- Truth and Reconciliation is coming up, perhaps we as the Town should come up with ways to celebrate this in June and September.
- Promoting local cultural concerts in the area, with examples being provided about things happening already in our community.

b) Curator’s Report, Emily Stovel, Manager of Culture/Curator

The Manager of Culture/Curator provided an overview on the curator’s report.

Discussion ensued among committee members with the following being a summary of the comments:

- The Cultural Plan, when completed will help to bring things to Arnprior and gain access to further grants.
- Could the co-op program at the high-school help with a movie? The Manager of Culture/ Curator noted that she will be working with the high school.
- Tree project that is taking place in Town this year, will have programming linked to it from a cultural and community perspective with the Museum.

c) Training Exercise – Indigenous Relations, Emily Stovel, Manager of Culture/Curator

The Manager of Culture/Curator provided an overview of the training session that will be taking place on Friday this week.

10. New Business

a) Roundtable Discussion

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

- April 26th – Men's Shed Buskers will be performing in the afternoon.
- Thank you to Emily for bringing staff from the Museum to Council and for the Egg that was made and brought around to other facilities. This was a great initiative and well done.
- Leonard Spinks of Arnprior turned 100 this past week. Discussion ensued on his life being something that the Manager of Culture/Curator goes to gain some information on his historic background as a long-time resident of Arnprior.

11. Adjournment

Resolution Number 009-26

Moved by Jamie Campbell

Seconded by David Quesnelle

That the Culture and Diversity Advisory Committee adjourn at 7:53 PM.

Resolution Carried



South Ottawa Valley OPP Board

Minutes of the Meeting – Wednesday, April 8, 2026

Location: OPP Detachment Board Room, 410 O'Brien Rd, Renfrew

Time: Meeting called to order at 4:10 p.m.

1. Attendance

Present: Angela Field, Glen Campbell, Rob Tripp, Lisa McGee, Steve Parker, Jill Campbell, Connie White, Chair John Proctor

Regrets: Jason Legris

2. Call to Order

Chair Proctor called the meeting to order at 4:10 p.m.

3. Declarations of Interest

No declarations of interest were made.

4. Approval of Agenda

Moved by **B/M McGee**, seconded by **B/M G. Campbell**, **THAT** the agenda be approved.
Carried.

5. Approval of Previous Minutes

Moved by **B/M Proctor**, seconded by **V/C Tripp**, **THAT** the minutes be accepted as read. A suggestion was made that future minutes include last names for clarity. **Carried.**

6. Detachment Commander's Report – D/C MaryAnn MacNeil

D/C MacNeil provided her report and highlighted the following:

- **Grant Updates**
 - **Auto Theft Grant:** Program has concluded. Funds were used for metal signs, billboard materials, and promotional items.

- **RIDE Grant:** Year 1 of a 4-year program has been completed.
- **Staffing Update**
 - Ops Sgt is now serving as the **Leeds Detachment Commander**.
- **Community Events**
 - Preparations are underway for the **Second Annual Guitars and Gasoline event in Calabogie**.
 - The **Community Safety Day in Arnprior** experienced low attendance despite participation from 12 agencies. D/C MacNeil requested input on improving public turnout for future events.
- **Board/Detachment Naming Confusion**
 - B/M McGee noted confusion between the **South Ottawa Valley OPP Board** name and the **Renfrew OPP Detachment** name.
 - Chair Proctor asked whether the detachment name should be changed.
 - D/C MacNeil advised that a meeting with Regional Command is scheduled for **May 22**, and OPP board chairs are invited to attend.

7. Chair's Update – Chair Proctor

Chair Proctor provided updates on several matters:

- The board is currently in the midst of reviewing **board remuneration**.
- A **Conflict of Interest** issue involving the **Mayor of Gananoque** was noted.

8. Executive Assistant Hiring Process

It was agreed that **Jill Campbell, Rob Tripp, and Angela Field** will serve as the **Selection Committee**.

- **Resumé Submission Period:** April 15 – May 8
- **Review Period:** April 11 – 15
- **Interviews:** Week of May 18
- **Action:** V/C Tripp will circulate the job advertisement to board members prior to publication.

9. Complaint Review



V/C Tripp reported that a complaint regarding a Renfrew Detachment officer was investigated. The officer was found **not guilty**, having met all conditions of the required process.

10. Municipal Resident Survey

A survey must be distributed to residents of the **seven municipalities** served by the board.

11. Adjournment

Moved by **B/M G. Campbell**, **THAT** the meeting be adjourned at **6:10 p.m. Carried.**

The Corporation of the Town of Arnprior

By-law Number 7682-26

A by-law to amend By-law 7364-23 (Procedure By-law), to replace necessary wording in Section 7.4 Land Acknowledgement Statement, as well as include an Appendix D – Land Acknowledgement Template to allow for personalized Land Acknowledgements.

Whereas Section 238 of the Municipal Act, 2001, as amended, stipulates that every municipality and local board is required to pass a Procedure By-law governing the calling, place and proceedings of meetings; and

Whereas Council at their meeting on May 25, 2026, by way of resolution, provided direction to amend the Procedure By-law in regards to the Land Acknowledgement Statement; and

Whereas Council of the Corporation of the Town of Arnprior deems it necessary to amend its existing Procedure By-law Number 7364-23.

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

1. **That** the wording in Section 7.4 of the Procedure By-law Number 7364-23, be replaced with the following wording:

“The Presiding Officer, and/or through the Presiding Officer, another person present at the meeting, shall give a statement at the beginning of every Council meeting to acknowledge and show respect for the Indigenous Peoples as traditional stewards of the land we operate on. A template can be found in Appendix D to help guide the creation of a personalized Land Acknowledgement.”

2. **That** the following wording in Section 7.4 of the Procedure By-law Number 7364-23 be removed:

~~“An example of an appropriate acknowledgement at this time is as follows:~~

~~“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.”~~

3. **That** an Appendix D be added to the Procedure By-law Number 7364-23, as attached hereto.

That this By-law shall come into force and effect on the day of its adoption.

Passed in open Council this 8th day of June, 2026.

Signatures:

Lisa McGee, Mayor

Kaila Zamojski, Town Clerk

This by-law is deemed to be adopted on _____, 2026



DRAFT Land Acknowledgement

As the Arnprior Town Council (or the entity for whom you are speaking),

We respectfully acknowledge that we (choose: work/gather/celebrate) on the unceded and unsundered territory of the Algonquin Anishinaabeg peoples.

Insert here a brief story from local Algonquin life and experiences that have impacted you (options: recognize the harder parts of the shared history, recognize local neighbours and that we are all here now, together). Check the Pikwakanagan newsletters in Council packages and anishnabeknews.ca, Algonquins of Ontario: tanakiwin.com.

We are all so fortunate to know this place, to call this place home.

We are committed to learning about Indigenous experiences to ensure that contributions of all Indigenous neighbours will continue to be recognized for today and future generations.

We as the Town of Arnprior will encourage others to join us through public events and conversations that support growth and collaboration in learning and understanding.

Include here a brief statement about one's personal relationship with reconciliation.

The Corporation of the Town of Arnprior

By-law Number 7683-26

A by-law to appoint Kelly Vieira as a Deputy Division Registrar, Deputy Issuer of Marriage Licenses and Wedding Officiant for the Town of Arnprior.

Whereas Section 224 (d), of the Municipal Act, R.S.O. 2001, as amended, provides that Council may appoint to ensure that administrative practices and procedures are in place to implement the decisions of Council; and

Whereas a division registrar may, with the approval of the Registrar General, appoint one or more Deputy Division Registrars to act for them and any such deputy while so acting has all the powers and duties of the Division Registrar who appointed the deputy; and

Whereas Ontario Regulation 285/04 authorized Clerks of local municipalities to perform civil marriages;

Whereas Council of the Corporation of the Town of Arnprior adopted By-law Number 6252-13, as amended, authorizing the Clerk and Deputy Clerk to perform civil marriages; and

Whereas Section 228(4) of the Municipal Act, R.S.O. 2001, as amended, allows for the Clerk to delegate their powers and duties under the Municipal Act and any other Act, which includes the ability to delegate the duty to perform civil marriages; and

Whereas there continues to be an increase in the need for these municipal services, thus there is a need to have an additional municipal employee with the ability to perform these services; and

Whereas Council of the Corporation of the Town of Arnprior deems it expedient to approve of the appointment of an additional Deputy Division Registrar, Deputy Issuer of Marriage Licenses and Wedding Officiant, over and above the Deputy Clerk.

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

That Kelly Vieira be appointed as a Deputy Division Registrar, Deputy Issuer of Marriage Licenses and Wedding Officiant for the Town of Arnprior.

That this By-law shall come into force and effect on the day of its adoption.

Passed in open Council this 8th day of June, 2026.

Signatures:

Lisa McGee, Mayor

Kaila Zamojski, Town Clerk

This by-law is deemed to be adopted on _____, 2026.



The Corporation of the Town of Arnprior

By-law Number 7684-26

A by-law to amend By-law Number 6875-18 of the Corporation of the Town of Arnprior, as amended.

Pursuant to Section 34 of the Planning Act, 1990, the Council of the Town of Arnprior enacts as follow:

1. That By-law number 6875-18, as amended, is hereby further amended as follows:

Schedule “A” is amended to change the zoning of lots 1, 99 and 100 on Plan 49M-75 from “Residential Three exception eleven (R3*11)” to “Residential Three exception fifty-two (R3*52)”; and change the zoning of lots 2, and 101-109 on Plan 49M-75 from “Residential Three exception eleven (R3*11)” to “Residential Three exception fifty-three (R3*53)” as shown on the attached Schedule “A”, and,

a. By adding the following exceptions in “Table 10.1: Exceptions” as follows:

Exception Number	Base Zone	Permitted uses	Special Rules and/or Provisions that apply that are different than in the Base Zone
52	R3	All uses in the Residential Three (R3) zone	maximum driveway width for a single detached dwelling with 2 additional dwelling units: 50% of the frontage of the lot up to a maximum of 9.15 meters
53	R3	All uses in the Residential Three (R3) zone	maximum driveway width for a single detached dwelling with 2 additional dwelling units: 60% of the frontage of the lot up to a maximum of 9.15 meters

2. That this By-law shall come into full force and effect on the day of its adoption.

Passed in open Council this 8th day of June 2026.

Signatures:



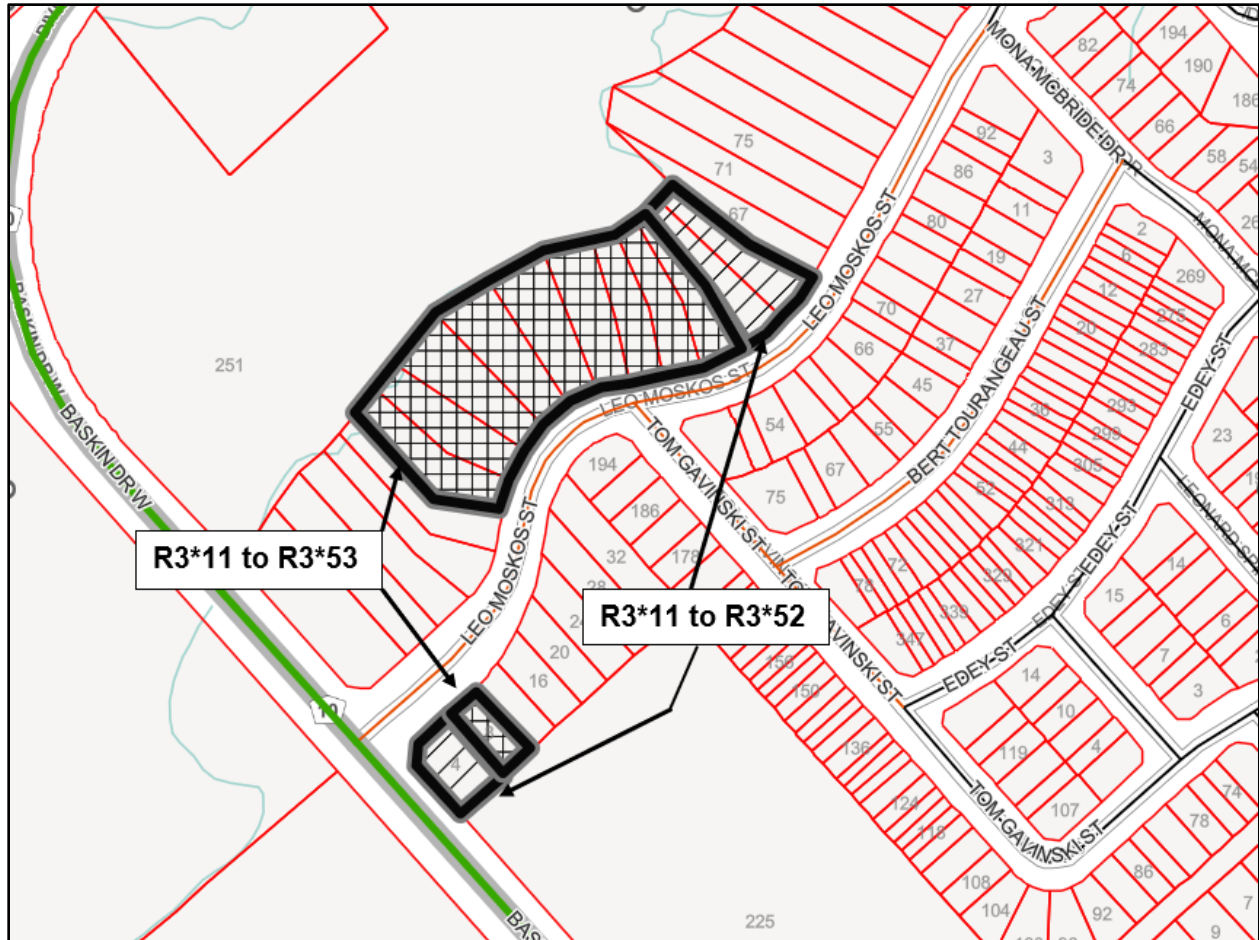
Lisa McGee, Mayor

Kaila Zamojski, Clerk

This by-law is deemed to be adopted on _____, 2026



Schedule "A"



This is Schedule "A" to By-law Number 7684-26

Passed in open Council this 8th day of June

2026. Signatures:

Lisa McGee, Mayor

Kaila Zamojski, Clerk

This by-law is deemed to be adopted on _____, 2026



The Corporation of the Town of Arnprior

By-law Number 7685-26

A by-law to lift 0.3 m reserves from Block 63 on Plan 49M-115, and Blocks 9, 10 and part of Block 11, being Part 1 on Plan 49R-21122, on Plan 49M-127; dedicate Blocks 63 on Plan 49M-115 and Block 10 on Plan 49M-127 as public highway; authorize the disposal of Blocks 9 and Part of Block 11, being Part 1 on Plan 49R-21122, on Plan 49M-127; and to authorize the release of a temporary turning circle easement as in RE310836.

Whereas Block 63 on Plan 49M-115 was created and dedicated as a 0.3m reserve when Phase 4A of the Marshall's Bay Subdivision was approved in 2023; and

Whereas Blocks 9, 10 and 11 on Plan 49M-127 were created and dedicated as a 0.3m reserves when Phase 4B of the Marshall's Bay Subdivision was approved in 2026;

Whereas the Council deems it desirable to dedicate Block 63 on Plan 49M-115 and Block 10 on Plan 49M-127 as public highway; and

Whereas the Council deems it desirable to dispose of Block 9, and part of Block 11, being Part 1 on Plan 49R-21122, on Plan 49M-127 to be included in Phase 5B of the Marshall's Bay Subdivision; and

Whereas the Council deems it desirable to release a temporary turning circle easement as in RE310836;

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

1. **That** Council lift the 0.3 m reserve on Block 63 on Plan 49M-115 and Block 10 on Plan 49M-127 and dedicate the lands as public highway.
2. **That** Council lift the 0.3 m reserve on Block 9, and part of Block 11, being Part 1 on Plan 49R-21122, and authorizes transfer of these the lands to Marshall's Bay Regional Inc. for inclusion in Marshall's Bay Meadows Phase 5B subdivision development.
3. **That** the execution and delivery of such documents as may be necessary or desirable to effect a complete release of the easement over Part 14 on Plan 49R-20340 as in RE310836 are hereby authorized.
4. **That** this By-law shall come into force and effect on the day after the subdivision agreement for Marshall's Bay Meadows Phase 5B is signed.

Passed in open Council this 8th day of June 2026.

Signatures:

Lisa McGee, Mayor

Kaila Zamojski, Town Clerk

This by-law is deemed to be adopted on _____, 2026



By-law Number 7686-26

Whereas by virtue of subsection 26 of Section 51 of the Planning Act, R.S.O. 1990, ch.P.13, municipalities may enter into agreements imposed as a condition to the approval of a plan of subdivision;

1. **That** the Mayor and Clerk be and are hereby authorized and required, after the passing of this By-law, to execute on behalf of the Corporation of the Town of Arnprior, a Subdivision Agreement for Phase 5B of the Marshall's Bay Meadows subdivision (47-T-14002) with the developer, Marshall's Bay Regional Inc.
2. **That** the CAO in consultation with the Town Solicitor is authorized to finalize all documentation necessary for the Mayor and Clerk to execute the Subdivision Agreement pursuant to Section 51(26) the Planning Act and in accordance with the Delegation of Authority By-law.
3. **That** this By-law shall come into full force and effect on the day of its adoption.

Signatures:

Kaila Zamojski, Town Clerk



Request for Support – Arnprior Regional Health Foundation – Water Bill Insert in July/August 2026 Water Bills

Whereas That Council of the Corporation of the Town of Arnprior receive the correspondence from the Arnprior Regional Health Foundation; and

Whereas the Arnprior Regional Health Foundation has included a Community Update as a water bill insert in previous years to reach all local homes, share updates on their programming and provide an opportunity for local residents to give back to healthcare in a meaningful way; and

Further That Council approves the request from the Arnprior Regional Health Foundation to include a letter from the ARH Foundation in the July/August 2026 utility bill mailing to be delivered to homes in early September 2026 at no cost to the ARH Foundation.



Request for Support – Leaps & Bounds St. Joe’s – FoodCycler

Whereas Council of the Corporation of the Town of Arnprior received correspondence from Leaps & Bounds St. Joe’s highlighting the interest of their kindergarten-aged children in composting, gardening, and understanding the food cycle; and

Whereas Leaps & Bounds is exploring ways to build a small garden program for children; and

Whereas Leaps & Bounds St. Joe’s have requested a FoodCycler Eco 5 to be donated by the Town of Arnprior.

Therefore Be It Resolved That Council approve the donation of a FoodCycler Eco 5 countertop composter (value of approximately \$418.63) to Leaps & Bounds St. Joe’s.



Request for Support – École élémentaire catholique des Deux-Rivières – Composters

Whereas Council of the Corporation of the Town of Arnprior received correspondence from École élémentaire catholique des Deux-Rivières highlighting the interest of their Eco-School committee in creating a composting site at the school; and

Whereas École élémentaire catholique des Deux-Rivières is platinum certified by EcoSchools Canada and as part of their educational project they will focus on sustainable development, waste reduction, soil biodiversity, and gardening; and

Whereas École élémentaire catholique des Deux-Rivières have requested one or more composters to be donated by the Town of Arnprior.

Therefore Be It Resolved That Council approve the donation of two backyard composters (value of approximately \$141.24) to École élémentaire catholique des Deux-Rivières.