

AGENDA

Corporation of the Town of Moosonee

Regular Meeting #06-2026

March 10th, 2026

6:00 p.m. Town Council Chambers

This territory is the customary and traditional lands of the Omushkegowuk People since time immemorial. We acknowledge this sacred land on which the Town of Moosonee operates, within the lands protected by the James Bay Treaty – Treaty no.9. We are grateful to have the opportunity to make decisions at this table that will impact our community. *Meegwetch*

1. CALL TO ORDER

2. REVIEW OF AGENDA

3. DISCLOSURE OF PECUNIARY INTEREST

4. ADOPTION OF MINUTES

→ February 24th, 2026, Regular Meeting #05-2026

5. PRESENTATIONS AND DELEGATION

→ Phase 2 location for the WAHA Project Temporary Workers Camp- Amar Pasic and Team (Pomerleau) and Derek Bandstra and Team (Horizon North)- Virtual

→ WAHA MOU Design- Jen Simon and Team-Virtual

6. REPORTS AND MEMOS

→ Property Standard for Maintenance and Occupancy-RSM building Consultant-

Gerald Moore, CBO

→ 2025 Annual Reports for the Water & Wastewater Systems-Krunal Patel- Motion

→ Proposal for Funding Support- Dedicated Municipal Project Resources- Victoria

Hillier-Hutchison, CAO

7. BUSINESS ARISING FROM MINUTES

8. PETITIONS AND CORRESPONDENCE

9. MOTIONS

10.READING OF BY-LAWS

→ To Authorize the signing of agreement- CIBC and The Town to designate signing authority.

11.NEW BUSINESSA

12.COUNCIL ANNOUNCEMENTS AND UPDATES/DISCUSSION

13.CLOSED SESSION

→ Personal matters about an identifiable individual, including municipal employees.

→ A position, plan, procedure, criteria, or instruction to be applied to negotiations

14.ADJOURNMENT

The Corporation of the Town of Moosonee

Regular Meeting 05-2026

February 24th, 2026
Time: 6:00 pm
Town Council Chambers

Councillors Present: Wayne Taipale - Mayor
Diane Ryder – Councillor
Susan Hunter – Councillor
Savion Nakogee – Councillor

Councillors Absent: Carman Tozer – Councillor

Staff Present: Shelley Petten-Acting CAO
Boblin Jardino- Clerk

Public Present: Jen Simo- WAHA
Francisco Ritonnale-Pomerleau
Salman Haider- WAHA
Stan Louttit- MRHHA
Fareed Amin- Phelps (Teams Meeting)
Jayson- Phelps (Teams Meeting)
Cecil Chabot- MRHHA (Teams Meeting)

1. CALL TO ORDER

Resolution No. 2026- 041

*Moved by: Savion Nakogee
Seconded by: Susan Hunter*

BE IT RESOLVED that this Regular Meeting come to order at 6:01 p.m.

(Carried)

2. REVIEW OF AGENDA

Resolution No. 2026-042

*Moved by: Diane Ryder
Seconded by: Savion Nakogee*

BE IT RESOLVED THAT the agenda be accepted as presented.

(Carried)

3. DISCLOSURE OF PECUNIARY INTERESTS

4. ADOPTION OF MINUTES

Resolution No. 2026-043

*Moved by: Susan Hunter
Seconded by: Savion Nakogee*

BE IT RESOLVED THAT the Council of the Corporation of the Town of Moosonee adopt the minutes of the Special Meeting #03-2026 of February 10th, 2026, and Regular meeting #04-2026 of February 10th, 2026, as presented.

(Carried)

5. PRESENTATIONS AND DELEGATIONS

6. REPORTS AND MEMOS

→ Purchase of a Trash Pump and Accessories

Resolution No. 2026-044

**Moved by: Susah Hunter
Seconded by: Savion Nakogee**

BE IT RESOLVED THAT the Council of the Corporation of the Town of Moosonee to approves the purchase of a uses 6-inch trash pump and accessories from Battlefield Equipment Rentals for a total cost of \$27,383 plus shipping.

(Carried)

→ Wabun Road Sewer

Resolution No. 2026-045

**Moved by: Susan Hunter
Seconded by: Savion Nakogee**

BE IT RESOLVED THAT the Council of the Corporation of the Town of Moosonee to approves the use of the Ontario Community Infrastructure Fund and access our Loan from Infrastructure Ontario to fund the replacement of the wastewater system on Wabun Road and Fifth Street, as part of the water distribution replacement and road reinstatement which is covered by Green Stream II funding.

(Carried)

→ Council Expense for 2025

Resolution No. 2026-046

**Moved by: Susah Hunter
Seconded by: Diane Ryder**

BE IT RESOLVED THAT the Council of the Corporation of the Town of Moosonee approve the Statement of Expenses for Elected Officials for the period of January 1st to December 31st, 2025.

Statement of Expenses - Elected Officials 2025		
Council Names	Annual Salary	Travel Expenses
Mayor Wayne	\$6,097.44	\$5,184.88

<i>Taipale</i>		
<i>Councillor Caman Tozer</i>	\$4,458.36	\$1,395.10
<i>Councillor Savion Nakogee</i>	\$4,458.36	\$0
<i>Councillor Susan Hunter</i>	\$4,458.36	\$5,765.46
<i>Councillor Diane Ryder</i>	\$4,458.36	\$835.00
Total	\$23,930.88	\$13,480.44

(Carried)

→ Temporary Road Closure Request

Resolution No. 2026-047

**Moved by: Savion Nakogee
 Seconded by: Diane Ryder**

BE IT RESOLVED THAT the Council of the Corporation of the Town of Moosonee to approve the temporary road closure as presented, on March 7, 2026, to support the Kemetawan Winter Carnival.

(Carried)

7. BUSINESS ARISING FROM MINUTES

8. PETITIONS AND CORRESPONDENCE

Resolution No. 2026-048

**Moved by: Susan Hunter
 Seconded by: Savion Nakogee**

BE IT RESOLVED THAT the Council of the Corporation of the Town of Moosonee supports the Town of Smooth Rock Falls Weighted Assessment Model for OPP Detachment Board.

(Carried)

9. MOTIONS

10. READING PF BY-LAWS

11. NEW BUSINESS

12. COUNCIL ANNOUNCEMENTS AND UPDATES/DISCUSSION

13. CLOSED SESSION

Resolution No. 2026- 049

**Moved by: Savion Nakogee
Seconded by: Susan Hunter**

BE IT RESOLVED that this meeting move in camera at 7:33 p.m. for the purpose of discussing.

→ Advice that is subject to solicitor -client privilege, including communications necessary for that purpose.

→ Personal matters about an identifiable individual, including municipal employees

(Carried)

Resolution No. 2026- 050

**Moved by: Susan Hunter
Seconded by: Savion Nakogee**

BE IT RESOLVED that this meeting move out camera at 9:29 p.m.

(Carried)

Resolution No. 2026- 051

**Moved by: Susan Hunter
Seconded by: Savion Nakogee**

BE IT RESOLVED the Council of the Corporation of the Town of Moosonee adopt the minutes of the Closed Session #02-2026 of February 10th, 2026, as presented.

(Carried)

Resolution No. 2026- 052

**Moved by: Susan Hunter
Seconded by: Diane Ryder**

BE IT RESOLVED THAT the Council of the Corporation of the Town of Moosonee does not accept the letter of intent from WAHA, directing our lawyer to contact WAHA Lawyer with Council's decision regarding the WAHA Redevelopment project.

(Carried)

14. ADJOURNMENT

Resolution 2026-053

***Moved by: Susan Hunter
Seconded by: Savion Nakogee***

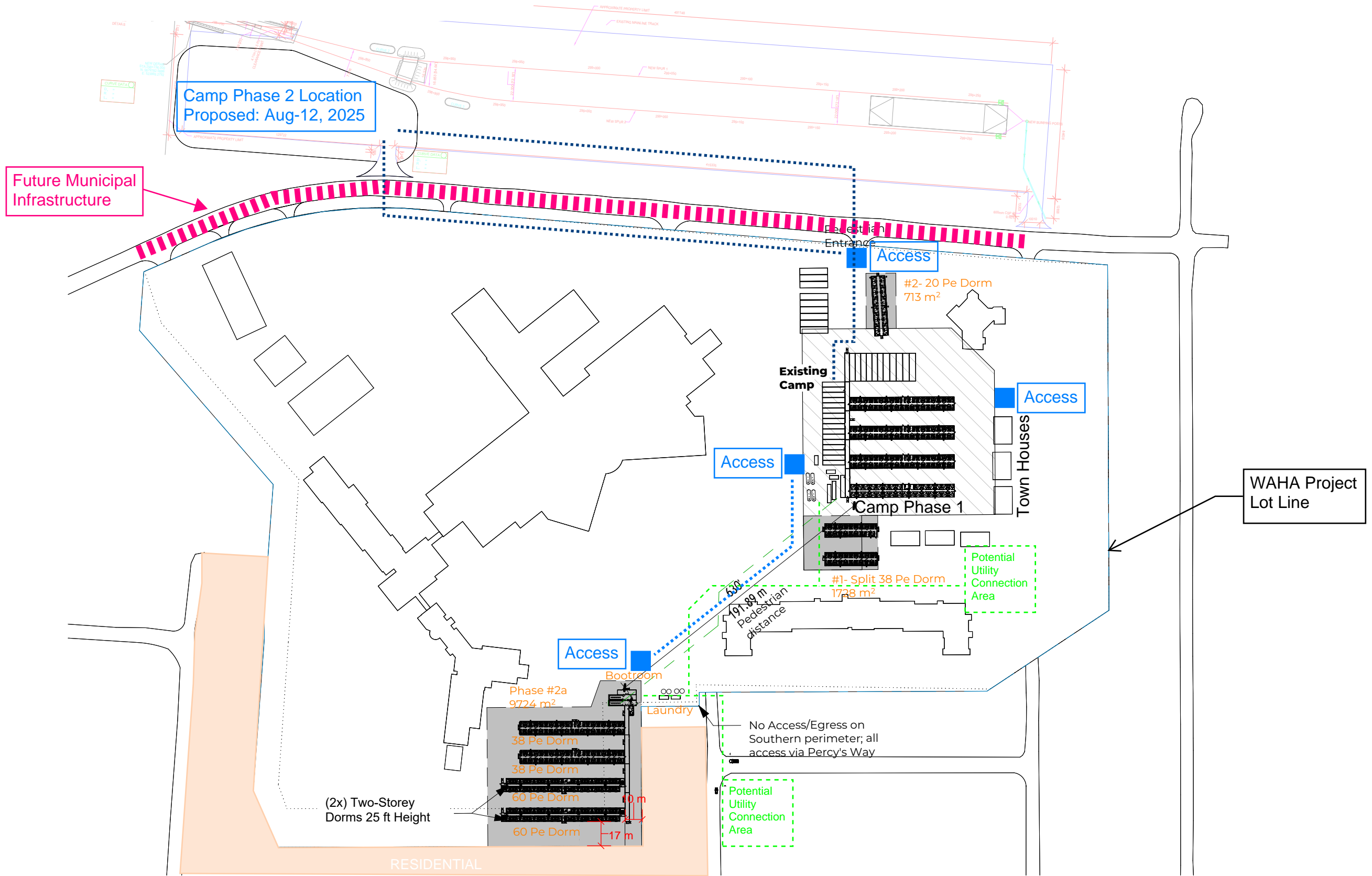
BE IT RESOLVED THAT this meeting be adjourned at 9:37 p.m.

(Carried)

MAYOR – Wayne Taipale

CLERK – Bobbylyn Jardino

POMERLEAU - WAHA REDEVELOPMENT PROJECT
Temporary Workers Camp Phase 2 Location Proposal
 March 10, 2026



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N°	Description	Date

**New Location
Camp Phase 2**

Proj.#	000
Manuf.#	
Date	2026-03-02
Scale	1 : 2600
Drawn by	S.R.
Checked	S.R.

WAHA Pomerleau - Phase 2a

Camp

Architectural Floor Plan Phase 2a

Sample drawing, to be used as a guide only

A702-B

THIS MOOSONEE INFRASTRUCTURE UPGRADES - DESIGN PHASE AGREEMENT
is made as of the [●] day of [●], 2026.

BETWEEN:

CORPORATION OF THE TOWN MOOSONEE

(the “**Town**”)

- and -

WEENEBAYKO AREA HEALTH AUTHORITY

(“**WAHA**”)

WHEREAS:

- A. WAHA owns property in the Town and is in the process of building a new Health Campus inclusive of a new hospital and the associated and supporting facilities in the Town;
- B. The Health Campus consists of a hospital, long term elder care facility, staff accommodations, patient hostel and other staff facilities (the “**WAHA Redevelopment**”);
- C. With the WAHA Redevelopment comes site servicing demands and the requirement to upgrade the Town’s infrastructure to support the WAHA Redevelopment (the “**Infrastructure Upgrades**”);
- D. The Town engaged an Exp. (the “**Town’s Engineering Consultant**”) to assist with the engineering plans for certain work related to the Infrastructure Upgrades (the “**Town’s Design Phase Work**”);
- E. On June 14, 2022, the Town and WAHA entered into a Cost Contribution Agreement (the “**2022 Agreement**”) related to the Town’s Design Phase Work;
- F. In October, 2024, the 2022 Agreement was amended to include costs for administration, engineering and consulting services and legal fees related to eligible costs related to the Town’s Design Phase Work as contemplated therein;
- G. The Town is responsible for the provision of certain services such as sanitary sewers, water, municipal roads, and storm water throughout the municipal area, including the WAHA Redevelopment;
- H. The Town is responsible for maintaining certain services such as sanitary sewers, water, municipal roads, and storm water throughout the municipality, for which operating funding is the responsibility of the Town.

- I. The Infrastructure Upgrades relating to the foregoing responsibilities of the Town include:
 - a. upgrading the existing water treatment facility (the “**Water Treatment Plant**”);
 - b. providing an expanded sanitary lagoon, as detailed in the Report prepared by Stantec Consulting Ltd. for Infrastructure Ontario entitled “Water and Wastewater Servicing Alternatives for the New WAHA Hospital” Report dated October 6, 2025 (the “**Sanitary Lagoon Expansion**”); and
 - c. certain linear construction as follows:
 - i. Extension of the water distribution loop along Percy’s Way from Gardiner Road to Pisew Road, with connections to the Hospital water storage facility;
 - ii. Extension of the sanitary system on Percy’s Way to a new Sanitary Pumping Station (SPS) on the Rail siding property with connections to the WAHA Hospital Campus and the existing Town force main;
 - iii. Required modifications to the Town’s existing sanitary pumping station;
 - iv. Provision of a new Storm main from the Hospital Campus to Story Creek at Gardiner; and

(the “**Linear Infrastructure Upgrades**”);

- J. WAHA has agreed to finance the design of the Sanitary Lagoon Expansion at its sole expense and has engaged Stantec as its engineering consultant (“**WAHA’s Engineering Consultant**”) to assist with the engineering plans for the Sanitary Lagoon Expansion (“**WAHA’s Design Phase Work**”);
- K. WAHA has also agreed to reimburse the Town its reasonable costs paid to the Town’s Engineering Consultant for completion of the Town’s Design Phase Work relating to the Water Treatment Plant and the Linear Infrastructure Upgrades;

NOW THEREFORE IN CONSIDERATION OF THE MUTUAL COVENANTS AND AGREEMENTS CONTAINED HEREIN AND SUBJECT TO THE TERMS AND CONDITIONS HEREINAFTER SET OUT, THE PARTIES HERETO HEREBY AGREE AS FOLLOWS:

ENGINEERING

Lands

1. The Town is the registered owner of the lands described in Schedule “I” and depicted in Schedule “II” of this Agreement, upon which the Infrastructure Upgrades are to be partially constructed (the “**Lands**”).

2. The Town hereby grants or has caused to be granted, or will grant or cause to be granted, to WAHA a non-exclusive licence to enter on to the Lands, including any existing infrastructure located on the Lands, to the extent necessary for WAHA's Design Phase Work to be completed and for review by WAHA of the Town's Design Phase Work, including any surveys and inspections, and for the future performance of the Infrastructure Upgrades in accordance with the WAHA Design Phase Work and the Town's Design Phase Work, as applicable.

Standards and Specifications of the Town

3. (a) The Town agrees that it has provided to WAHA any requirements, procedures and protocols of the Town which the Town considers to be applicable to the Infrastructure Upgrades, containing any applicable design and construction standards of the Town (the "**Town's Current Construction and Design Standards**") for WAHA's consideration as WAHA may determine.

(b) WAHA and the Town agree that any updates to Town's Current Construction and Design Standards that occur after construction of any of the Infrastructure Upgrades commences are not required to be provided to WAHA by the Town for consideration or considered by WAHA in the design and construction of the Infrastructure Upgrades.

Project Management

4. WAHA and the Town agree to perform the design of the Infrastructure Upgrades and implement this Agreement in accordance with the plan ("**Project Control Plan**") set out in Schedule III.
5. The existing project management committee ("**Joint Project Steering Committee**") comprising an equal number of representatives of WAHA and the Town, and consisting of the following representatives or their respective delegates:
 - (a) for the Town:
 - (b) for WAHA:shall continue during the term of this Agreement.

Engineering

6. For those Infrastructure Upgrades which are being designed by WAHA's Engineering Consultant pursuant to WAHA's Design Phase Work, consisting of the Sanitary Lagoon Expansion, WAHA shall provide the Town with drawings prepared and stamped by a licensed professional engineer of the Province of Ontario for the Town's approval at each of the following design gates: 30%, 60%, 90%, and issued for construction ("**IFC**"), or as agreed to by both parties.
7. For those Infrastructure Upgrades which are being designed by the Town's Engineering Consultant pursuant to the Town's Design Phase Work, consisting of the Linear

Infrastructure Upgrades and the Water Treatment Plant, the Town shall provide WAHA with drawings prepared and stamped by a licensed professional engineer of the Province of Ontario for WAHA's approval at each of the following design gates: 30%, 60%, 90%, and IFC, or as agreed to by both parties.

8. WAHA and the Town agree that, after the IFC drawings for the Sanitary Lagoon Expansion have been approved by the Town and for the Linear Infrastructure Upgrades and the Water Treatment Plant have been approved by WAHA, respectively, such approved drawings (collectively, the "**Approved Drawings**") shall be deemed to comply with the Town's Current Construction and Design Standards. No further approvals shall be required from either WAHA or the Town for the design and construction of any of the Infrastructure Upgrades pursuant to and in accordance with the Approved Drawings unless changes are required for reasons other than any changes to the Town's Current Construction and Design Standards.
9. Should any changes to the Approved Drawings be required prior to or during the construction of the Infrastructure Upgrades, the Town and WAHA will each be provided a reasonable opportunity to review and comment on such changes proposed by the other, except for any field amendments that may be made on site during construction. All Approved Drawings (with amendments, if any) shall be signed as being approved by the Town and WAHA.
10. WAHA shall be responsible for payment of WAHA's Engineering Consultant directly and all financial matters relating to such payments shall remain the exclusive responsibility of WAHA. The Town's rights and obligations with respect to WAHA's Engineering Consultant shall be limited to receipt of copies of contracts executed by WAHA with any financial matters and any commercially sensitive information removed.
11. WAHA shall also be responsible for reasonable costs paid by the Town to the Town's Engineering Consultant for completion of the Town's Design Phase Work, relating to Linear Infrastructure Upgrades and the Water Treatment Plant, together with any related legal costs, and project management subject to prior approval by WAHA of estimates for the anticipated cost of the Town's Design Phase Work, review of consulting contract documents prior to execution (to ensure alignment on scope and cost), and approval by WAHA of all invoices from the Town's Engineering Consultant for which reimbursement is requested by the Town. WAHA intends to follow the payment procedures set out in Schedule IV

GENERAL

Dispute Resolution

12. The parties shall endeavour to resolve any dispute under this Agreement amicably as soon as reasonably practicable after a party delivers a Notice of dispute to the other party as follows:

- (a) through good faith negotiations between the Town Representative and the WAHA Representative within 30 days after the Notice of dispute has been delivered, or such longer period as may be agreed between them;
 - (b) through good faith negotiations between the Mayor of the Town and the Chief Executive Officer of WAHA, within 30 days after the expiry of the period for negotiations between the Town Representative and the WAHA Representative pursuant to paragraph 12(a), or such longer period as may be agreed between them.
13. If a dispute has not been resolved pursuant to good faith negotiations as set out in paragraph 12(b), then either party may refer the dispute to be resolved by arbitration pursuant to and in accordance with the *Arbitrations Act* (Ontario).
14. The place of any such arbitration shall be the Province of Ontario.

Assignment

15. This Agreement may not be assigned by WAHA, except with the written consent of the Town.
16. WAHA agrees that any actions of the Town in contravention of the terms of this Agreement shall not be relied upon as a waiver of any term of this Agreement and no approvals given by an) employee of the Town shall constitute a waiver by the Town of any of its rights under this Agreement. Any waiver of any term of this Agreement by the Town shall not constitute a continuing waiver, nor shall it constitute a waiver of any other term or condition of this Agreement.
17. The Town agrees that any actions of WAHA in contravention of the terms of this Agreement shall not be relied upon as a waiver of any term of this Agreement and no approvals given by an employee of WAHA shall constitute a waiver by WAHA of any of its rights under this Agreement. Any waiver of any term of this Agreement by WAHA shall not constitute a continuing waiver, nor shall it constitute a waiver of any other term or condition of this Agreement.

Interpretation

18. WAHA and the Town agree that the absence of any fact or material particular to this Agreement shall not be construed as relieving either party from any obligation or requirement of this Agreement including all Schedules annexed hereto, and all Drawing(s) describing the Infrastructure Upgrades. In the event of an ambiguity, all correspondence between the parties referring specifically to the requirements of this Agreement and occurring prior to the execution of this Agreement by either party, may be used for the purpose of interpretation, subject to and in accordance with applicable principles of law.

Term

19. This Agreement shall commence upon the final execution by both parties and shall continue in force until the fulfilment by the parties of all obligations herein or termination by the mutual consent of both parties.

Further Assurances

20. Each party agrees that they shall and will, upon the reasonable request of the other party, make, do, execute or cause to be made, done or executed all such further and other lawful acts, deeds, things, devices and assurances whatsoever to ensure the full implementation of the terms, provisions and conditions of this Agreement, and to satisfy the intentions of the parties as set out herein.
21. All schedules to this Agreement are attached hereto and form part of this Agreement, and the parties shall be bound by each and every term and provision contained therein.

Freedom of Information

22. WAHA is aware that should a request be made by any person for any information with respect to this Agreement, be such request for general information, the status of all or any part of the Agreement, compliance with all or any part of the Agreement, outstanding obligations with respect to all or any part of the Agreement or otherwise, then that person may be entitled to receive such information subject to and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56, as amended, including any rights of WAHA under such Act to object to the disclosure of such information.
23. This Agreement shall endure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

Severability

24. Any provision of this Agreement which is invalid or unenforceable shall, to the extent such provision is invalid or unenforceable, be deemed severable and shall not affect any other provision of this Agreement, provided that such severance would not deprive the other party substantially of the benefit of a material provision of this Agreement.

Representatives

25. (a) The representative of the Town for all purposes of this Agreement shall be [X] or such other person as the Town may designate in writing by Notice to WAHA (the “**Town Representative**”), and all references to any approval, satisfaction, discretion, opinion or any other action of the Town shall be construed as referring to the approval, satisfaction, discretion, direction, opinion or action of such Town Representative, unless the context otherwise requires.

- (b) The representative of WAHA for all purposes of this Agreement shall be Jen Simon, Vice President Capital Redevelopment and Support Services or such other person as WAHA may designate in writing by Notice to the Town (the “**WAHA Representative**”), and all references to any approval, satisfaction, discretion, opinion or any other action of WAHA shall be construed as referring to the approval, satisfaction, discretion, direction, opinion or action of such WAHA Representative, unless the context otherwise requires.

Notice

- (a) (a) Any notice required to be given under this Agreement (“**Notice**”) shall be in writing, and may be given personally, by facsimile or by prepaid first class mail, in which case receipt shall be deemed ten (10) clear days after the date of mailing.

- (b) Notice to the parties may be delivered to the following addresses:

Town:

Address:

Fax/E-mail:

Attn: Town Representative

WAHA:

Address:

Fax/E-mail:

Attn: WAHA Representative

- (c) WAHA may at any time give Notice to the Town of any change of address and after the giving of such Notice the address therein specified shall be deemed to be the address of WAHA. In the event of strike, lock-outs or other stoppages in the Canadian postal system, Notices, requests or other instruments under this Agreement shall be given by personal delivery or facsimile to the Town, and if so personally delivered shall be considered to have been received on the date of personal delivery.

The remainder of this page has been left blank intentionally.
EXECUTIONS ARE ON PAGE [●] OF THIS AGREEMENT.

[NTD: Schedules to be attached as follows:

- I. Legal Description of Lands***
- II. Depiction of Lands***
- III. Project Control Plan***
- IV. Payment Procedures***

SCHEDULE 1
LEGAL DESCRIPTION OF LANDS

SCHEDULE II
DEPICTION OF LANDS

SCHEDULE III
PROJECT CONTROL PLAN

Change Management	<p>A. Proposed changes to WAHA’s Design Phase Work or Town’s Design Phase Work (“Basis of Design”) to require the following:</p> <ul style="list-style-type: none">○ Purpose statement (why it deviates from Basis of Design document)○ Anticipated cost○ Approval by Town○ Approval by WAHA○ Either party may submit to the other party a proposed change <p>B. Proposed changes during construction (prior to a contemplated change notice) to require the following:</p> <ul style="list-style-type: none">○ Purpose statement○ WAHA and the Town to jointly determine whether a proposed change shall be submitted to the engineers for design development and to the contractor for pricing○ Either party may submit to the other party a proposed change <p>C. Proposed Change Orders to require the following prior to the WAHA accepting responsibility for payment:</p> <ul style="list-style-type: none">○ Restatement of how change is a requirement to meet Basis of Design document○ Demonstration that the change is a deviation from the IFC scope and contractor is not responsible○ Identification if the change is due to consultant error, unforeseeable circumstance, owner discretion, change in law○ Consent of Town○ Consent of WAHA/IO○ (Cost will be reviewed internally by WAHA)
Meetings	<p>Design and Procurement phases: The Joint Project Steering Committee shall meet bi-weekly, or as frequently as needed as determined by the parties, to discuss and resolve project issues. WAHA shall minute these meetings and submit the minutes to all parties no later than 5 days after the meeting for comments.</p>

	Construction Phase: WAHA and the Town to meet bi-weekly, or as frequently as needed as determined by the parties, to discuss and resolve project issues. WAHA to take meeting minutes and submit the minutes to all parties no later than 5 days after the meeting for comments. Meetings to occur at the Town office and online, as required.
Reporting	WAHA/IO to provide to the Town monthly progress reports that include: <ul style="list-style-type: none">• schedule look ahead of predetermined milestones• schedule progress against baseline projection (MS Project)• percentage of work complete for each discrete scope of work• updated risk register with mitigation
Monitoring of the Infrastructure Upgrades	Town to have unrestricted access to all site work subject to contractor health and safety requirements.
Communications	WAHA and the Town to work collaboratively on all communications material being posted to the public, either printed or online.

SCHEDULE IV
PAYMENT PROCEDURES

<p>Billing and Payment Process for Town's Engineering Consultant and Legal Costs</p>	<p>WAHA shall pay one invoice per month under the following terms:</p> <ol style="list-style-type: none">1. Invoice includes all consultant fees (consultant list and scope of work to be pre-agreed upon) from the prior month.2. Invoice to include appropriate back-up demonstrating completed work during the billing period and conformity with estimates previously approved by WAHA.3. Invoices to show appropriate holdbacks, where appropriate.4. Invoices to be emailed to the attention of Dave Henselwood Shellie.persi@zwgroup.com and Carter.leah@zwgroup.com with a copy to Chris Trendos chris.trendos@infrastructureontario.ca and any other team member that WAHA requires.5. In the event that all or a portion of the Town's invoice is disputed, WAHA shall issue a notice of non-payment of such portion of the invoice. Within two (2) Business Days following its receipt of such notice, the Town shall submit a revised invoice to WAHA for the undisputed portion of the invoice, incorporating all of the information set out in the original invoice applicable to the undisputed portion.6. Payment shall be made by WAHA to the Town of the amount outlined in the invoice within thirty (30) calendar days of the WAHA's receipt of the invoice, unless WAHA issues a notice of non-payment to the Town within ten (10) calendar days of the WAHA's receipt of the invoice. If a notice of non-payment is issued by WAHA, WAHA shall pay the Town the undisputed portion of the invoice within fifteen (15) calendar days after receiving the invoice.
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LETTER OF INTENT: SITE PLAN AND SERVICING AGREEMENT (“LOI”)

1. Background

- 1.1 **WEENEEBAYKO AREA HEALTH AUTHORITY (“WAHA”)** owns property under the jurisdiction of the **CORPORATION OF THE TOWN OF MOOSONEE (“Town”)** and is in the process of building a new Health Campus inclusive of a new hospital and the associated and supporting facilities;
- 1.2 The Health Campus consists of a hospital, long term elder care facility, staff accommodations, patient hostel and other staff facilities (the “**WAHA Redevelopment**”);
- 1.3 With the WAHA Redevelopment comes site servicing demands and the requirement to upgrade the Town’s infrastructure to support the WAHA Redevelopment (the “**Infrastructure Upgrades**”);
- 1.4 The Town has engaged Exp. (the “**Town’s Engineering Consultant**”) to assist with the engineering plans for those Infrastructure Upgrades which are to be designed by the Town’s Engineering Consultant (the “**Town’s Design Phase Work**”);
- 1.5 On June 14, 2022, the Town and WAHA entered into a Cost Contribution Memorandum of Understanding (the “**2022 MOU**”) related to the Town’s Design Phase Work;
- 1.6 In October, 2024, the 2022 MOU was amended to include eligible costs for administration, engineering and consulting services and legal fees related to eligible costs related to the Town’s Design Phase Work as contemplated therein;
- 1.7 The Town is responsible for the provision of certain services such as sanitary sewers, water, municipal roads, and storm water throughout the municipal area, including the WAHA Redevelopment;
- 1.8 The Town is responsible for maintaining certain services such as sanitary sewers, water, municipal roads, and storm water throughout the municipality, for which operating funding is the responsibility of the Town;
- 1.9 The Infrastructure Upgrades relating to the foregoing responsibilities of the Town include:
 - 1.9.1 Upgrading the existing water treatment facility and providing an expanded sanitary lagoon, as detailed in the Report prepared by Stantec Consulting Ltd. for Infrastructure Ontario entitled “Water and Wastewater Servicing Alternatives for the New WAHA Hospital” Report dated October 6, 2025 (the “**Water Treatment and Sanitary Works**”); and
 - 1.9.2 Certain linear construction (“**Linear Infrastructure Upgrades**”) as follows:
 - 1.9.2.1 Extension of the water distribution loop along Percy’s Way from Gardiner Road to Pisew Road, with connections to the Hospital water storage facility;

- 1.9.2.2 Extension of the sanitary system on Percy's Way to a new Sanitary Pumping Station (SPS) on the Rail siding property with connections to the WAHA Hospital Campus and the existing Town force main;
- 1.9.2.3 Required modifications to the Town's existing sanitary pumping station;
- 1.9.2.4 Provision of a new Storm main from the Hospital Campus to Story Creek at Gardiner;
- 1.10 WAHA and the Town intend to negotiate, agree and execute an agreement with respect to the design phase of the Infrastructure Upgrades (the "**Design Services Agreement**") which includes provisions relating to the respective responsibilities of the Parties for the design, approval and reasonable costs for the design of the Water Treatment and Sanitary Works and the Linear Infrastructure Upgrades;
- 1.11 WAHA and the Town further intend to negotiate, agree and execute an agreement to proceed to service the WAHA Redevelopment through the construction of the Water Treatment and Sanitary Works and Linear Infrastructure Upgrades pursuant to and in accordance with the Approved Drawings for the Infrastructure Upgrades (the "**Procurement and Construction Agreement**") on lands under the ownership or control of WAHA and/or of the Town;
- 1.12 The Design Services Agreement and the Procurement and Construction Agreement (collectively, the "**Project Agreements**" and each a "**Project Agreement**") will permit the timely implementation of the WAHA Redevelopment, subject to and in accordance with the site plan approval for the WAHA Redevelopment from the Town;
- 1.13 The Parties intend this LOI to be applicable until the earlier of:
 - 1.13.1 the date of execution of the latest Project Agreement to be executed;
 - 1.13.2 2026;
 (the "**LOI Term**")

2. **Binding Provisions of this LOI**

- 2.1 The Parties agree to be bound by the following provisions of this LOI:
 - 2.1.1 paragraph 3.2.1, requiring WAHA Redevelopment to be designed and constructed in accordance with the site plan approved by the Town, subject to any agreed amendments or modifications;
 - 2.1.2 paragraph 3.2.3, requiring WAHA to fully fund all eligible capital costs of the Infrastructure Upgrades;
 - 2.1.3 paragraph 3.3, requiring that the Infrastructure Upgrades will be designed as agreed between WAHA and the Town in a manner which will be adequate for the requirements of the WAHA Redevelopment, such that the Town's current capacity to provide

municipal services through its existing infrastructure to other lands and residents in the Town's jurisdiction will be maintained;

- 2.1.4 paragraph 8, requiring the Parties to follow the dispute resolution procedure set out herein for the resolution of any disputes under this LOI;

(the "**Binding Obligations**")

- 2.2 Save for the Binding Obligations, neither Party shall incur any obligations in respect of any of the matters set out in this LOI unless and until written Project Agreements are executed by authorised representatives of each of the Parties.
- 2.3 A Party shall have no liability to the other Party (including directors, officers, partners, employees, agents and representatives thereof) in the event that, for any reason whatsoever, other than as a result of a breach of the Binding Obligations, written Project Agreements are not signed.
- 2.4 Neither Party shall have any liability to the other Party (including directors, officers, partners, employees, agents and representatives thereof) under this LOI after the expiry of the LOI Term.

3. **Intention**

- 3.1 WAHA is writing to the Town to express its desire to negotiate, agree and execute: (i) the Design Services Agreement; (ii) the Procurement and Construction Agreement; and (iii) any other any ancillary documents or agreements necessary to implement the Infrastructure Upgrades (the "**Agreements**"), all subject to the terms of this LOI.
- 3.2 By signing this LOI, WAHA and the Town confirm their intention to negotiate, agree and execute such Agreements, and implement the Infrastructure Upgrades, based on the following principles:
- 3.2.1 The WAHA Redevelopment will be constructed in accordance with the site plan approved by the Town, subject to any amendments or modifications thereto which are agreed between WAHA and the Town;
- 3.2.2 The Infrastructure Upgrades required for the WAHA Redevelopment will be constructed by contractors engaged by WAHA, except as may be otherwise agreed between the Town and WAHA, and all eligible capital costs of the Infrastructure Upgrades will be fully funded by WAHA;
- 3.2.3 The Infrastructure Upgrades will be designed as agreed between WAHA and the Town in a manner which will be adequate for the requirements of the WAHA Redevelopment, such that the Town's current capacity to provide municipal services through its existing infrastructure to other lands and residents in the Town's jurisdiction will be maintained.

3.3 The terms set out in this LOI reflect the intention of the Parties as at the date of signing of this LOI by the latest signature date of a Party below (the “**Signature Date**”) in relation to the subject matter of this LOI. The Parties agree that the detailed terms on which the Infrastructure Upgrades will be implemented will be incorporated in a comprehensive set of the Project Agreements to be negotiated and agreed by the Parties, with the aim of concluding final and binding Project Agreements as soon as is reasonably practicable following the Signature Date, but in any event during the LOI Term. The terms of this LOI, including the Binding Obligations, shall be subject to and interpreted in accordance with the detailed terms of any Project Agreement, or other agreement in relation to the subject matter of this LOI, made between the Parties during the LOI Term.

3.4 Nothing in this LOI shall be deemed to constitute an obligation to purchase or pay for any service or item from the other Party or to enter into any further agreement with the other Party.

4. **Non-circumvention and Good Faith**

4.1 The Parties intend to negotiate in good faith with the aim of concluding the Project Agreements during the LOI Term.

5. **Miscellaneous**

5.1 Nothing contained in any discussions between the Parties or in any information disclosed in confidence in connection with the Infrastructure Upgrades shall be deemed to constitute a representation or a warranty and no Party shall be entitled to rely upon any statement, promise, agreement or understanding, whether oral or written, or any custom, usage of trade, course of dealing or conduct.

5.2 The Parties do not intend that any agency or partnership relationship be created by this LOI.

5.3 All additions or modifications to this LOI shall be made in writing and executed by the authorised representatives of both Parties. No other addition or modification not so made shall be binding on the Parties.

5.4 The law governing this LOI, including without limitation its interpretation and all disputes arising out of it, is the law of the Province of Ontario and the law of Canada as applicable therein.

6. **Costs**

6.1 WAHA will bear and pay its own legal costs and expenses and will reimburse the Town for its reasonable costs and expenses, of and incidental to the negotiation, drafting, preparation and implementation of this LOI.

7. **Representatives**

7.1 The representative of the Town for all purposes of this LOI shall be or such other person as the Town may designate in writing by Notice to WAHA (the “**Town Representative**”).

- 7.2 The representative of WAHA for all purposes of this Agreement shall be Jen Simon, Vice President Capital Redevelopment and Support Services or such other person as WAHA may designate in writing by Notice to the Town (the “**WAHA Representative**”).

8. **Dispute Resolution**

- 8.1 The Parties shall endeavour to resolve any dispute under this LOI amicably as soon as reasonably practicable after a Party delivers a Notice of dispute to the other Party as follows:
- 8.1.1 through good faith negotiations between the Town Representative and the WAHA Representative within 30 days after the Notice of dispute has been delivered, or such longer period as may be agreed between them;
- 8.1.2 through good faith negotiations between the Mayor of the Town and the Chief Executive Officer of WAHA, within 30 days after the expiry of the period for negotiations between the Town Representative and the WAHA Representative pursuant to paragraph 8.1.1, or such longer period as may be agreed between them.
- 8.2 If a dispute has not been resolved pursuant to good faith negotiations as set out in paragraph 8.1.2, then either Party may refer the dispute to be resolved by arbitration pursuant to and in accordance with the *Arbitrations Act* (Ontario).
- 8.3 The place of any such arbitration shall be the Province of Ontario.

9. **Notice**

- 9.1 Any notice required to be given under this LOI (“**Notice**”) shall be in writing, and may be given personally, by facsimile or by prepaid first class mail, in which case receipt shall be deemed to occur ten (10) clear days after the date of mailing.
- 9.2 Notice to the Parties may be delivered to the following addresses:

Town:

Address:

Fax/E-mail:

Attn: Town Representative

WAHA:

Address:

Fax/E-mail:

Attn: WAHA Representative

9.3 WAHA may at any time give a Notice to the Town advising the Town of any change of address and after the giving of such Notice the address therein specified shall be deemed to be the address of WAHA. In the event of strike, lock-outs or other stoppages in the Canadian postal system, Notices, requests or other instruments under this Agreement shall be given by personal delivery or facsimile to the Town, and if so personally delivered shall be considered to have been received on the date of personal delivery.

10. Conclusion

10.1 If the Town concurs with the terms and conditions of this LOI:

10.1.1 we request that the Town counter-signs in the space provided below;
and

10.1.2 we propose that the Parties meet to commence with negotiations with the aim of negotiating, agreeing and entering into the Project Agreements during the LOI Term.

10.2 We look forward to hearing from you.

Signed at _____ on this the ____ day of _____ 2026

For and on behalf of

WEENEEBAYKO AREA HEALTH AUTHORITY

Name:

Capacity:

I have authority to bind this Party

Signed at _____ on this the ____ day of _____ 2026

For and on behalf of

CORPORATION OF THE TOWN OF MOOSONEE

Name:

Capacity:

I have authority to bind this Party

THE CORPORATION OF THE TOWN OF MOOSONEE

BY-LAW No. 03-2026

A By-law Prescribing Standards for the Maintenance and Occupancy of Property

WHEREAS Section 15.1(3) of the *Building Code Act, 1992, S.O. 1992, c. 23*, as amended, authorizes the council of a municipality to pass a bylaw prescribing standards for the maintenance and occupancy of property within the municipality and for prohibiting the occupancy or use of such property that does not conform to the standards; and for requiring property that does not conform with the standards to be repaired and maintained to conform with the standards or requiring the property to be cleared of all buildings, structures, debris or refuse and left in a graded and levelled condition;

AND WHEREAS Section 15.6(1) of the *Building Code Act, 1992, S.O. 1992, c. 23*, as amended requires that a By-law passed under Section 15.1(3) of the *Building Code Act, 1992, S.O. 1992, c. 23* shall provide for the establishment of a Property Standards Committee;

NOW THEREFORE, the Council of the Corporation of the Town of Moosonee enacts as follows:

- 1.0** TITLE AND SCOPE
- 1.1 This By-Law may be referred to as “The Property Standards By-Law”.
- 1.2 The standards for maintenance and occupancy of **property** set forth in this By-Law are hereby prescribed and adopted as the minimum standards for all **property** within the **Town**.
- 1.3 No **person** shall occupy a **property** if there is a condition which poses or constitutes an **unsafe condition**.
- 1.4 A **property** within the **Town** that does not conform with the standards contained in this By-law shall be:
- (a) **repaired** and maintained to conform with such standards; or
 - (b) cleared of all **buildings, accessory buildings, structures** or **waste** and left in a graded and levelled

condition.

2.0 APPLIED MEANING OF WORDS AND TERMS

2.1 Interchangeability: Words used in the present tense include the future, words in the masculine gender include the feminine and neuter; the singular number includes the plural, and the plural includes the singular.

3.0 DEFINITIONS

In this By-law:

“Accessory building” means a detached **building** or **structure**, not used for human habitation that is subordinate to the primary use on the same **property**.

“Basement” means that portion of a **building** between two floors, which is partly underground of the first floor joists above the average finished grade level adjacent to the exterior walls of the **building** and includes a crawl space and cellar.

“Boat” includes any vessel which floats or is designed to float on the surface of the water and is capable of carrying people or material whether motorized or not and includes but is not limited to pleasure craft, scows, personal water craft, canoes, row boats, pontoon boats and commercial boats, when on the water or on land.

“Building” means a building as defined in the **Building Code Act**, or a **structure** used or intended to be used for supporting or sheltering any use or occupancy.

“Building Code Act” means the *Building Code Act, 1992, S.O. 1992, c. 23*, as amended and any prescribed regulations under the *Building Code Act*.

“Committee” means the **Town’s** Property Standards Committee established under this By-law.

“Compost” means a collection of humus material such as kitchen and table waste, grass clippings, plant trimmings,

weeds or other leaves.

“Council” means the Council for the **Town**. **“Dwelling”**

means a **building** or part of a **building**, occupied or capable of being occupied, in whole or in part for the purpose of human habitation.

“Dwelling unit” means a room or a suite of rooms operated as a housekeeping unit, used or intended to be used as a domicile by one or more persons and supporting general living conditions including cooking, eating, sleeping and sanitary facilities.

“Exterior property areas” means the **property** and **yard**, exclusive of a **building** and an **accessory building**.

“Fence” means a **structure**, wall or barrier, other than a **building**, erected at grade for the purpose of defining boundaries of **property**, separating open space, restricting ingress to or egress from **property**, providing security or protection to **property** or acting as a visual or acoustic screen.

“Firewood” means any lumber, timber, logs, poles, cut up trees or felled trees, any salvaged wood products included but not limited to wood skids, wood boxes, and used wood products that are not required for a **building**, **accessory building** or **structure** currently under construction on the **property** or for which there is a current or regular use.

“Ground cover” means organic or non-organic material applied to prevent the erosion of the soil, e.g., concrete, flagstone, gravel, asphalt, grass or other forms of landscaping.

“Guard” means a protective barrier installed around openings in floor area or on the open sides of a stairway, a landing, a balcony, a mezzanine, a gallery, a raised walkway, or other locations as required to prevent accidental falls from one level to another. Such barriers may or may not have openings through them.

“Habitable room” means a room or enclosed floor space used, or capable of being used for living, eating, sleeping or domestic food preparation purposes, but excludes a bathroom, water closet compartment, laundry, pantry, foyer, lobby, hall, passageway, corridor, closet, stairway, storage room, furnace room or other accessory space used for service, maintenance or access within a **building**.

“Heritage attribute” means an attribute of a **heritage property** that contributes to its cultural heritage value or interest that is defined, described or inferred:

(a) in a By-law designating a **heritage property**;

(b) in a By-law designating a heritage conservation district;

(c) in a Minister's Order made under the *Ontario Heritage Act*;

(d) in any documentation considered as part of (a), (b) and (c) above;

and includes any elements, features or components that support or protect the heritage attribute.

“Heritage property” means a Property designated under Part IV or Part V or by a Minister's Order under the *Ontario Heritage Act*.

“Landlord” includes:

a) The owner of a rental unit or any other person who permits occupancy of a **rental unit**, other than a **tenant** who occupies a **rental unit** in a residential complex and who permits another person to also occupy the unit or any part of the unit; and, b) The heirs, assigns, personal representatives and successors in title of a person referred to in clause (a).

“Naturalized Area” means an area that has been implemented or naturally occurring areas to produce ground cover which consists of one or more species of wildflowers, annuals, perennials, shrubs and grasses or a combination thereof and includes natural areas such as

wooded lots, managed commercial woodlots, forests and wetlands.

“Occupant” means any **person** or **persons** over the age of eighteen years in possession of the **property**.

“Openable area” means that part of a window or door which is available for unobstructed ventilation and which opens directly to the outdoors.

“Owner” includes,

- (a) the **person** for the time being managing or receiving the rent of the land or premises in connection with which the word is used, whether on the **person’s** own account or as agent or trustee of any other **person**, or who would receive the rent if the land and premises were let; and
- (b) a lessee or **occupant** of the **property** who, under the terms of a lease, is required to **repair** and maintain the **property** in accordance with the standards for the maintenance and occupancy of **property**.

“Person” includes a corporation and its heirs, executors, administrators, or other representatives of a person to whom the context can apply according to law.

“Property” means a **building** or **accessory building**, or part of a **building** or **accessory building**, and includes all the lands and premises within the boundary lines of the property, all mobile structures, mobile buildings, mobile homes, outbuildings, **fences**, **retaining walls**, and erections thereon, whether heretofore or hereafter erected, and also includes **vacant property**.

“Property Standards Officer” shall mean a Property Standards Officer who has been appointed by by-law to administer and enforce this By-law.

“Rental Unit” means a dwelling unit used, or intended to be used, for a **residential tenancy**.

“Repair” includes the making of additions or alterations or the taking of such action as may be required so that the **property** shall conform to the standards established in this By-law.

“Residential rental property” includes a **rental unit** and the **yards**;

“Residential Tenancy” means the lease of residential premises for residential purposes.

“Retaining wall” means a **structure** that holds back soil or loose material to prevent it from assuming the natural angle of repose at locations where an abrupt change in ground elevation occurs.

“Safe condition” means a condition that does not pose or constitute an undue or unreasonable hazard or risk of life, limb or health of any **person** on or about the **property**, and includes a structurally sound condition.

“Sewage” means water-carried waste, together with such ground, surface and storm waters as may be present.

“Sewage system” means the **Town’s** system of storm sewers, sanitary sewers and combined sewers, or a private sewage disposal system.

“Structure” means anything constructed either permanent or temporary, the use of which requires location on or an attachment to something having location on the ground.

“Tenant” means a person who pays rent or is required to pay rent in return for a right to occupy a **rental unit**.

“Town” means the Corporation of the Town of Moosonee or the land within the geographic limits of the Corporation of the Town of Moosonee as the context requires.

“Unsafe condition” means any condition that poses or constitutes an undue or unreasonable hazard or risk to life,

limb or health of any **person** on or about the **property**.

“Vacant building” means any **building or accessory building** that is or appears to be vacant, partially vacant, or unoccupied, or that, by reason of its unfinished or dilapidated condition, is open to the elements and in a state that there is little to no control over unauthorized entry, but does not include:

- (a) a **dwelling unit** occupied by the **owner** on a seasonal basis but otherwise maintained throughout the year;
- (b) a **building or accessory building on property** used for farming purposes, except a **dwelling unit**.

“Vacant property” means a **property** that does not have a **building or accessory building**.

“Waste” includes any debris, rubbish, refuse, sewage, effluent, garbage, brush, ashes, litter, wrappings, salvage, vehicle parts, discarded material or things, broken or dismantled things, or materials or things exposed to the elements, deteriorating or decaying on a **property** due to exposure to the weather.

“Yard” means the land within the boundary lines of a **property** not occupied by a principal building in Residential Zones and means the Required Yard as defined in the Zoning Bylaw for all other zones.

4.0

4.1

EXTERIOR PROPERTY AREAS – GENERAL REQUIREMENTS

Exterior Property Areas shall be free from:

- (a) **waste**;
- (b) injurious insects, termites, rodents, vermin and other pests and any condition that may promote an infestation except in a **Naturalized Area**.
- (c) excessive growth of weeds and grass exceeding 12 inches in height, except in a **Naturalized Area**.
- (d) dead, decayed, or damaged trees, or other natural growth and the branches and limbs thereof which create an **unsafe condition** for abutting land owners;
- (e) wrecked, dismantled, derelict, inoperative, discarded, unused or an unlicensed vehicle or trailer, except in an

establishment licensed or authorized to conduct and operate such a business in accordance with any other by-laws, and then only in an arrangement such as to prevent an **unsafe condition** or an unsightly condition and screened from view from an adjacent **property**;

- (f) wrecked, dismantled, derelict, inoperative, discarded or unused **boat** and any component parts thereof, except in an establishment licensed or authorized to conduct and operate such a business, and then only in an arrangement such as to prevent an **unsafe condition** or an unsightly condition and screened from view from an adjacent **property**;
- (g) machinery or any parts thereof, or other objects or parts thereof, or accumulations of material or conditions that create an **unsafe condition** or an unsightly condition out of character with the surrounding environment;
- (h) dilapidated or collapsed **building** or **accessory building** and any unprotected well or other **unsafe condition** or unsightly condition out of character with the surrounding environment;
- (i) stagnant water except in a **Naturalized Area**;
- (j) accumulation of animal excrement.

4.2 Suitable **ground cover** shall be provided to prevent erosion of the soil.

4.3 Hedges, plantings, trees or other landscaping including lighting, required by the **Town** as a condition of site development or redevelopment, shall be maintained in a living condition or shall be replaced with equivalent landscaping or lighting, so as to carry out its intended function and maintain an attractive appearance.

4.4 An abandoned or unused well, septic tank or a hole on a **property** shall be filled or safely covered and protected.

5.0 DRAINAGE

5.1 All catch basins, swales and ditches shall be maintained so as to not impede the natural flow of water.

5.2 The storm water run-off from all downspouts of impervious surfaces shall be contained within the limits of the **property** from which it originates until absorbed by the soil or drained

to a storm sewer, or to a natural or artificially-created swale, ditch or watercourse.

5.3 No water shall be drained from a swimming pool, pond or other waterholding device on to abutting properties.

6.0 HEALTH

6.1 All **sewage** shall be discharged into an approved **sewage system**.

7.0 BUFFERING

7.1 **Property** which, because of its use or occupancy, or for other reasons is required to be buffered shall:

- (a) maintain an effective barrier to prevent lighting and vehicle headlights from shining directly into a **dwelling unit**;
- (b) maintain an effective barrier to prevent wind-blown **waste** from encroaching on an adjacent **property**;
- (c) maintain a visual screen, to minimize the visual impact of a nuisance to a **person** who owns or occupies an adjacent **property**.

8.0 RETAINING WALLS

8.1 A **retaining wall** shall be maintained in good **repair** and free from accident hazards.

8.2 Without restricting the generality of section 8.1 the maintenance of a **retaining wall** may include:

- (a) redesigning, **repairing** or replacing all deteriorated, damaged, misaligned or missing portions of the wall, or railings and **guards** appurtenant thereto;
- (b) installing subsoil drains where required to maintain the stability of the **retaining wall**;
- (c) grouting masonry cracks;
- (d) applying a coat of paint or equivalent preservative to all metal or wooden exposed components.
- (e) where a retaining wall in excess of 600 mm (24 inches) forms part or is adjacent to a means of egress, a guard shall be provided unless access is restricted to the retaining wall.

- 9.0** SUPPLEMENTARY STANDARDS FOR RESIDENTIAL RENTAL PROPERTIES
- 9.1 GENERAL
- 9.1.1 The following additional standards shall only apply to a residential rental property:
- a) Subject to the tenant's responsibility for ordinary cleanliness of the residential rental property, the landlord shall provide such facilities and take such action to ensure that the residential rental property is:
- I. Safe
- II. Clean
- III. In a state of good repair
- IV. Fit for habitation; and,
- V. Free from accumulations of snow and ice;
- b) The landlord shall maintain, in a state of good repair and in a clean, safe condition, any facilities supplied by the landlord and all common areas intended for the use of tenants.
- 9.1.2 All repairs and maintenance of property required by the standards prescribed in this part shall be carried out in a manner accepted as good craftsmanship in the trade concerned and with materials suitable and sufficient for the purpose.
- 9.1.3 Unless otherwise specified, the landlord, and not the tenant, shall be responsible for ensuring that all of the provisions of this part are being complied with.
- 9.2.0 RECREATIONAL FACILITIES, LAUNDRY FACILITIES ROOMS AND AREAS
- 9.2.1 A recreational facility, laundry facility, mail collection area including mailboxes, room or area and the equipment and appliances provided in connection therewith shall be:
- (a) maintained in an operable and usable condition;
- (b) maintained in a **safe condition**;
- (c) with the exception of an outdoor recreational facility, maintained in a clean condition.
- 9.3.0 HEATING, HEATING SYSTEMS, CHIMNEYS, VENTS AND FUEL BURNING APPLIANCES
- 9.3.1 Every **building** containing an occupied **dwelling unit** or

- habitable room** shall be provided with suitable heating facilities capable of maintaining an indoor ambient temperature of 21 degrees Celsius between the 15th day of September to the 1st day of June the following year. A heating system shall be maintained in good working condition so as to be capable of safely heating the **dwelling unit** or **habitable room** to the required standard.
- 9.3.2 No rental **dwelling unit** shall be equipped with portable heating equipment as a primary source of heat.
- 9.3.3 A fuel burning appliance shall:
- (a) have ample air supply to permit combustion to occur with optimum oxygen available;
 - (b) be located in such a manner as to prevent impediment to the free movement of a **person** and the overheating of adjacent materials and equipment;
 - (c) have **guards** where necessary to minimize the risk of an accident.
- 9.3.4 Where a heating system or part thereof requires solid or liquid fuel to operate, a place or receptacle for such fuel shall be provided and maintained in a **safe condition** and location so as to be free from fire or accident hazard.
- 9.3.5 A fuel burning appliance, equipment and accessories shall be properly vented to the outside air by means of a smoke pipe, vent pipe, chimney flue or other approved method and as may be required by the **Building Code Act**.
- 9.3.6 Every chimney, smoke-pipe, flue and vent shall be maintained in a good state of **repair** so as to prevent the escape of smoke, fumes or gases from entering a **building**. Maintenance may include the removal of obstructions, sealing open joints, and the **repair** of loose or broken masonry units.
- 9.3.7 Every chimney, smoke-pipe, flue and vent shall be maintained in a good state of **repair** so as to prevent the heating of adjacent combustible material or structural members to unsafe temperatures.
- 9.4.0 AIR CONDITIONING
- 9.4.1 An air conditioner shall be equipped with adequate devices for the prevention of condensation drainage on to entrance areas, sidewalks or pathways and shall be

- maintained in a safe mechanical and electrical condition.
- 9.4.2 Cooling water from water-cooled equipment shall not be discharged on a driveway, walkway or other areas used for pedestrian or vehicular traffic, or in such a manner that it may cause damage to a wall, foundation or part of a **building** or **accessory building**.
- 9.4.3 The discharge of cooling water from water-cooled equipment shall be made to a proper drainage system and shall be connected in accordance with all applicable government regulations.
- 9.5.0 INTERIOR LIGHTING
- 9.5.1 Interior lighting standards and fixtures shall comply with the requirements of section 10.
- 9.6.0 VENTILATION
- 9.6.1 Sufficient ventilation shall be provided to all areas of a **building** or an **accessory building** so as to prevent accumulations of heat, dust, vapours, odours, carbon monoxide and other gases likely to create a potential **unsafe condition** or to become a nuisance.
- 9.6.2 A kitchen, bathroom, shower room and toilet room shall be provided with adequate natural or artificial means of ventilation.
- 9.6.3 An enclosed area of a **building** or an **accessory building** including a **basement** and an attic shall be adequately ventilated.
- 9.6.4 A system of mechanical ventilation shall be maintained in good working order.
- 9.7.0 PLUMBING
- 9.7.1 A **dwelling unit** shall be provided with an adequate supply of potable running water from a source approved by the Medical Officer of Health and/or the Chief Building Official of the **Town**.
- 9.7.2 A washbasin, bathtub or shower, and one kitchen sink in a **dwelling unit** shall be equipped with an adequate supply of hot and cold running water. All hot water shall be supplied at a minimum of 43 degrees Celsius and a maximum of 49 degrees Celsius.

- 9.7.3 A fixture shall be of such materials, construction and design as will ensure that the exposed surface of all parts are hard, smooth, impervious to hot and cold water, readily accessible for cleansing and free from blemishes, cracks, stains or other defects that may harbor germs or impede thorough cleansing.
- 9.7.4 All plumbing, including drains, water supply pipes, water closets and other plumbing fixtures shall be maintained in good working order free of leaks and defects and all water pipes and appurtenances thereto shall be protected from freezing.
- 9.7.5 All plumbing fixtures in every **building** or **accessory building** shall discharge the water, liquids or sewage into drainage piping, which shall be connected to a **sewage system** approved by the authority having jurisdiction.
- 9.7.6 All toilet facilities, sanitary conveniences and washing facilities shall be maintained:
- (a) in good working order;
 - (b) in a clean and sanitary condition;
 - (c) and supplied with hot and cold running water, with cold water connection only to toilets and urinals;
 - (d) and connected to the drainage system.
- 9.8.0 KITCHEN
- 9.8.1 A **dwelling unit** shall contain a kitchen area equipped with:
- (a) one sink surrounded by a surface that is impervious to grease and water;
 - (b) a suitable storage area;
 - (c) a counter or work area, exclusive of the sink and covered with a material that is impervious to moisture and grease and is easily cleanable;
 - (d) a space provided for cooking and refrigeration appliances including suitable electrical or gas connections.
- 9.8.2 A cooking appliance and a refrigeration appliance shall be maintained in a good state of **repair** and operating condition.
- 9.9.0 BATHROOM
- 9.9.1 A **dwelling unit** shall contain a bathroom consisting of at

least one fully operational toilet, washbasin, and a bathtub or suitable shower unit.

9.9.2 A bathroom and a toilet shall be located within and accessible from within the **dwelling unit**.

9.9.3 Where a toilet or bathroom facility is shared by occupants of a residential accommodation, other than a self contained **dwelling unit**, an appropriate entrance shall be provided from a common passageway, hallway, corridor or other common space to the room or rooms containing the said facility.

9.9.4 Every wall surrounding a shower shall be of impervious material and shall be maintained in a good state of **repair**.

9.9.5 A bathroom as required by section 9.9.1 shall be located in a room used for no other purpose and provided with a door capable of being locked from the inside and opened from the outside in an emergency.

9.10.0 FLOORS

9.10.1 A floor shall be smooth, level and maintained so as to be free of all loose, warped, protruding, broken or rotted boards that may create an **unsafe condition** or surface. A defective floor shall be **repaired** or replaced.

9.10.2 Where a floor covering has become worn or torn so that it retains dirt or may create an **unsafe condition**, the floor covering shall be **repaired** or replaced.

9.10.3 A bathroom, kitchen and shower room shall have a floor covering of water-resistant material and be capable of being cleaned.

9.11.0 ELECTRICAL SERVICE

9.11.1 A **dwelling** and **dwelling unit** shall be wired for electricity and shall be connected to an approved electrical supply system.

9.11.2 The capacity of the connection to a **building** or **accessory building** and the system of circuits distributing the electrical supply of the **building** or **accessory building** shall be adequate for the use and intended use.

9.11.3 Electrical wiring, cords, circuits, fuses, circuit breakers, electrical equipment and electrical heating systems shall be maintained in good working order, free from fire and

accident hazards.

9.12.0

DISCONNECTED UTILITIES

9.12.1

An **owner** of a residential **building** or any **person** acting on behalf of such **owner** shall not disconnect or cause to be disconnected any service or utility supplying heat, electricity, gas, refrigeration or water to a **dwelling unit** and **habitable room** occupied by a tenant or lessee, except for such reasonable period of time as may be necessary for the purpose of **repairing**, replacing or otherwise altering said service or utility.

9.13.0

INTERIOR WINDOWS, DOORS, SURFACES, FLOORS AND STAIRS

9.13.1

Interior windows, doors, surfaces, floors and stairs shall be maintained:

- (a) in a clean, odour free and sanitary condition, reasonable for the normal use or occupancy of the room, passageway, enclosure or space;
- (b) in good working order and good state of **repair**, free from holes, loose, broken, warped, torn, damaged or decayed boards or materials;
- (c) free from depressions, protrusions, deterioration or other defects which could create an **unsafe condition** or which are out of character with the normal use of the area in which such defect occurs;
- (d) so as to afford the fire resistive properties and other protection for which they shall be designed; and
- (e) free of any graffiti, markings, stains or other defacement.

9.13.2

Interior windows and doors shall also comply with the requirements of section 19.

9.14.0

INTERIOR STRUCTURE – COLUMNS AND BEAMS

9.14.1

A **building** and an **accessory building** and all structural components, including but not limited to all joists, beams, studding, and roof rafters, shall be maintained with material adequate for the load to which they are subjected to.

9.15.0

WALLS-CEILINGS

- 9.15.1 Every interior surface and finish of walls and ceilings shall be maintained:
- (a) in good state of **repair**, a surface which is reasonably smooth, clean, tight and easily cleaned;
 - (b) free of holes, cracks, loose plaster or other material;
 - (c) in a **safe condition**;
 - (d) so as to possess the fire resistant properties required by the **Building Code Act** and the *Fire Protection and Prevention Act*, as amended.

9.16.0 ELEVATORS

- 9.16.1 An elevator, an elevating device, dumb-waiters, hoists, escalators, incline lifts including all parts, lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans shall be maintained in good state of **repair**, operable and in a **safe condition**.

10.0 LIGHTING STANDARDS AND FIXTURES

- 10.1 Lighting standards and fixtures shall be kept in a **safe condition**, in good working order and in good visual condition.

11.0 FENCES

- 11.1 A **fence** on a **property** separating adjoining **property** shall:
- (a) be in a structurally sound condition and plumb, unless specifically designed to be other than vertical;
 - (b) be maintained in a good state of **repair** and free of accident hazards;
 - (c) not present an unsightly appearance.

- 11.2 Without restricting the generality of section 11.1 the maintenance of a **fence** may include:

- (a) protecting by paint, treated with a preservative or other weather resistant material unless the aesthetic characteristics of the **fence** are enhanced by the lack of such treatment.

12.0 WALKWAYS, DRIVEWAYS, RAMPS, PARKING AREAS AND LANDINGS

- 12.1 A parking area, driveway, walkway and other similar public access areas of an **exterior property area** shall be kept

clean and free from **waste**, objects or conditions that may create an **unsafe condition**, health, fire, accident hazard or unsightly condition.

12.2 An **owner** shall cause any snow disposal site or snow storage site on a **property** to be:

- (a) maintained so as not to cause a hazard on the **property**; and
- (b) maintained in such a manner and location on the **property** so as to prevent a hazard, flooding, erosion and other damage to a neighbouring **property**.

13.0 BUILDINGS AND ACCESSORY BUILDINGS
STRUCTURAL ADEQUACY - CAPACITY

13.1 All **repairs** and maintenance of **property** required by the standards prescribed in this By-law shall be carried out in a manner accepted as good workmanship in the trades concerned and with materials suitable and sufficient for that purpose.

13.2 Every part of a **building** or **accessory building** shall be maintained in good **repair** and in a structurally sound condition so as:

- (a) to be capable of sustaining safely its own weight, and any additional load to which it may normally be subjected to;
- (b) to be capable of safely accommodating all normal structural movements without damage, decay or deterioration;
- (c) to prevent the entry of moisture that would contribute to damage, fungus growth, decay or deterioration;
- (d) to be capable of safely and adequately performing its function subject to all reasonable serviceability requirements.

13.3 The abating of an **unsafe condition** may include:

- (a) the provision or **repair** of stairs, balustrades, railings, **guards** and screens so as to minimize the risk of accident;
- (b) the elimination of other conditions which, in themselves are a hazard to life or which risk serious injury to **persons** normally in or about the subject **building, accessory building**, room, suite of rooms or

space;

- (c) the installation of a handrail in conjunction with every set of stairs containing three (3) or more risers and such handrail shall be adequately secured and maintained in a good state of **repair**.

14.0

HEALTH AND WASTE

14.1

A **building** and **accessory building** on a **property** shall be kept free of mould, **waste** and pests, such as rodents, vermin, termites and injurious insects and any condition that may promote an infestation.

14.2

In a **dwelling unit**, sufficient rooms, containers and receptacles shall be maintained to safely contain all **waste**, which shall not be allowed to accumulate but shall be removed or made available for removal in accordance with any applicable by-laws.

14.3

An external container and receptacle shall be screened from view and shall be provided with a cover so that the material contained therein is not exposed to injurious insects, termites, rodents, vermin or other pests.

14.4

Every **building** and **accessory building** shall be provided with sufficient proper receptacles to contain all **waste**, which accumulates on the **property**, and such **waste** shall be placed for collection in proper receptacles in compliance with applicable laws.

14.5

A receptacle for **waste** shall be:

- (a) provided with a tight fitting cover;
- (b) maintained in good working condition and order without holes or spillage; and
- (c) closed, or emptied, rinsed and cleaned when not in use, to prevent the escape of offensive odour or **waste**.

14.6

Garbage chutes, disposal and collection rooms shall be:

- (a) washed down and disinfected as necessary so as to maintain a clean and odour free condition; and
- (b) maintained in good working order.

14.7

Injurious insects, termites, vermin, rodents and other pests shall be exterminated and appropriate measures shall be taken to prevent their re-entry to a **building** or **accessory building** on a **property**.

14.8

In a **dwelling**, openings in the exterior walls or roof shall be

fitted and maintained to protect all habitable space from water and weather entry, and to make such space free from drafts.

- 14.9 No portion of a **dwelling** shall be used for human habitation unless:
- (a) the floors, walls and ceiling areas are watertight and free from dampness and mould at all times;
 - (b) the total window area, the total **openable area** for natural ventilation and the ceiling height are in accordance with the provisions of the **Building Code Act** or, alternatively, reventilation and/or mechanical ventilation is provided as prescribed by the **Building Code Act**;
 - (c) the required minimum window area of every **habitable room** is entirely above the grade of the ground adjoining such window area, or the top of the window well, whichever is the higher elevation.

15.0 COMPOST

15.1 **Compost** on a **property** shall be maintained in a composter or an open **compost** pile that is not larger than 2.0 square metres (21.5 square feet) in area and 1.0 metre (39 inches) in height.

15.2 A composter or an open **compost** pile shall be kept free of pests, such as rodents, vermin, termites and injurious insects and any condition that may promote an infestation.

16.0 HERITAGE PROPERTIES

- 16.1 In addition, to all other standards prescribed by this By-law, an owner of a **Heritage Property** shall:
- (a) protect, maintain and stabilize a **heritage attribute** so as to preserve the existing materials;
 - (b) in the conduct of a repair use only materials that match the form and detailing of the original elements of the **heritage attribute**; and
 - (c) be repaired using only recognized conservation methods.

17.0

FOUNDATIONS

17.1

A foundation of a **building** or an **accessory building** shall be maintained in good state of **repair** so as to prevent settlement detrimental to the appearance of the **building** or **accessory building**, or the entrance of moisture, vermin, termites, insects or rodents into the **building** or **accessory building**.

17.2

Without limiting the generality of section 17.1, the maintenance of a foundation may include:

- (a) the jacking-up, underpinning or shoring of the foundation where necessary;
- (b) the extension of footings and foundations below grade or regrading to provide adequate frost cover;
- (c) installing subsoil drains at the footing where such would be beneficial;
- (d) the grouting of masonry cracks;
- (e) waterproofing the wall and joints;
- (f) the carrying out of such other work as may be required to overcome any existing settlement detrimental to the appearance of the **building** or **accessory building**;
- (g) **repairing** or replacing decayed, damaged or weakened sills, piers, posts or other supports;
- (h) making sills, piers, posts or other supports insect-proof by the application of suitable materials; and
- (i) coating with a preservative.

18.0

EXTERIOR WALLS, COLUMNS AND BEAMS

18.1

The components of an exterior wall of a **building** or an **accessory building** shall be maintained:

- (a) in good state of **repair** and in a **safe condition**;
- (b) weather tight;
- (c) free from loose or unsecured objects or materials;
- (d) so as to prevent the entrance of insects, termites, vermin, rodents or other animals;
- (e) so as to prevent deterioration due to weather, insects, vermin, termites, rodents and other animals; and
- (f) so as to prevent deterioration detrimental to the appearance of the **building** or an **accessory building**.

- 18.2 Without restricting the generality of section 18.1, the maintenance of an exterior wall of a **building** or an **accessory building** may include:
- (a) the applying of materials to preserve all exterior wood and metal work or other materials not inherently resistant to weathering;
 - (b) the applying of materials to improve or maintain a pleasant and satisfying appearance at least commensurate with that of the neighbourhood;
 - (c) the restoring, **repairing** or replacing of:
 - i) the wall;
 - ii) the masonry units and mortar;
 - iii) the stucco, shingles or other cladding;
 - iv) the coping; and
 - v) the flashing and waterproofing of the wall and joint.
- 18.3 Exterior columns and beams and any decorative trim shall be maintained in a good state of **repair** and in a **safe condition**. Where necessary, such columns, beams and trim shall be restored, **repaired** or replaced and suitably protected or treated against weathering, so as to prevent or remedy deterioration detrimental to the appearance of the **building** or **accessory building**.
- 19.0** EXTERIOR DOORS, WINDOWS AND OTHER OPENINGS – CANOPIES-MARQUEES-AWNINGS
- 19.1 Shutters, windows, doors, hatchways and other exterior openings in a **building** or an **accessory building** shall be kept weather tight, draft free, and in good state of **repair** and working order.
- 19.2 Without restricting the generality of section 19.1, the maintenance of a shutter, window, door, hatchway and other exterior opening may include:
- (a) painting or the applying of a similarly effective preservative;
 - (b) the **repair**, replacement or renewing of damaged, decaying, missing or defective:
 - i) doors;
 - ii) door frames and casings;
 - iii) windows and window sashes;

- iv) window frames and casings;
- v) shutters;
- vi) screens;

- (c) refitting doors, windows, shutters or screens;
- (d) reglazing or fitting with an translucent substitute;
- (e) rescreening;
- (f) using other approved means of weatherproofing where the opening is used or required for ventilation or illumination and is not protected by a window, door or similar closure:
 - i) screening with wire mesh, metal grills or other equivalent durable material; or
 - ii) other protection so as to effectively prevent the entry of insects, termites, rodents, vermin or other animals.

19.3 Glazed doors, windows and other transparent surfaces shall be kept clean so as to permit unimpeded visibility and unrestricted passage of light.

19.4 A window in a **dwelling unit** that can be or is required by the standards to be openable shall be provided with screening to effectively prevent the entry of insects.

19.5 Nothing in this section shall be construed as preventing doors, windows and other openings in an unoccupied **building** or **accessory building** from being protected from damage or to prevent entry, for such time as determined by section 23.

19.6 A canopy, marquee or awning shall be properly anchored so as to be kept in a **safe condition** and shall be protected from decay and rust by a periodic application of weathercoating material.

19.7 A **building** shall have a safe, continuous and unobstructed passage from the interior to an exit or the outside of the **building** at street or grade level.

19.8 A door that facilitates access to or egress from a **dwelling unit** shall be equipped with locks, and shall be maintained in a good state of **repair** and in an operating condition.

20.0 EXTERIOR STAIRS, VERANDAS, PORCHES, DECKS, LOADING DOCKS, BALCONIES AND FIRE ESCAPES

20.1 An exterior stair, veranda, porch, deck, loading dock, balcony, fire escapes and every appurtenance attached thereto shall be maintained, reconstructed or **repaired** so as to be safe to use and capable of supporting the loads to which it may be subjected, as specified in the **Building Code Act**, and shall be kept in **safe condition** and good state of **repair**, free of all accident hazards and other deterioration or objects detrimental to the appearance of the **building** or **accessory building**.

20.2 Without restricting the generality of section 20.1, the maintenance, reconstructing or **repairing** of an exterior stair, veranda, porch, deck, loading dock, balcony and fire escape may include:

- (a) **repairing** or replacing treads, risers or floors that show excessive wear or are broken, warped, loose or otherwise defective;
- (b) **repairing**, renewing or supporting structural members that are rotted, deteriorated or loose;
- (c) providing, **repairing** or renewing **guard** rails, railings and balustrades; and
- (d) painting or the applying of an equivalent preservative.

20.3 Exterior stairs and fire escapes shall be kept free from ice and snow.

21.0 ROOFS AND ROOF STRUCTURES

21.1 A roof, roof deck, roof structures including solar energy panels, wind generators and related **guards** of a **building** or **accessory building** shall be:

- (a) weather tight and free from leaks;
- (b) free from loose or unsecured or unsafe objects and materials;
- (c) free from accident hazards;
- (d) free from dangerous accumulation of ice and snow;

- (e) kept in a good state of **repair** and in a **safe condition**;
- (f) free from other unsightly objects and conditions detrimental to the appearance of the **building** or **accessory building**.

21.2 An eaves trough, roof gutter and downpipe shall be kept:

- (a) in good **repair**;
- (b) in good working order;
- (c) water tight and free from leaks;
- (d) free from accident hazards;
- (e) protected by painting or the applying of other equivalent preservative.

21.3 Chimneys, smoke or vent stacks and other roof structures shall be maintained plumb and in good state of **repair** and shall be:

- (a) free from loose bricks, mortar and loose or broken capping;
- (b) free from loose or rusted stanchions, guy wires, braces and attachments;
- (c) free from any accident hazard;
- (d) free from the entrance of smoke or gases into a **building** or **accessory building**;
- (e) free from the heating of adjacent combustible materials, walls and structural members to unsafe temperatures;
- (f) weather tight and free from leaks;
- (g) free from unsightly objects and conditions detrimental to the appearance of the **building** or **accessory building**.

22.0 EXTERIOR MAINTENANCE

22.1 All exterior surfaces that have been previously painted, stained, varnished or which have received other similar protective finishes shall be maintained without visible deterioration from the original finish, or shall be suitably refinished by application of an equivalent preservative.

22.2 Appropriate measures shall be taken to remove any graffiti, markings, stains or other defacement, occurring on

the exposed finished exterior surfaces and, where necessary, to restore the exterior surface and adjacent areas to, as near as possible, to its appearance before the markings, stains or defacement occurred.

22.3 In the event of fire or other disaster, measures shall be taken as soon as possible to make the damaged **building** or **accessory building** compatible with its environment. Without restricting the generality of the foregoing, such measures include:

- (a) making the **building** or **accessory building** safe;
- (b) **repairing** of damaged surfaces exposed to view;
- (c) cleaning any damaged surfaces exposed to view;
- (d) refinishing so as to be in harmony with adjoining undamaged surfaces.

22.4 In the event the **building** or **accessory building** is beyond **repair**, the **property** shall be cleared of all remains and left in a graded level and tidy condition.

23.0 VACANT PROPERTY AND VACANT BUILDINGS – ADDITIONAL STANDARDS

23.1 **Vacant property** shall be kept clear of all **waste** and other materials and equipment not otherwise permitted by the zoning by-law.

23.2 A **vacant building** shall:

- (a) be secured against unauthorized entry;
- (b) be protected against the risk of fire, accident, or other danger.

23.3 Where a **vacant building** has been vacant for at least sixty (60) consecutive days, a **Property Standards Officer** who reasonably believes that a **vacant building** poses a risk to safety may, in writing, require the **Owner** of a **vacant building** to do any one or more of the following, within the timeframe specified by the **Property Standards Officer**:

- (a) install security measures or devices to the satisfaction of the **Property Standards Officer**, and such measures may include boarding of doors, windows, or other openings; or
- (b) do any work or **repairs** which, in the opinion of the **Property Standards Officer**, are necessary to secure a **vacant building** from unauthorized entry or protect

a **vacant building** against the risk of fire, accident, or other danger.

23.4 Where a **vacant building** is boarded or required to be boarded:

- (a) boarding materials shall be installed and maintained in good order;
- (b) boarding materials shall be installed to exclude precipitation and wind from entering the **vacant building**, and to secure the **vacant building** from unauthorized entry, and shall be installed within the reveal of the opening frame or cladding, where feasible;
- (c) unless inherently resistant to deterioration, boarding materials shall be treated with a protective coating of paint or equivalent weather resistant material;
- (d) boarding materials shall be selected, coated, coloured, and installed to match surrounding door/window frames and exterior wall finishes.

23.5 Where a **vacant building** remains vacant for more than ninety (90) consecutive days, the **Owner** shall ensure that all utilities serving the **vacant building** are properly disconnected, terminated, or capped, unless such utilities are necessary for the safety or security of the **vacant building**, or unless such utilities are otherwise required by law to remain connected.

23.6 When openings in a **vacant building** previously boarded or secured become unsecured, such openings shall be secured again, and as determined by the **Property Standards Officer** may require the use of materials and fasteners of greater strength, installed in such a manner to deter their removal or destruction.

23.7 Where a **vacant building** has remained vacant or unoccupied for a period of two (2) years and continues in a state of disrepair and deterioration, a **Property Standards Officer** may issue an order to remove all previously installed boarding from windows and doors and to **repair** the **vacant building** in compliance with the standards set out in this By-law.

24.0 ADMINISTRATION AND ENFORCEMENT

- 24.1 A **Property Standards Officer** is responsible for the administration and enforcement of this By-law.
- 24.2 A **Property Standards Officer** may, upon producing proper identification, enter upon any **property** at any reasonable time without a warrant for the purpose of inspecting the **property** to determine,
- (a) whether the **property** conforms with the standards prescribed in this by-law;
 - (b) whether an order made under this by-law and the **Building Code Act** has been complied with.
- 24.3 Despite section 24.2, a **Property Standards Officer** shall not enter or remain in any room or place actually being used as a **dwelling** unless,
- (a) the consent of the **occupant** is obtained, the **occupant** first having been informed that the right of entry may be refused and entry made only under the authority of a warrant issued under the **Building Code Act**;
 - (b) a warrant issued under the **Building Code Act** is obtained;
 - (c) the delay necessary to obtain a warrant or the consent of the **occupant** would result in an immediate danger to the health or safety of any **person**;
 - (d) the entry is necessary to terminate a danger under subsection 15.7 (3) or 15.10 (3) of the **Building Code Act**; or
 - (e) the requirements of section 24.4 are met and the entry is necessary to remove an **unsafe condition** under clause 15.9 (6) (b) of the **Building Code Act** or to **repair** or demolish under subsection 15.4(1) of the **Building Code Act**.
- 24.4 Within a reasonable time before entering the room or place for a purpose described in section 24.3 (e), the **Officer** shall serve the **occupant** with notice of his or her intention to enter it.
- 24.5 A **Property Standards Officer** for the purposes of an inspection has all the powers as provided for in section 15.8(1) of the **Building Code Act**.

- 25.0** ORDERS AND COMPLIANCE
- 25.1 An **owner** of **property** shall comply with the standards and requirements prescribed in this By-law.
- 25.2 Every **Property Standards Officer** who finds that a **property** does not conform with any of the standards of this By-law, may make an order pursuant to the provisions of Section 15.2 of the **Building Code Act**:
- (a) requiring the **property** that does not conform with the standards to be **repaired** and maintained to conform with the standards; or
- (b) requiring that the site be cleared of all **buildings** or **accessory buildings, structures**, debris or refuse and left in a graded and leveled condition.
- 25.3 Every **owner** of **property** shall comply with an order made pursuant to this By-law and the **Building Code Act** requiring compliance as confirmed or modified. If an order of a **Property Standards Officer** is not complied with in accordance with the order as deemed confirmed or as confirmed or modified by the **Committee** or a judge, the **Town** may cause the **property** to be **repaired** or demolished accordingly.
- 25.4 Where any **person** fails to comply with an order issued, the **Town** may enter and cause the required work to be done at the cost of the **person**. The cost of such work may be recovered by action or by adding the costs to the tax roll and collecting the costs in the same manner as property taxes.
- 26.0** APPEAL OF ORDER
- 26.1 An **owner** who has been served with an order made under this By-law and **Building Code Act** and who is not satisfied with the terms or conditions of the order may appeal to the **Committee** by sending a notice of appeal by registered mail to the secretary of the **Committee** within 14 days after being served with the order.
- 26.2 An order that is not appealed within the time referred to in Section 26.1 shall be deemed to be confirmed.
- 26.3 The **Committee** shall hear the appeal.

- 26.4 On an appeal, the **Committee** has all the powers and functions of the **Property Standards Officer** who made the order and the **Committee** may do any of the following things if, in the **Committee's** opinion, doing so would maintain the general intent and purpose of the by-law and of the official plan or policy statement:
- (a) Confirm, modify or rescind the order to demolish or **repair**;
 - (b) Extend the time for complying with the order.
- 26.5 The **Town** in which the **property** is situate or any **owner** or **person** affected by a decision under this section may appeal to the Superior Court of Justice by notifying the Clerk of the **Town** in writing and by applying to the court within 14 days after a copy of the decision is sent.
- 26.6 The Superior Court of Justice shall appoint, in writing, a time and place for the hearing of the appeal and may direct in the appointment the matter in which and the **persons** upon whom the appointment is to be served.
- 26.7 On the appeal, the judge has the same powers and functions as the **Committee**.
- 26.8 An order that is deemed to be confirmed under section 26.2 or that is confirmed or modified by the **Committee** under section 26.3 or a judge under section 26.7, as the case may be, shall be final and binding upon the **owner** who shall carry out the **repair** or demolition within the time and in the manner specified in the order.
- 27.0** POWER OF TOWN TO REPAIR AND DEMOLISH
- 27.1 If an order is not complied with in accordance with the order as deemed confirmed or as confirmed or modified by the **Committee** or a judge, the **Town** in accordance with section 15.4 of the **Building Code Act** may cause the **property** to be **repaired** or demolished.
- 27.2 Where an order is not complied with and the **Town** has caused the property to be **repaired** or demolished, the **Town** has priority lien status in accordance with section 1 of the *Municipal Act, 2001, as amended*, on the **property** for the amount spent on the **repair** or demolition and the amount may be added to the tax roll by the Treasurer of the **Town** and may be collected in the same manner as taxes on the **property**.

28.0

EMERGENCY ORDERS

28.1

If upon inspection of a **property** an **Property Standards Officer** is satisfied that there is non-conformity with the standards prescribed in this by-law to such extent as to pose an immediate danger to the health or safety of any **person**, the **Property Standards Officer** may make an order in accordance with section 15.7 of the **Building Code Act** containing particulars of the non-conformity and requiring remedial **repairs** or other work to be carried out immediately to terminate the danger.

29.0

CERTIFICATE OF COMPLIANCE

29.1

After inspecting a **property**, a **Property Standards Officer** who is of the opinion that the **property** is in compliance with the standards established in this By-law, may issue a certificate of compliance to the **owner**.

29.2

The prescribed fee set out in the **Town's Fees and Charges By-law** shall be payable prior to the issuance of a certificate of compliance where it is issued at the request of the **owner**.

30.0

PENALTY

30.1

Every **owner** who fails to comply with an order, as confirmed, any other order, a direction or a requirement made under this By-law is guilty of an offence under Section 36.(1) of the **Building Code Act** and is liable to a penalty or penalties as set out in Section 36 of the **Building Code Act**.

31.0

PROPERTY STANDARDS COMMITTEE

31.1

A **Committee** is hereby established in accordance with the **Building Code Act**.

31.2

The **Committee** shall be composed of such persons, not fewer than three (3), as **Council** considers advisable.

31.3 The **Committee** shall hold office for the term of **Council** or until such time as successors are appointed.

32.0 EXEMPTIONS

32.1 This By-law does not apply to lands on which construction is actively proceeding in accordance with a permit issued pursuant to the *Building Code Act*.

33.0 VALIDITY

33.1 If any section, subsection, paragraph, sentence, clause, or provision of this By-Law be declared by a Court of competent jurisdiction to be invalid, illegal or ultra vires for any reason, all other provisions of this By-Law shall remain and continue in full force and effect and shall remain valid and binding.

**READ a first and second time
this 10th day of March 2026**

Mayor – Wayne Taipale

Clerk – Bobbylyn Jardino

**READ a third time and finally passed
this 10th day of March 2026**

Mayor – Wayne Taipale

Clerk – Bobbylyn Jardino



BRIEFING NOTE
2025 Annual Reports for the Water & Wastewater Systems

A Briefing Note contains advice and/or recommendations from an employee, for council consideration.

SUBMITTED BY	Krunal Patel
DATE	March 6 th , 2026
BACKGROUND	A requirement for our water operations is the delivery of the annual report for the water systems.
ANALYSIS & DISCUSSION FOR COUNCIL CONSIDERATION	The annual report is attached to this report. A notice has been placed in normal locations advising that the report is available at the Municipal Office, at no cost, to members of the public.
RELEVANT POLICY AND/OR LEGISLATION	O. Reg 170/03 – Submitted by Veolia to the Town by end of February. To be passed by council resolution by end of March
FINANCIAL IMPLICATIONS	There are no financial implications in receiving the 2023 Annual Operations Report for our drinking water system.
RECOMMENDATIONS	To accept the 2025 Annual Operations, Report the Moosonee Drinking Water Systems and Wastewater System as prepared by Veolia Water Canada Corp.
CAO'S COMMENTS AND/OR MOTION FOR COUNCIL CONSIDERATION	BE IT RESOLVED THAT the Council of the Corporation of the Town of Moosonee receive the 2025 Annual Reports for Water and Wastewater Systems as prepared by Veolia Water Canada Corp.



January 13, 2026

Town of Moosonee
P.O. Box 727
5 First Avenue
Moosonee, ON
P0L 1Y0

Attention: Victoria Hillier-Hutchison, Chief Administrative Officer

**RE: Moosonee Drinking Water System
2025 Annual Report**

Dear Victoria,

Please find attached the 2025 Annual Operations Report for the Moosonee drinking water system, in accordance with Section 11(1) of O. Reg. 170/03. This report covers the period from January 1 to December 31 and meets the requirement of being prepared by February 28 of this year.

Please ensure that a copy of this report is given, without charge, to every person who requests a copy. In addition, please make certain that effective steps are taken to advise residents that copies of the report are available, and of how a copy can be obtained.

Finally, as per Schedule 22 of O. Reg. 170/03, please ensure that a copy of the report is given to the members of municipal council no later than March 31, 2026.

If you have any questions regarding the report, we would be pleased to address them and you should contact the undersigned accordingly.

Sincerely,

VEOLIA WATER CANADA INC.

A handwritten signature in purple ink, appearing to read "E. Cesano".

Enrico Cesano
Project Manager

cc: Krunal Patel, Veolia Water Canada; Moosonee operations

Veolia North America

555 Rene-Levesque Blvd W
Montreal, QC H2Z 1B1

www.Veolianorthamerica.com

2025 ANNUAL REPORT FOR WATER SYSTEMS

Part 1 – ANNUAL REPORT (as required by O. Reg. 170/03, Section 11)

Drinking-Water System Number:	260007114
Drinking-Water System Name:	Moosonee Drinking Water System
Drinking-Water System Owner:	Corporation of the Town of Moosonee
Drinking-Water System Category:	Large Municipal Residential
Period being reported:	January 1-December 31, 2025

Complete if your Category is Large Municipal Residential or Small Municipal Residential	Complete for all other Categories
Does your Drinking-Water System serve more than 10,000 people? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Number of Designated Facilities served: n/a
Is your annual report available to the public at no charge on a web site on the Internet? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Did you provide a copy of your annual report to all Designated Facilities you serve? <input type="checkbox"/> Yes <input type="checkbox"/> No
Location where Summary Report required under O. Reg. 170/03 Schedule 22 will be available for inspection. Municipal Office 5 First Avenue Moosonee, ON Tel: (705)336-2993	Number of Designated Facilities served: n/a Did you provide a copy of your annual report to all Interested Authorities you report to for each Designated Facility? <input type="checkbox"/> Yes <input type="checkbox"/> No

List all Drinking-Water Systems (if any), which receive all of their drinking water from your system:

Drinking Water System Name	Drinking Water System Number
n/a	

Did you provide a copy of your annual report to all Drinking-Water System owners that are connected to you and to whom you provide all of its drinking water?

n/a

Indicate how you notified system users that your annual report is available, and is free of charge.

	<input checked="" type="checkbox"/> Public access/notice via Government Office	
<input checked="" type="checkbox"/> Public access/notice via Public Request	<input type="checkbox"/> Public access/notice via a Public Library	<input checked="" type="checkbox"/> Public access/notice via other method local bulletin boards and the community television channel

Describe your Drinking Water System

Surface water supply from the Moose River. Water treatment plant rated at 3000 m³/day consisting of a dual train package unit with in-line flash mixing, two-stage flocculation, upflow solids contact clarifier with automatic sludge withdrawal, and dual media filters with air scour/water backwash. There are separate chemical feed systems for primary coagulant, coagulant aid, disinfection and pH adjustment. Sludge is gravity settled in the clarifier then thickened and dewatered in a sludge bagging system for disposal at the local landfill. There is a 2140 m³ reservoir for treated water storage.

List all water treatment chemicals used over this reporting period

Coagulant - Polyaluminum Chloride
 Coagulant aid - Polymer (NORFLOC 120)
 Disinfection – Sodium Hypochlorite 12%
 pH Adjustment – Caustic Soda

Please provide a brief description and a breakdown of monetary expenses incurred

Floc mixers 1 and 2 for Train 2: \$14,978.00
 Annual flow meter calibration : \$6,388.00
 Dewatering bags for bagger system : \$3,528.00
 pH sensor probes: \$1065.59
 Electric chain hoist: \$3,791.58
 POE online pressure transmitter: \$3,505.00
 WTP Generator maintenance by Toromont: \$10,872.65
 Magnetic Locators: \$4,635.00
 Flammable storage cabinet: \$2,090.00

Provide details on the notices submitted in accordance with subsection 18(1) of the Safe Drinking-Water Act or section 16-4 of Schedule 16 of O.Reg.170/03 and reported to Spills Action Centre

Incident Date	Parameter	Result	Corrective Action	Corrective Action Date
02-25-25	Main Break(Category 2)	n/a	Precautionary BWA, Repaired break, collected samples	02-25-25
03-14-25	HAA	125(running Q4 Avg.)	None	03-14-25
03-14-25	THM	111(running Q4 Avg.)	None	03-14-25
06-25-25	HAA	88.63(running Q4 Avg.)	None	06-25-25
09-29-25	THM	109.4(running Q4 Avg.)	None	09-29-25
09-29-25	HAA	103.08	None	09-29-25
12-22-25	HAA	106.3(running Q4 Avg.)	None	12-22-25

Microbiological testing done under the Schedule 10, 11 or 12 of Regulation 170/03, during this reporting period

	Number of Samples	Range of E.Coli Results (min #) - (max #)	Range of Total Coliform Results (min #) - (max #)	Number of HPC Samples	Range of HPC Results (min #) - (max #)
Raw	52	0-70	11-680	n/a	n/a
Treated	52	0	0	52	<10-<10
Distribution	108	0	0	52	<10-<10

Operational testing done under Schedule 7, 8 or 9 of Regulation 170/03 during the period covered by this Annual Report

	Number of Grab Samples	Range of Results (min #) – (max #)	Units
Filter #1 effluent turbidity	8760	0.01-2.0*	NTU
Filter #2 effluent turbidity	8760	0.02-2.0*	NTU
Chlorine (POE)	8760	0.42-4.80	mg/L
Chlorine (distribution)	420	0.21-1.54	mg/L
Fluoride (If the DWS provides fluoridation)	n/a	n/a	

Any incidents of water exceeding the regulatory limit (1.0NTU) entering the distribution system were for less than 15 mins. Most occurrences of greater than 1.0NTU were due to backwashing and calibrations. This flow goes to waste.

Summary of additional testing and sampling carried out in accordance with the requirement of an approval, order or other legal instrument

Date of legal instrument issued	Parameter	Date Sampled	Result	Unit of Measure
None				

Summary of Inorganic parameters tested during this reporting period or the most recent sample results

Parameter	Sample Date	Result Value	Unit of Measure	Exceedance
Antimony	11/11/2025	<0.5	µg/L	No
Arsenic	11/11/2025	0.7	µg/L	No
Barium	11/11/2025	8.0	µg/L	No
Boron	11/11/2025	8.0	µg/L	No
Cadmium	11/11/2025	<0.1	µg/L	No
Chromium	11/11/2025	<1	µg/L	No
Lead-see results below				
Mercury	11/11/2025	<0.1	µg/L	No
Selenium	11/11/2025	<0.2	µg/L	No
Uranium	11/11/2025	<0.5	µg/L	No
Nitrite	02/11/2025	<0.05	mg/L	No
Nitrate	02/11/2025	0.16	mg/L	No
Nitrite	04/22/2025	<0.05	mg/L	No
Nitrate	04/22/2025	0.21	mg/L	No

Nitrite	08/26/2025	<0.05	mg/L	No
Nitrate	08/26/2025	<0.05	mg/L	No
Nitrite	11/11/2025	<0.05	mg/L	No
Nitrate	11/11/2025	<0.05	mg/L	No

Summary of Lead Results during this reporting period (Winter: Dec. 15/24-April 15/25; Summer: June 15-Oct. 15/25)				
Sampling Period	Range of Results (µg/L) from Residential Samples (# of Samples taken)	Non-residential locations	Distribution System	Any Adverse Water Quality Incidents?
Winter	No samples required	n/a	0.3-0.8(2)	No
Summer	No samples required	n/a	0.5-1.2(2)	No

Summary of Organic parameters tested during this reporting period or the most recent sample results				
Parameter	Sample Date	Result Value	Unit of Measure	Exceedance
Alachlor	11/11/2025	ND	µg/L	NO
Atrazine + N-dealkylated metabolites	11/11/2025	ND	µg/L	NO
Azinphos-methyl	11/11/2025	ND	µg/L	NO
Benzene	11/11/2025	ND	µg/L	NO
Benzo(a)pyrene	11/11/2025	ND	µg/L	NO
Bromoxynil	11/11/2025	ND	µg/L	NO
Carbaryl	11/11/2025	ND	µg/L	NO
Carbofuran	11/11/2025	ND	µg/L	NO
Carbon Tetrachloride	11/11/2025	ND	µg/L	NO
Chlorpyrifos	11/11/2025	ND	µg/L	NO
Diazinon	11/11/2025	ND	µg/L	NO
Dicamba	11/11/2025	ND	µg/L	NO
1,2-Dichlorobenzene	11/11/2025	ND	µg/L	NO
1,4-Dichlorobenzene	11/11/2025	ND	µg/L	NO
1,2-Dichloroethane	11/11/2025	ND	µg/L	NO
1,1-Dichloroethylene (vinylidene chloride)	11/11/2025	ND	µg/L	NO
Dichloromethane	11/11/2025	ND	µg/L	NO
2,4-Dichlorophenol	11/11/2025	ND	µg/L	NO
2,4-Dichlorophenoxy acetic acid (2,4-D)	11/11/2025	ND	µg/L	NO
Diclofop-methyl	11/11/2025	ND	µg/L	NO
Dimethoate	11/11/2025	ND	µg/L	NO
Diquat	11/11/2025	ND	µg/L	NO

Diuron	11/11/2025	ND	µg/L	NO
Glyphosate	11/11/2025	ND	µg/L	NO
HAA (NOTE: show latest annual average)	Q1-Q4 2025	106.3	µg/L	YES
Malathion	11/11/2025	ND	µg/L	NO
MCPA	11/11/2025	ND	µg/L	NO
Metolachlor	11/11/2025	ND	µg/L	NO
Metribuzin	11/11/2025	ND	µg/L	NO
Monochlorobenzene	11/11/2025	ND	µg/L	NO
Paraquat	11/11/2025	ND	µg/L	NO
Pentachlorophenol	11/11/2025	ND	µg/L	NO
Phorate	11/11/2025	ND	µg/L	NO
Picloram	11/11/2025	ND	µg/L	NO
Polychlorinated Biphenyls(PCB)	11/11/2025	ND	µg/L	NO
Prometryn	11/11/2025	ND	µg/L	NO
Simazine	11/11/2025	ND	µg/L	NO
THM (NOTE: show latest annual average)	Q1-Q4 2025	97.7	µg/L	NO
Terbufos	11/11/2025	ND	µg/L	NO
Tetrachloroethylene	11/11/2025	ND	µg/L	NO
2,3,4,6-Tetrachlorophenol	11/11/2025	ND	µg/L	NO
Triallate	11/11/2025	ND	µg/L	NO
Trichloroethylene	11/11/2025	ND	µg/L	NO
2,4,6-Trichlorophenol	11/11/2025	ND	µg/L	NO
Trifluralin	11/11/2025	ND	µg/L	NO
Vinyl Chloride	11/11/2025	ND	µg/L	NO

ND=Non-detect (below measurable limit)

List any Inorganic or Organic parameter(s) that exceeded half the standard prescribed in Schedule 2 of Ontario Drinking Water Quality Standards.

Parameter	Sample Date	Result Value	Unit of Measure	ODWS Criteria
Total THMs (annual avg.)	2025 (Q1-Q4)	97.7	µg/L	100
HAA (annual avg)	2025 (Q1-Q4)	106.3	µg/L	80

Part 2 – SUMMARY REPORT (as required by O. Reg. 170/03, Schedule 22)

Non-Compliance with Legislations, Regulations, Approvals & Orders

During this period, the Facility was operated in full compliance with the Act, the regulations and the Facility's approval, save and except for the following:

- Haloacetic Acids (HAA) exceeds the regulatory limit of 80µg/L in four quarters of 2025 and THM exceeds the regulatory limits of 100µg/L in two quarters of 2025.
- The Q3 nitrates and nitrites samples were not collected until August 26th, 126 days from the Q2 samples. Nitrate/Nitrite sampling requirements for the sample to be collected at least 60 days, and no more than 120 days after the previous samples.

SUMMARY OF RECOMMENDATIONS AND BEST PRACTICE ISSUES AS PER 2025 MECP INSPECTION

This section provides a summary of all recommendations and best practice issues identified during the inspection period. Details pertaining to these items can be found in the body of the inspection report. In the interest of continuous improvement in the interim, it is recommended that owners and operators develop an awareness of the following issues and consider measures to address them.

1. It is recommended that the owner develop and implement a routine flushing program within the Moosonee distribution system as per American Water Works Association Standards G200-04 to address and prevent water quality problems, remove accumulated sediments, improve water flow and reduce chlorine demand.
2. It is recommended that the owner develop and implement a routine valve inspection and exercising program within the Moosonee distribution system as per American Water Works Association Standard G200-04 to ensure thorough knowledge of operable valves and reduce the number of inoperable valves within the system.
3. It is recommended that the owner develop and implement an annual or semi-annual fire hydrant inspection and operation program to identify and repair unserviceable hydrants to ensure that all hydrants within the distribution system are functioning.
4. Update the WTP Operations Manual

System Capability Assessment

Comparison of Flow Rates (m³/d):

Month	Average Flow	Maximum Flow	Max Instantaneous flow (L/s)
January	692	845	34.80
February	1,101	1,809	76.70

March	592	747	15.90
April	565	598	21.30
May	557	622	27.90
June	540	612	28.90
July	506	562	34.50
August	552	686	30.40
September	543	647	36.50
October	528	591	33.20
November	586	1,454	62.00
December	569	618	15.10
AVERAGE	607	n/a	n/a
MAXIMUM	n/a	1,809	62.00
SYSTEM CAPACITY	2998	2998	-
% CAPACITY	20.25%	60.34%	n/a



January 13, 2026

**Town of Moosonee
P.O. Box 727
5 First Avenue
Moosonee, ON
P0L 1Y0**

Attention: Victoria Hillier-Hutchison, Chief Administrative Officer

RE: Moosonee Wastewater System - 2025 Annual Report

The 2025 Annual Operations Report for the Moosonee wastewater system is enclosed. In accordance with Environmental Compliance Certificate 4370-8WAQVX, the annual report contains the following information;

1. Summary and interpretation of all monitoring data and a comparison to the effluent limits outlined in Condition 7, including an overview of the success and adequacy of the Works;
2. A description of any operating problems encountered and corrective actions taken;
3. Summary of any effluent quality assurance or control measures undertaken during the reporting period,
4. A summary of all maintenance carried out,
5. A summary of the calibration and maintenance carried out on all effluent monitoring equipment;
6. A description of efforts made and results achieved in meeting the Effluent Objectives of Condition 6;
7. A tabulation of the volume of sludge generated in the reporting period, an outline of anticipated volumes to be generated in the next reporting period and a summary of the locations where the sludge was disposed
8. A summary of any complaints and steps taken to address;
9. A summary of all by-pass, spill or abnormal discharge events

If you have any questions regarding the report, we would be pleased to address them and you should contact the undersigned accordingly. We will forward a copy to the MECP – South Porcupine office.

Sincerely,
VEOLIA WATER CANADA INC.

A handwritten signature in blue ink, appearing to read "E. Cesano".

Enrico Cesano
Project Manager

CC: Krunal Patel, Veolia Water Canada; Moosonee Operations

Veolia North America

555 Rene-Levesque Blvd W
Montreal, QC H2Z 1B1

www.Veolianorthamerica.com



**Town of Moosonee
2025 Annual Report
for the
Moosonee Lagoon System**



A. Summary and Interpretation of Data

The annual average daily flow for 2025 was estimated to be 1,001m³/d and the maximum daily flow recorded for the year was estimated to be 4,072m³ (occurred on April 22). The annual average design inflow for the plant is 1,466m³/d. This means that the system ran at an average of 68.3% capacity for 2025, higher than the 950m³/d (65% capacity) from 2024, significantly higher than the 914m³/d (62% capacity) from 2023.

A summary table of raw sewage flow data, routine monitoring parameters and laboratory results are below for the year 2025.

Month	Flow m ³	Avg. Flow m ³ /d	Max Flow m ³ /d
1	22,196	716	827
2	18,256	652	829
3	23,103	745	1,322
4	64,759	2,159	4,072
5	50,410	1,626	2,825
6	39,563	1,319	2,722
7	32,160	1,037	2,503
8	24,758	799	1,050
9	24,382	813	1,129
10	24,677	796	2,350
11	21,906	730	884
12	19,260	621	725
Total	365,430		
Average		1,001	
Maximum			4,072

It is worth noting that the average daily flow out of the drinking water system in 2025 was 607m³/d, which is about 61% of the total flow to the lagoon system. This indicates there is a Significant amount of infiltration and/or precipitation into the wastewater system

Effluent Discharge Measurement

Description	Month	Flow	Notes
Final Effluent	May	146,500	It is believed that the flow variance (similar to the variance in 2024 but much less than 2023 and 2022) is due to a number of factors including weather (precipitation, evaporation) and varying cell depths at the end of each discharge period. Both cells were discharged in spring and south cell discharge in fall. In addition, it is worth noting that the spring discharge does include some flow from the previous year
	June	109,852	
	Oct.	98,592	
Total		354,944	
Variance (to Influent)		-10,486	

Summary of Effluent Quality

Performance criteria for BOD₅, and Total Suspended Solids (TSS) are summarized below:

SPRING DISCHARGE MAY 1 to JUNE 30, 2025

Parameter	Average Concentration, mg/L	MECP Compliance Concentration, mg/L	Compliance
cBOD ₅	6.1	25 (discharge period)	YES
TSS	18.8	30 (discharge period)	YES

FALL DISCHARGE SEPTEMBER 30 to NOVEMBER 30, 2025

Parameter	Average Concentration, mg/L	MECP Compliance Concentration, mg/L	Compliance
cBOD ₅	0.9	25 (discharge period)	YES
TSS	0.9	30 (discharge period)	YES

Both cells were discharged during Spring and only South cell was discharged in Fall
2025 S1 forms are also attached to this report

B. Environmental/Operating Problems

The sewage infrastructure is inadequate to handle significant increases in flow

There were five (5) sewage bypasses/spills in 2025; the bypasses totaling 23.5hrs. Three at the Main lift station due to heavy precipitation/spring runoff and 2 at WTP LS due to heavy precipitation/partial effluent pipe blockage. All bypasses were reported to MECF. A summary of bypasses is attached.

Consider looking into increasing the capacity of the Lagoon. The sludge from frost ponds for both the cells at Lagoon should be cleaned out.

C. Maintenance

Maintenance conducted during 2025 is as follows:

- Regular inspections of lift stations. Pumps removed a number of times throughout the year to remove blockages
- Regular pump inspections
- Regular level floats inspections and clean up
- Regular bar screen cleaning for old bay and firehall lift stations
- The Contractor cleaned out vegetation around the north and south cells
- The contractor cleaned out vegetation around all Lift stations.
- Hydro one replaced Transformer for Bay LS Hydro Pole
- Replaced Pump 2 at Main LS with spare pump due to leakage sensor problem
- Toromont flushed out coolant and replaced Thermostat for Main LS and Bay LS Generators
- Toromont replaced battery for the Bay LS Generator
- Replaced Chain and masterlink for Pump 2 at Riverside LS

Regular maintenance is maintained in a computerized maintenance management system

Maintenance issues that need to be addressed are listed:

- Full lift station assessment should be looked at and include: Mechanical/Structural/Electrical. Veolia is gathering all relevant lift station information to provide to a structural engineering firm so that an estimated budget amount can be obtained
- The above assessment will allow the town to create a budget plan for future capital replacement/upgrades of their infrastructure. The assessment will also help with the operators daily operations and maintenance

D. Effluent Quality Assurance

The Environmental Compliance approval requires that a grab sample of the raw sewage be tested monthly for BOD₅, Suspended Solids (TSS), Total Phosphorus, and Total Kjeldahl Nitrogen (TKN). Raw sewage samples are taken monthly.

S1 forms were submitted as per regulatory requirements. These forms are attached below.

At least five times per seasonal discharge (per lagoon; 10 in total each season assuming both lagoons are discharged), lagoon samples are tested for CBOD₅, TSS, Ammonia Nitrogen, TP, E. coli and pH.

The influent and effluent samples are sent to Testmark Laboratories Ltd, 1335 Riverside Dr., Timmins, ON. Quality Assurance is achieved by sending the samples to a certified laboratory.

E. Calibration and Maintenance (Effluent monitoring)

Calibration of the lagoon flow meter and Main lift station was completed in June 2025 by Lakeside Controls. Both instruments passed testing. Results are on file at the water plant.

F. Effluent Objectives (ECA Section 6, Table 1)

SPRING DISCHARGE MAY 1 to JUNE 30, 2025			
Parameter	Average Concentration, mg/L	MOE Objective Concentration, mg/L	Met Objective?
CBOD ₅	6.1	20 (discharge period)	YES
Suspended Solids	18.5	25 (discharge period)	YES
E. Coli (seasonal geomean)	1	150 organism/100 ml	YES

FALL DISCHARGE SEPTEMBER 30 to NOVEMBER 30, 2025

Parameter	Average Concentration, mg/L	MOE Objective Concentration, mg/L	Met Objective?
CBOD ₅	0.9	20 (discharge period)	YES
Suspended Solids	0.9	25 (discharge period)	YES
E. coli (seasonal geomean)	17.7	150 organism/100 ml	YES

NOTE: In cases where E. coli was returned with Non-Detect (ND) results, the individual result was taken to be half the detection limit (5CFU/100mL)

pH was maintained from 7.31 to 8.68 through the discharge periods (regulatory limit is 6.0-9.5)

G. Sludge

No sludge was removed from the system in 2025. Lagoon depth measurements were taken in the fall of 2020 at the north cell and in the fall of 2023 in the south cell. These results indicate there is still plenty of room in this cell where capacity is not impacted.

H. Summary of Complaints

There were no complaints in 2025

I. Bypass Summary

Bypasses are summarized in Section B and a summary table is attached

Table 1: BYPASS AND OVERFLOW EVENTS

FACILITY NAME: Moosonee WWT														YEAR: 2025		
Date (dd/mm/yy)	Location	Type (PB/SB/STPO/CSO/SSO)	Start Time	Duration (hours)	Volume (1,000m3)	M/E	Disinfection (Y/N)	Treatment (Y/N)	Reason Code*	Environmental Impact	Owner/PHU/SAC notified (Y/N)	Other Comments (MECP Event #)	Clean Up/Preventative Measures	Sample Results		
														cBOD5 (mg/L)	SS (mg/L)	TP (mg/L)
22/04/25	Main Lift station	SSO= Sanitary Sewer Overflow	18:30	5	300.000	E	Y	N	2= Spring Runoff	BYPASS TO MOOSE	Y	1-O2A91Y		26.00	100.00	0.64
17/06/25	Main Lift station	SSO= Sanitary Sewer Overflow	15:40	6	340.00	E	Y	N	1= Heavy Precipitation	BYPASS TO MOOSE RIVER	Y	1-OLK03L		150.00	576	3.98
19/06/25	WTP Lift Station	SSO= Sanitary Sewer Overflow	9:50	5	600.00	E	Y	N	1= Heavy Precipitation	BYPASS TO MOOSE RIVER	Y	1-OL22JW		34	208	1.59
28/06/25	WTP Lift Station	SSO= Sanitary Sewer Overflow	9:30	6.5	390.00	E	Y	N	5= Pipe Failures (break/leak/plugged)	BYPASS TO MOOSE	Y	1-ONPAM3		23.00	335.00	1.40
30/06/25	Main Lift station	SSO= Sanitary Sewer Overflow	20:45	1	135.000	E	Y	N	1= Heavy Precipitation	BYPASS TO MOOSE	Y	1-OO3T0T		385.00	1,080.00	5.27

Legend

PB= Primary Bypass
 SB= Secondary Bypass
 STPO= Sewage Treatment Plant Overflow
 CSO= Combined Sewer Overflow
 SSO= Sanitary Sewer Overflow
 STWO= Satellite Treatment Works Overflow

M= Measured
 E= Estimated

Y
 N

*Reason Codes
 1= Heavy Precipitation
 2= Spring Runoff
 3= Infiltration
 4= Mechanical/Equipment Failure
 5= Pipe Failures (break/leak/plugged)

Comments:

Fields marked with an asterisk (*) are mandatory.

Project Name

[Moosonee Sewage Lagoons](#)

Facility Address

Unit Number	Street Number	Street Name	PO Box 727
Municipality/City/Town Town of Moosonee		Province ON - Ontario	Postal Code P0L 1Y0
Operating Authority Veolia Water Canada Inc.			

Mailing Address

Unit Number 1450	Street Number 555	Street Name Rene-Levesque Blvd West	PO Box
Municipality/City/Town Montreal		Province QC - Quebec	Postal Code H2Z 1B1

File No.	Works Number *	Data Period *	Days	Discharge Type	Update Code
4 6	1 1 0 0 0 3 5 1 2	Month: 0 1 2 Year: 0 2 5	3 1	2	R
1 2	3 11	16 19	20 21	22	80

C.P.
3 5
12 13

Flows	Parameter Code	Dec.	Monthly Results
Total Flow (10 ³ m ³)	50010	3	22.196
Average Daily Flow (10 ³ m ³ /d)	50015	3	0.716
Maximum Daily Flow (10 ³ m ³ /d)	50020	3	0.827

Bypass	Parameter Code	Dec.	# of Occurrences
Plant Bypass Volume (10 ³ m ³)	50270	3	0
Duration (hours)	81680	1	

Raw Sewage	Parameter Code	Dec.	Monthly Results	# of Samples
BOD ₅ (mg/L)	00001	0	110	1
Suspended Solids (mg/L)	00006	0	252	1
TKN (mg/L)	00020	2	35.10	1
Total Phosphorus (mg/L)	00033	1	3.7	1

Final Effluent	Parameter Code	Dec.	Monthly Results	# of Samples
Total Effl. Volume To Watercourse (10 ³ m ³)	50280	3		
Flow Duration (hours)	81680	1		
Cell Depth (m)	50290	1		
CBOD ₅ (mg/L)	00002	1		
BOD ₅ (mg/L)	00001	1		
Suspended Solids (mg/L)	00006	1		
Ammonia + Ammonium (mg/L)	00019	2		
TKN (mg/L)	00020	2		
Total Phosphorus (mg/L)	00033	2		

Disinfection	Parameter Code	Dec.	Monthly Results	# of Samples
Chlorine Used (kg as Cl ₂)	50320	1		
Chlorine Dosage (mg/L as Cl ₂)	80410	1		
Chlorine Residual (mg/L as Cl ₂)	80420	1		

Operator Telephone Number
[705-336-2632](#)

Operator Email Address *
krunal.patel@veolia.com

Comments
[No Discharge in January](#)

Return completed form to:

- Environmental Monitoring and Reporting Branch, MECP, at WasteWaterReporting@ontario.ca And
- Your Environmental Officer at your local District/Area MECP Office.

Ministry Contact Email Address *
justin.rowberry@ontario.ca

Fields marked with an asterisk (*) are mandatory.

Project Name

Moosonee Sewage Lagoons

Facility Address

Unit Number	Street Number	Street Name	PO Box 727
Municipality/City/Town Town of Moosonee		Province ON - Ontario	Postal Code P0L 1Y0
Operating Authority Veolia Water Canada Inc.			

Mailing Address

Unit Number 1450	Street Number 555	Street Name Rene-Levesque Blvd West	PO Box
Municipality/City/Town Montreal		Province QC - Quebec	Postal Code H2Z 1B1

File No.	Works Number *	Data Period *		Days	Discharge Type	Update Code
4 6	1 1 0 0 0 3 5 1 2	Month	Year	2 8	2	R
1 2	3 11	0 2	2 0 2 5	20 21	22	80
		16	19			

C.P.
3 5
12 13

Flows	Parameter Code	Dec.	Monthly Results
Total Flow (10 ³ m ³)	50010	3	18.256
Average Daily Flow (10 ³ m ³ /d)	50015	3	0.652
Maximum Daily Flow (10 ³ m ³ /d)	50020	3	0.829

Bypass	Parameter Code	Dec.	# of Occurrences
Plant Bypass Volume (10 ³ m ³)	50270	3	0
Duration (hours)	81680	1	

Raw Sewage	Parameter Code	Dec.	Monthly Results	# of Samples
BOD ₅ (mg/L)	00001	0	220	1
Suspended Solids (mg/L)	00006	0	303	1
TKN (mg/L)	00020	2	37.20	1
Total Phosphorus (mg/L)	00033	1	4.6	1

Final Effluent	Parameter Code	Dec.	Monthly Results	# of Samples
Total Effl. Volume To Watercourse (10 ³ m ³)	50280	3		
Flow Duration (hours)	81680	1		
Cell Depth (m)	50290	1		
CBOD ₅ (mg/L)	00002	1		
BOD ₅ (mg/L)	00001	1		
Suspended Solids (mg/L)	00006	1		
Ammonia + Ammonium (mg/L)	00019	2		
TKN (mg/L)	00020	2		
Total Phosphorus (mg/L)	00033	2		

Disinfection	Parameter Code	Dec.	Monthly Results	# of Samples
Chlorine Used (kg as Cl ₂)	50320	1		
Chlorine Dosage (mg/L as Cl ₂)	80410	1		
Chlorine Residual (mg/L as Cl ₂)	80420	1		

Operator Telephone Number
705-336-2632

Operator Email Address *
krunal.patel@veolia.com

Comments
No Discharge in February

Return completed form to:

- Environmental Monitoring and Reporting Branch, MECP, at WasteWaterReporting@ontario.ca And
- Your Environmental Officer at your local District/Area MECP Office.

Ministry Contact Email Address *
justin.rowberry@ontario.ca

Fields marked with an asterisk (*) are mandatory.

Project Name

Moosonee Sewage Lagoons

Facility Address

Unit Number	Street Number	Street Name	PO Box 727
Municipality/City/Town Town of Moosonee		Province ON - Ontario	Postal Code P0L 1Y0
Operating Authority Veolia Water Canada Inc.			

Mailing Address

Unit Number 1450	Street Number 555	Street Name Rene-Levesque Blvd West	PO Box
Municipality/City/Town Montreal		Province QC - Quebec	Postal Code H2Z 1B1

File No.	Works Number *	Data Period *		Days	Discharge Type	Update Code
4 6	1 1 0 0 0 3 5 1 2	Month 0 3	Year 2 0 2 5	3 1	2	R
1 2	3 11	16 19	20 21	22	80	

C.P.

3 5	Flows	Parameter Code	Dec.	Monthly Results
12 13	Total Flow (10 ³ m ³)	50010	3	23.103
	Average Daily Flow (10 ³ m ³ /d)	50015	3	0.745
	Maximum Daily Flow (10 ³ m ³ /d)	50020	3	1.322
		30 34	35 38	46

3 5	Bypass	Parameter Code	Dec.	# of Occurrences
12 13	Plant Bypass Volume (10 ³ m ³)	50270	3	0
	Duration (hours)	81680	1	
		30 34	35 38	

3 6	Raw Sewage	Parameter Code	Dec.	Monthly Results	# of Samples
12 13	BOD ₅ (mg/L)	00001	0	130	1
	Suspended Solids (mg/L)	00006	0	221	1
	TKN (mg/L)	00020	2	37.50	1
	Total Phosphorus (mg/L)	00033	1	4.3	1
		30 34	35 38		48 51

3 9	Final Effluent	Parameter Code	Dec.	Monthly Results	# of Samples
12 13	Total Effl. Volume To Watercourse (10 ³ m ³)	50280	3		
	Flow Duration (hours)	81680	1		
	Cell Depth (m)	50290	1		
	CBOD ₅ (mg/L)	00002	1		
	BOD ₅ (mg/L)	00001	1		
	Suspended Solids (mg/L)	00006	1		
	Ammonia + Ammonium (mg/L)	00019	2		
	TKN (mg/L)	00020	2		
	Total Phosphorus (mg/L)	00033	2		
		30 34	35 38		48 51

0 9	Disinfection	Parameter Code	Dec.	Monthly Results	# of Samples
12 13	Chlorine Used (kg as Cl ₂)	50320	1		
	Chlorine Dosage (mg/L as Cl ₂)	80410	1		
	Chlorine Residual (mg/L as Cl ₂)	80420	1		
		30 34	35 38		48 51

Operator Telephone Number
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Operator Email Address *
krunal.patel@veolia.com

Comments
No Discharge in March

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justin.rowberry@ontario.ca

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Project Name
Moosonee Sewage Lagoons

Facility Address

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Mailing Address

Unit Number 1450	Street Number 555	Street Name Rene-Levesque Blvd West	PO Box
Municipality/City/Town Montreal		Province QC - Quebec	Postal Code H2Z 1B1

File No.	Works Number *	Data Period *		Days	Discharge Type	Update Code
4 6	1 1 0 0 0 3 5 1 2	Month 0 4	Year 2 0 2 5	3 0	2	R
1 2	3 11	16 19	20 21	22	80	

C.P.
3 5

Flows	Parameter Code	Dec.	Monthly Results
Total Flow (10 ³ m ³)	50010	3	64.759
Average Daily Flow (10 ³ m ³ /d)	50015	3	2.158
Maximum Daily Flow (10 ³ m ³ /d)	50020	3	4.072

Bypass	Parameter Code	Dec.	# of Occurrences
Plant Bypass Volume (10 ³ m ³)	50270	3	0
Duration (hours)	81680	1	

Raw Sewage	Parameter Code	Dec.	Monthly Results	# of Samples
BOD ₅ (mg/L)	00001	0	98	1
Suspended Solids (mg/L)	00006	0	135	1
TKN (mg/L)	00020	2	32.90	1
Total Phosphorus (mg/L)	00033	1	3.2	1

Final Effluent	Parameter Code	Dec.	Monthly Results	# of Samples
Total Effl. Volume To Watercourse (10 ³ m ³)	50280	3		
Flow Duration (hours)	81680	1		
Cell Depth (m)	50290	1		
CBOD ₅ (mg/L)	00002	1		
BOD ₅ (mg/L)	00001	1		
Suspended Solids (mg/L)	00006	1		
Ammonia + Ammonium (mg/L)	00019	2		
TKN (mg/L)	00020	2		
Total Phosphorus (mg/L)	00033	2		

Disinfection	Parameter Code	Dec.	Monthly Results	# of Samples
Chlorine Used (kg as Cl ₂)	50320	1		
Chlorine Dosage (mg/L as Cl ₂)	80410	1		
Chlorine Residual (mg/L as Cl ₂)	80420	1		

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Comments
No Discharge in April

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File No.	Works Number *	Data Period *		Days	Discharge Type	Update Code
4 6	1 1 0 0 0 3 5 1 2	Month 0 5	Year 2 0 2 5	3 1	2	R
1 2	3 11	16 19	20 21	22	80	

C.P.
3 5

Flows	Parameter Code	Dec.	Monthly Results
Total Flow (10 ³ m ³)	50010	3	50.409
Average Daily Flow (10 ³ m ³ /d)	50015	3	1.626
Maximum Daily Flow (10 ³ m ³ /d)	50020	3	2.825

Bypass	Parameter Code	Dec.	# of Occurrences
Plant Bypass Volume (10 ³ m ³)	50270	3	0
Duration (hours)	81680	1	

Raw Sewage	Parameter Code	Dec.	Monthly Results	# of Samples
BOD ₅ (mg/L)	00001	0	63	1
Suspended Solids (mg/L)	00006	0	162	1
TKN (mg/L)	00020	2	16.70	1
Total Phosphorus (mg/L)	00033	1	1.5	1

Final Effluent	Parameter Code	Dec.	Monthly Results	# of Samples
Total Effl. Volume To Watercourse (10 ³ m ³)	50280	3	146.500	
Flow Duration (hours)	81680	1	340.5	
Cell Depth (m)	50290	1		
CBOD ₅ (mg/L)	00002	1	7.4	5
BOD ₅ (mg/L)	00001	1		
Suspended Solids (mg/L)	00006	1	11.3	5
Ammonia + Ammonium (mg/L)	00019	2	11.08	5
TKN (mg/L)	00020	2		
Total Phosphorus (mg/L)	00033	2	0.25	5

Disinfection	Parameter Code	Dec.	Monthly Results	# of Samples
Chlorine Used (kg as Cl ₂)	50320	1		
Chlorine Dosage (mg/L as Cl ₂)	80410	1		
Chlorine Residual (mg/L as Cl ₂)	80420	1		

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File No.	Works Number *	Data Period *		Days	Discharge Type	Update Code
4 6	1 1 0 0 0 3 5 1 2	Month 0 6	Year 2 0 2 5	3 0	2	R
1 2	3 11	16 19	20 21	22	80	

C.P.
3 5

Flows	Parameter Code	Dec.	Monthly Results
Total Flow (10 ³ m ³)	50010	3	39.562
Average Daily Flow (10 ³ m ³ /d)	50015	3	1.318
Maximum Daily Flow (10 ³ m ³ /d)	50020	3	2.721

Bypass	Parameter Code	Dec.	# of Occurrences
Plant Bypass Volume (10 ³ m ³)	50270	3	0
Duration (hours)	81680	1	

Raw Sewage	Parameter Code	Dec.	Monthly Results	# of Samples
BOD ₅ (mg/L)	00001	0	65	1
Suspended Solids (mg/L)	00006	0	240	1
TKN (mg/L)	00020	2	27.00	1
Total Phosphorus (mg/L)	00033	1	2.6	1

Final Effluent	Parameter Code	Dec.	Monthly Results	# of Samples
Total Effl. Volume To Watercourse (10 ³ m ³)	50280	3	109.852	
Flow Duration (hours)	81680	1	246.3	
Cell Depth (m)	50290	1		
CBOD ₅ (mg/L)	00002	1	4.8	5
BOD ₅ (mg/L)	00001	1		
Suspended Solids (mg/L)	00006	1	26.2	5
Ammonia + Ammonium (mg/L)	00019	2	0.96	5
TKN (mg/L)	00020	2		
Total Phosphorus (mg/L)	00033	2	0.45	5

Disinfection	Parameter Code	Dec.	Monthly Results	# of Samples
Chlorine Used (kg as Cl ₂)	50320	1		
Chlorine Dosage (mg/L as Cl ₂)	80410	1		
Chlorine Residual (mg/L as Cl ₂)	80420	1		

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Comments

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File No.	Works Number *	Data Period *	Days	Discharge Type	Update Code
4 6	1 1 0 0 0 3 5 1 2	Month: 0 7 Year: 2 0 2 5	3 1	2	R
1 2	3 11	16 19	20 21	22	80

C.P.
3 5

Flows	Parameter Code	Dec.	Monthly Results
Total Flow (10 ³ m ³)	50010	3	32.160
Average Daily Flow (10 ³ m ³ /d)	50015	3	1.037
Maximum Daily Flow (10 ³ m ³ /d)	50020	3	2.502

Bypass	Parameter Code	Dec.	# of Occurrences
Plant Bypass Volume (10 ³ m ³)	50270	3	0
Duration (hours)	81680	1	

Raw Sewage	Parameter Code	Dec.	Monthly Results	# of Samples
BOD ₅ (mg/L)	00001	0	59	1
Suspended Solids (mg/L)	00006	0	135	1
TKN (mg/L)	00020	2	9.90	1
Total Phosphorus (mg/L)	00033	1	1.0	1

Final Effluent	Parameter Code	Dec.	Monthly Results	# of Samples
Total Effl. Volume To Watercourse (10 ³ m ³)	50280	3		
Flow Duration (hours)	81680	1		
Cell Depth (m)	50290	1		
CBOD ₅ (mg/L)	00002	1		
BOD ₅ (mg/L)	00001	1		
Suspended Solids (mg/L)	00006	1		
Ammonia + Ammonium (mg/L)	00019	2		
TKN (mg/L)	00020	2		
Total Phosphorus (mg/L)	00033	2		

Disinfection	Parameter Code	Dec.	Monthly Results	# of Samples
Chlorine Used (kg as Cl ₂)	50320	1		
Chlorine Dosage (mg/L as Cl ₂)	80410	1		
Chlorine Residual (mg/L as Cl ₂)	80420	1		

Operator Telephone Number
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Operator Email Address *
krunal.patel@veolia.com

Comments
No Discharge in July

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Project Name

Moosonee Sewage Lagoons

Facility Address

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Municipality/City/Town Town of Moosonee		Province ON - Ontario	Postal Code P0L 1Y0
Operating Authority Veolia Water Canada Inc.			

Mailing Address

Unit Number 1450	Street Number 555	Street Name Rene-Levesque Blvd West	PO Box
Municipality/City/Town Montreal		Province QC - Quebec	Postal Code H2Z 1B1

File No.	Works Number *	Data Period *	Days	Discharge Type	Update Code
4 6	1 1 0 0 0 3 5 1 2	Month: 0 8 Year: 2 0 2 5	3 1	2	R
1 2	3 11	16 19	20 21	22	80

C.P.
3 5

Flows	Parameter Code	Dec.	Monthly Results
Total Flow (10 ³ m ³)	50010	3	24.758
Average Daily Flow (10 ³ m ³ /d)	50015	3	0.798
Maximum Daily Flow (10 ³ m ³ /d)	50020	3	1.050

Bypass	Parameter Code	Dec.	# of Occurrences
Plant Bypass Volume (10 ³ m ³)	50270	3	0
Duration (hours)	81680	1	

Raw Sewage	Parameter Code	Dec.	Monthly Results	# of Samples
BOD ₅ (mg/L)	00001	0	130	1
Suspended Solids (mg/L)	00006	0	264	1
TKN (mg/L)	00020	2	23.20	1
Total Phosphorus (mg/L)	00033	1	2.7	1

Final Effluent	Parameter Code	Dec.	Monthly Results	# of Samples
Total Effl. Volume To Watercourse (10 ³ m ³)	50280	3		
Flow Duration (hours)	81680	1		
Cell Depth (m)	50290	1		
CBOD ₅ (mg/L)	00002	1		
BOD ₅ (mg/L)	00001	1		
Suspended Solids (mg/L)	00006	1		
Ammonia + Ammonium (mg/L)	00019	2		
TKN (mg/L)	00020	2		
Total Phosphorus (mg/L)	00033	2		

Disinfection	Parameter Code	Dec.	Monthly Results	# of Samples
Chlorine Used (kg as Cl ₂)	50320	1		
Chlorine Dosage (mg/L as Cl ₂)	80410	1		
Chlorine Residual (mg/L as Cl ₂)	80420	1		

Operator Telephone Number
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Operator Email Address *
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Comments
No Discharge in August

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Project Name

[Moosonee Sewage Lagoons](#)

Facility Address

Unit Number	Street Number	Street Name	PO Box 727
Municipality/City/Town Town of Moosonee		Province ON - Ontario	Postal Code P0L 1Y0
Operating Authority Veolia Water Canada Inc.			

Mailing Address

Unit Number 1450	Street Number 555	Street Name Rene-Levesque Blvd West	PO Box
Municipality/City/Town Montreal		Province QC - Quebec	Postal Code H2Z 1B1

File No.	Works Number *	Data Period *		Days	Discharge Type	Update Code
4 6	1 1 0 0 0 3 5 1 2	Month 0 9	Year 2 0 2 5	3 0	2	R
1 2	3 11	16	19	20 21	22	80

C.P.
3 5
12 13

Flows	Parameter Code	Dec.	Monthly Results
Total Flow (10 ³ m ³)	50010	3	24.381
Average Daily Flow (10 ³ m ³ /d)	50015	3	0.812
Maximum Daily Flow (10 ³ m ³ /d)	50020	3	1.129

Bypass	Parameter Code	Dec.	# of Occurrences
Plant Bypass Volume (10 ³ m ³)	50270	3	0
Duration (hours)	81680	1	

Raw Sewage	Parameter Code	Dec.	Monthly Results	# of Samples
BOD ₅ (mg/L)	00001	0	130	1
Suspended Solids (mg/L)	00006	0	280	1
TKN (mg/L)	00020	2	38.20	1
Total Phosphorus (mg/L)	00033	1	3.9	1

Final Effluent	Parameter Code	Dec.	Monthly Results	# of Samples
Total Effl. Volume To Watercourse (10 ³ m ³)	50280	3		
Flow Duration (hours)	81680	1		
Cell Depth (m)	50290	1		
CBOD ₅ (mg/L)	00002	1		
BOD ₅ (mg/L)	00001	1		
Suspended Solids (mg/L)	00006	1		
Ammonia + Ammonium (mg/L)	00019	2		
TKN (mg/L)	00020	2		
Total Phosphorus (mg/L)	00033	2		

Disinfection	Parameter Code	Dec.	Monthly Results	# of Samples
Chlorine Used (kg as Cl ₂)	50320	1		
Chlorine Dosage (mg/L as Cl ₂)	80410	1		
Chlorine Residual (mg/L as Cl ₂)	80420	1		

Operator Telephone Number
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Operator Email Address *
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Comments
[No Discharge in September](#)

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File No.	Works Number *	Data Period *		Days	Discharge Type	Update Code
4 6	1 1 0 0 0 3 5 1 2	Month 1 0	Year 2 0 2 5	3 1	2	R
1 2	3 11	16	19	20 21	22	80

C.P.
3 5
12 13

Flows	Parameter Code	Dec.	Monthly Results
Total Flow (10 ³ m ³)	50010	3	24.677
Average Daily Flow (10 ³ m ³ /d)	50015	3	7.960
Maximum Daily Flow (10 ³ m ³ /d)	50020	3	2.350

Bypass	Parameter Code	Dec.	# of Occurrences
Plant Bypass Volume (10 ³ m ³)	50270	3	0
Duration (hours)	81680	1	

Raw Sewage	Parameter Code	Dec.	Monthly Results	# of Samples
BOD ₅ (mg/L)	00001	0	140	1
Suspended Solids (mg/L)	00006	0	324	1
TKN (mg/L)	00020	2	38.10	1
Total Phosphorus (mg/L)	00033	1	3.9	1

Final Effluent	Parameter Code	Dec.	Monthly Results	# of Samples
Total Effl. Volume To Watercourse (10 ³ m ³)	50280	3	98.592	
Flow Duration (hours)	81680	1	263.4	
Cell Depth (m)	50290	1		
CBOD ₅ (mg/L)	00002	1	0.9	5
BOD ₅ (mg/L)	00001	1		
Suspended Solids (mg/L)	00006	1	0.9	5
Ammonia + Ammonium (mg/L)	00019	2	0.94	5
TKN (mg/L)	00020	2		
Total Phosphorus (mg/L)	00033	2	0.05	5

Disinfection	Parameter Code	Dec.	Monthly Results	# of Samples
Chlorine Used (kg as Cl ₂)	50320	1		
Chlorine Dosage (mg/L as Cl ₂)	80410	1		
Chlorine Residual (mg/L as Cl ₂)	80420	1		

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Comments

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Project Name

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Facility Address

Unit Number	Street Number	Street Name	PO Box 727
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Municipality/City/Town Town of Moosonee	Province ON - Ontario	Postal Code P0L 1Y0
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Operating Authority
Veolia Water Canada Inc.

Mailing Address

Unit Number 1450	Street Number 555	Street Name Rene-Levesque Blvd West	PO Box
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Municipality/City/Town Montreal	Province QC - Quebec	Postal Code H2Z 1B1
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File No.	Works Number *	Data Period *	Days	Discharge Type	Update Code
4 6	1 1 0 0 0 3 5 1 2	Month: 1 1, Year: 2 0 2 5	3 0	2	R
1 2	3 11	16 19	20 21	22	80

C.P.

3 5

Flows

Total Flow	(10 ³ m ³)
Average Daily Flow	(10 ³ m ³ /d)
Maximum Daily Flow	(10 ³ m ³ /d)

Parameter Code	Dec.	Monthly Results
50010	3	21.906
50015	3	0.730
50020	3	0.884

3 5

Bypass

Plant Bypass Volume	(10 ³ m ³)
Duration	(hours)

Parameter Code	Dec.	Monthly Results
50270	3	
81680	1	

# of Occurrences	0
------------------	---

3 6

Raw Sewage

BOD ₅	(mg/L)
Suspended Solids	(mg/L)
TKN	(mg/L)
Total Phosphorus	(mg/L)

Parameter Code	Dec.	Monthly Results
00001	0	99
00006	0	164
00020	2	27.20
00033	1	3.4

# of Samples	1
	1
	1
	1

3 9

Final Effluent

Total Effl. Volume To Watercourse (10 ³ m ³)	
Flow Duration	(hours)
Cell Depth	(m)
CBOD ₅	(mg/L)
BOD ₅	(mg/L)
Suspended Solids	(mg/L)
Ammonia + Ammonium	(mg/L)
TKN	(mg/L)
Total Phosphorus	(mg/L)

Parameter Code	Dec.	Monthly Results
50280	3	
81680	1	
50290	1	
00002	1	
00001	1	
00006	1	
00019	2	
00020	2	
00033	2	

# of Samples	

0 9

Disinfection

Chlorine Used	(kg as Cl ₂)
Chlorine Dosage	(mg/L as Cl ₂)
Chlorine Residual	(mg/L as Cl ₂)

Parameter Code	Dec.	Monthly Results
50320	1	
80410	1	
80420	1	

# of Samples	
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Operator Telephone Number
705-336-2632

Operator Email Address *
krunal.patel@veolia.com

Comments
No Discharge in November

Return completed form to:

- Environmental Monitoring and Reporting Branch, MECP, at WasteWaterReporting@ontario.ca And
- Your Environmental Officer at your local District/Area MECP Office.

Ministry Contact Email Address *
justin.rowberry@ontario.ca

Fields marked with an asterisk (*) are mandatory.

Project Name

Moosonee Sewage Lagoons

Facility Address

Unit Number	Street Number	Street Name	PO Box 727
Municipality/City/Town Town of Moosonee		Province ON - Ontario	Postal Code P0L 1Y0
Operating Authority Veolia Water Canada Inc.			

Mailing Address

Unit Number 1450	Street Number 555	Street Name Rene-Levesque Blvd West	PO Box
Municipality/City/Town Montreal		Province QC - Quebec	Postal Code H2Z 1B1

File No.	Works Number *	Data Period *		Days	Discharge Type	Update Code
4 6	1 1 0 0 0 3 5 1 2	Month	Year	3 1	2	R
1 2	3 11	1 2	2 0 2 5	20 21	22	80
		16	19			

C.P.
3 5

Flows	Parameter Code	Dec.	Monthly Results
Total Flow (10 ³ m ³)	50010	3	19.260
Average Daily Flow (10 ³ m ³ /d)	50015	3	0.621
Maximum Daily Flow (10 ³ m ³ /d)	50020	3	0.725

Bypass	Parameter Code	Dec.	# of Occurrences
Plant Bypass Volume (10 ³ m ³)	50270	3	0
Duration (hours)	81680	1	

Raw Sewage	Parameter Code	Dec.	Monthly Results	# of Samples
BOD ₅ (mg/L)	00001	0	99	1
Suspended Solids (mg/L)	00006	0	164	1
TKN (mg/L)	00020	2	25.50	1
Total Phosphorus (mg/L)	00033	1	3.4	1

Final Effluent	Parameter Code	Dec.	Monthly Results	# of Samples
Total Effl. Volume To Watercourse (10 ³ m ³)	50280	3		
Flow Duration (hours)	81680	1		
Cell Depth (m)	50290	1		
CBOD ₅ (mg/L)	00002	1		
BOD ₅ (mg/L)	00001	1		
Suspended Solids (mg/L)	00006	1		
Ammonia + Ammonium (mg/L)	00019	2		
TKN (mg/L)	00020	2		
Total Phosphorus (mg/L)	00033	2		

Disinfection	Parameter Code	Dec.	Monthly Results	# of Samples
Chlorine Used (kg as Cl ₂)	50320	1		
Chlorine Dosage (mg/L as Cl ₂)	80410	1		
Chlorine Residual (mg/L as Cl ₂)	80420	1		

Operator Telephone Number
705-336-2632

Operator Email Address *
krunal.patel@veolia.com

Comments
No Discharge in December

Return completed form to:

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- Your Environmental Officer at your local District/Area MECP Office.

Ministry Contact Email Address *
justin.rowberry@ontario.ca

Proposal for Funding Support – Dedicated Municipal Project Resources

Submitted by: Town of Moosonee

To: Weeneebayko Area Health Authority

1. Purpose

The Town of Moosonee respectfully requests funding support for the following positions from the WAHA Redevelopment Budget. As per the tentative Memorandums of Understanding the Town will need a Representative to work as part of the boarder Redevelopment team:

- 0.5 FTE Municipal Project Manager (Hybrid Role)
- 0.5 FTE Administrative Assistant (local)

These dedicated resources are required to effectively manage and coordinate the municipal components of the WAHA Redevelopment Project and to replace reliance on external project management services. To be clear, these positions would bring the work in-house and would exclude the need for external PM services.

2. Background and Rationale

The WAHA redevelopment represents one of the most significant capital investments in the region and requires sustained municipal oversight, coordination, and infrastructure integration.

Transitioning from external project management services to internal dedicated resources will:

- Streamline decision-making
- Improve accountability
- Reduce consultant reliance
- Provide on-the-ground leadership in Moosonee
- Build long-term internal municipal capacity

3. 0.5 FTE Municipal Project Manager

The Municipal Project Manager will:

- Serve as the primary municipal contact for the WAHA redevelopment.
- Be designated as the “Town Representative.”
- Act with delegated authority as an operational extension of Council direction.
- Liaise with WAHA leadership, consultants, ministries, and regulatory bodies.
- Coordinate internal municipal departments.

- Manage municipal-side contracts and contractors.
- Oversee infrastructure integration with municipal systems.
- Provide regular reporting to Council and the CAO.

The position will possess formal education and experience in project management and/or engineering.

4. 0.5 FTE Administrative Assistant

The Administrative Assistant will:

- Manage billing and invoicing related to municipal obligations.
- Track expenditures and financial documentation.
- Record meeting minutes and maintain project records.
- Coordinate scheduling and correspondence.
- Provide on-the-ground support for lower-level project tasks.
- Act as a local municipal contact within Moosonee.

5. Financial Overview – Year 1

Municipal Project Manager (0.5 FTE):

50% of \$147,000 = \$73,500

Pension & benefits (30%) = \$22,050

Total MPM Cost = \$95,550

Administrative Assistant (0.5 FTE):

50% of \$50,000 = \$25,000

Pension & benefits (30%) = \$7,500

Total Admin Cost = \$32,500

Total Staffing Cost = \$128,050

Administrative Fee (5%) = \$6,402.50

Travel Budget (50%) = 50% of \$20,000 = \$10,000

Total Year 1 Funding Request = \$144,452.50

6. Annual Escalation

An annual escalation of 2% will be applied to staffing costs to account for wage adjustments and cost-of-living increases.

The 5% administrative fee will be applied to the adjusted total annually.

Illustrative 3-Year Projection:

Year 1: \$144,452.50

Year 2: \$147,141.55

Year 3: \$149,884.15

7. Conclusion

The WAHA redevelopment is transformative for the region and requires dedicated municipal oversight to ensure seamless integration with Town infrastructure and services. By supporting this funding request, WAHA will enhance project efficiency, strengthen governance alignment, reduce coordination delays, and support a strong long-term partnership with the Town of Moosonee.

Corporation of the Town of Moosonee

BY-LAW No. 03-2026

*Being a By-Law to authorize the signing of
an agreement between CIBC and The
Corporation of the Town of Moosonee to
designate signing authority for Council and
Administration Staff.*

NOW THEREFORE the Corporation of the Town of Moosonee **ENACTS AS FOLLOWS:**

1. **THAT** the Mayor, Deputy Mayor, CAO, Treasurer and Clerk are authorized to execute under the corporate seal of the Town an Agreement with CIBC to authorize and designate signing authority for Council of the Corporation of the Town of Moosonee, a copy of which agreement is attached to this by-law and forms a part thereof;
2. **THAT** all prior by-laws with respect to signing authority for Council are hereby repealed;
3. **THAT** this by-law shall come into effect immediately upon third and final reading.

**READ a first and second time
this 10th day of March 2026**

Mayor – Wayne Taipale

Clerk – Bobbylyn Jardino

**READ a third time and finally passed
this 10th day of March 2026**

Mayor – Wayne Taipale

Clerk – Bobbylyn Jardino