



REGULAR COUNCIL MEETING AGENDA

Monday, June 8, 2026 6:30 PM

Greenstone Council Chambers, 1800 Main Street, Geraldton Ward

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Page

1.1. CALL TO ORDER

1.1.1. Roll Call

1.2. LAND ACKNOWLEDGEMENT

1.2.1. We respectfully acknowledge that the Municipality of Greenstone is situated on the traditional territory of Robinson Superior Treaty and James Bay Treaty No 9. To do so recognizes and respects Indigenous People's long-standing presence in the territory, which is a key step towards reconciliation. The Municipality is committed to its relationships and partnerships with First Nation, Metis, and Inuit people and their communities.

1.3. VISION AND MISSION STATEMENT

1.3.1. Vision: Greenstone strives to be an inviting and inclusive community of communities by fostering quality of life for all in an economically sustainable way.

Mission: Through collaboration and connection with rights holders, communities, and other partners, we will balance Greenstone's needs and expectations by adapting policies and programs to economic realities.

1.4. DECLARATION OF PECUNIARY INTEREST & GENERAL NATURE THEREOF

For meetings where members were absent and had an interest.

1.5. DEPUTATIONS AND PETITIONS

1.6. PRESENTATIONS

1.7. CORRESPONDENCE

1.8. CONFIRMATION OF PREVIOUS MEETING MINUTES

9 - 19

1.8.1. **Recommendation: THAT** the Minutes of the Public and Regular Meetings on May 25, 2026 be approved as presented.

1.9. REPORTS FROM STAFF

1. Community Services

2. Public Services

3. Fire Services

4. Planning, Communication, and Economic Development

5. Corporate Services

20 - 26

5.1. Director of Corporate Services, For Your Decision: Reducing Long Term Reliance on Pipeline Assessment

Recommendation: THAT Council receive report 124-26 regarding Reducing Long Term Reliance on Pipeline Assessment as information.

6. Administration

27 - 36

6.1. Clerk, For Your Direction: Travel and Expense Reimbursement for Members of Council, Officers and Employees of the Municipality Policy

Recommendation: THAT Council hereby approves the draft Travel and Expense Reimbursement for Members of Council, Local Boards, Officers and Employees of the Municipality Policy as presented; and

THAT Council directs the Clerk to prepare a By-Law for the

June 22, 2026 Regular Meeting for final approval.

37 - 42

6.2. Clerk, For Your Direction: Council Remuneration Policy

Recommendation: THAT Council hereby approves of the draft Council Remuneration Policy as presented; and

THAT Council directs the Clerk to prepare a By-Law for the June 22, 2026 Regular Meeting for final approval.

43 - 45

6.3. Clerk, For Your Information: Municipal Election 2026 Restricted Acts of Council (Lame Duck Period)

Recommendation: THAT Council receive Report ADMIN 150-26 regarding a potential Lame Duck Council as information; and

THAT Council direct the Clerk to prepare a By-Law prior to Nomination Day pursuant to Section 275 of the *Municipal Act, 2001* to delegate authority to the Chief Administrative Officer to take action, where necessary, on certain matters.

1.10. MOTIONS

46 - 49

1.10.1. Director of Public Services, For Your Decision: Authorization to Expend Project Funds for Geraldton Community Centre Upgrades Project

Recommendation: THAT in consideration of the project completion deadline stated in the funding agreement, the Director of Public Services be delegated authority to award change orders as needed and additional contingency funds not to exceed \$119,248.40 with respect to the Geraldton Community Centre Upgrades project; and

THAT the Treasurer be authorized to transfer the allocated project funds from the General Capital Reserve Fund.

50 - 53

1.10.2. Director of Public Services, For Your Decision: Decommission Non-repairable Playground

Recommendation: THAT staff are directed to remove the playground structures at 108 Algoma Street in Nakina.

54 - 56

1.10.3. Director of Planning, Communication and Economic Development, For Your Decision: Direct Sale of Land - 1st St East Geraldton Ward

Recommendation: THAT Council approve the sale of PLAN

Jun 8, 2026 Regular Council Meeting

M108 LOT 109, (518 1st St East.) roll no. 5876 740 003 10400 in the Geraldton Ward to Vanessa Ouellet for Five Thousand Dollars (\$5,000.00) plus HST subject to the following:

- Execution of a formal Agreement of Purchase and Sale, in a form satisfactory to the Municipality and approved by the Chief Administrative Officer (CAO);
- The Municipality shall not provide a current survey of the property, and all costs related to the purchase, servicing, legal requirements, and any necessary planning approvals shall be the sole responsibility of the purchaser.

57 - 60 1.10.4. Director of Planning, Communication and Economic Development, For Your Decision: Sale of Land - PLAN M367 LOT 28, Longlac Ward , Longlac Ward

Recommendation: THAT Council approve the sale of PLAN M367 LOT 28, (Skinner Ave.) roll no. 5876 710 002 44500 in the Longlac Ward to Peter Chayse Olaveson for Nine Thousand Dollars (\$9,000.00) plus HST subject to the following:

- Execution of a formal Agreement of Purchase and Sale, in a form satisfactory to the Municipality and approved by the Chief Administrative Officer (CAO);
- As a condition of sale, the subject lands shall be deemed to merge with the purchaser's adjoining property municipally known as 101 Buell Street, and the purchaser shall be responsible for any costs associated with the deeming process;
- The Municipality shall not provide a current survey of the property, and all costs related to the purchase, servicing, legal requirements, and any necessary planning approvals shall be the sole responsibility of the purchaser.

61 - 64 1.10.5. Director of Planning, Communication and Economic Development, For Your Decision: Contribution Request - Indigenous Day Celebrations 2026 Drone Show

Recommendation: THAT Council approve a one-time contribution of \$5,000 toward the 2026 Indigenous Day Celebration Drone Show through the Municipal Grants and Resource Allocation Policy dependent on confirmation of the Drone Show occurring.

65 - 69 1.10.6. Director of Corporate Services, For Your Decision: Jellicoe Recreation Hall

Recommendation: THAT Council direct staff to negotiate with the MNR to purchase the existing lots under the Land Use Permits; and

THAT should the MNR not divest the property that Council direct staff to negotiate the transfer of Land Use Permits to the Jellicoe Recreation Club; and further

THAT upon completion of the Land Use Permits purchase or transfer that Council direct staff to engage legal assistance to complete the Option to Purchase at a nominal fee only with the Jellicoe Recreation Club.

70 - 99 1.10.7. Director of Corporate Services, For Your Decision: Municipal Drinking Water License Financial Plan

Recommendation: THAT Council of the Municipality of Greenstone approve the Municipal Drinking Water System License Financial Plan; and

THAT Council direct staff to forward the Municipal Drinking Water System License Financial Plan to the Ministry of Municipal Affairs and Housing and the Ministry of Environment, Conservation and Parks as required; and further

THAT Council direct Staff to complete a Water and Wastewater Rate Study to provide alternative financing models to ensure sustainability of the systems by no later than March 2027.

100 - 139 1.10.8. Director of Corporate Services, For Your Decision: 2025 Audited Financial Statements

Recommendation: THAT Council receives report 140-26 regarding the 2025 Audited Financial Statements as information; and

THAT Council adopt the audited financial statements as presented; and further

THAT Council direct staff to allocate the accumulated general fund surplus of \$1,993,490 to the Roads, Bridges, Drainage and Sidewalks Reserve Fund.

140 - 142 1.10.9. Director of Human Resources, For Your Decision: Annual Health and Safety Policy Statement

Recommendation: THAT Council approves the 2026 Health and Safety Policy Statement for signature by the CAO as presented

- 143 - 144 1.10.10. CAO, For Your Decision: Delegation of Authority for Unforeseen Expenditures Requiring Use of Contingency Related to Main Street

Recommendation: THAT Council authorize the CAO to approve reasonable project change orders that have a cost and require use of contingency with an upset limit of \$800,000; and

THAT Council approve the funding of any change order costs not reimbursed by the Province from the Roads, Bridges, Drainage & Sidewalks Reserve Fund.

1.11. BY-LAWS

- 145 - 149 1.11.1. Director of Planning, Communication and Economic Development, For Your Decision: Changes to the Building Permit Fee

Recommendation: THAT By-Law 26-29, being a By-Law to amend Appendix A of By-Law 01-58 as previously amended by By-Law 25-16 be approved for passage and enactment.

1.12. REPORTS FROM COUNCIL

- 150 - 152 1.12.1. Councillor Koning, Reports from Council for June 8, 2026

1.13. DISCUSSION ITEMS

- 153 - 154 1.13.1. Council Calendar

1.14. NOTICE OF MOTION

1.15. CLOSED MEETING (IF REQUIRED)

- 1.15.1. **THAT** Council proceed in-camera at _____ p.m. to consider confidential matters concerning:
- Property Tax Matter
 - (b) personal matters about an identifiable individual, including municipal or local board employees;
 - (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
 - (i) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization;
 - (j) a trade secret or scientific, technical, commercial or financial

information that belongs to the municipality or local board and has monetary value or potential monetary value; or

(a) the security of the property of the municipality or local board;

Delegation of Authority - Transfer Payment Agreement -
Geraldton Main Street Rehabilitation

(h) information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them;

(i) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization;

Litigation Update

(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;

1.15.2. Property Tax Matter

1.15.3. Delegation of Authority - Transfer Payment Agreement -
Geraldton Main Street Rehabilitation

1.15.4. Litigation Update

1.15.5. Review Closed Meeting Minutes of May 25, 2026

1.15.6. **Recommendation: THAT** Council now rise from in-camera at
_____.

1.16. BUSINESS ARISING FROM CLOSED MEETING (IF APPLICABLE)

1.16.1. Report out from the Closed Session

1.17.

1.17.1. **Recommendation: THAT** Council authorize the Chief Administrative Officer to execute the Geraldton Main Street Rehabilitation Transfer Payment Agreement between the Municipality of Greenstone and the Province of Ontario; and

THAT Council authorize the Chief Administrative Officer to approve and execute any minor administrative amendments, revisions, or housekeeping changes to the Agreement that do not

materially alter the Municipality's financial obligations, project scope, funding allocation, or legal responsibilities.

Recommendation: THAT the Closed Meeting Minutes of May 25, 2026 be approved as presented.

1.18. CONFIRMATORY BY-LAW

155

1.18.1. **Recommendation: THAT** By-Law 26-30 being a By-Law to confirm the proceedings of a Meeting of Council this 8th day of June, 2026 be approved for passage and enactment.

1.19. ADJOURNMENT

1.19.1. **Recommendation: THAT** having reached the hour of _____ p.m. we now adjourn.



MUNICIPALITY OF
GREENSTONE

PUBLIC MEETING MINUTES

Monday, May 25, 2026 6:00 PM

Greenstone Council Chambers, 1800 Main Street, Geraldton Ward

Present:

Mayor Jamie McPherson
Councillor Vicky Budge
Councillor Fran Koning
Councillor Elaine Mannisto
Councillor Chris Walterson

Regrets:

Councillor Matthew Donovan
Councillor Alan Ouellet
Councillor Eric Pietsch
Councillor Claudette Trottier

Staff:

Mark Wright, CAO
Kristina Miousse, Clerk
Johanna Berube, Deputy Clerk
Haley Garvie, Director of Planning, Communication and Economic Development

1.1. CALL TO ORDER

1.1. Mayor McPherson called the meeting to order at 6:02 p.m.

1.2. LAND ACKNOWLEDGEMENT

May 25, 2026 Public Meeting

- 1.1. Mayor McPherson delivered the Land Acknowledgment.
We respectfully acknowledge that the Municipality of Greenstone is situated on the traditional territory of Robinson Superior Treaty and James Bay Treaty No 9. To do so recognizes and respects Indigenous People's long-standing presence in the territory, which is a key step towards reconciliation. The Municipality is committed to its relationships and partnerships with First Nation, Metis, and Inuit people and their communities.

1.3. VISION AND MISSION STATEMENT

- 1.1. Mayor McPherson delivered the Vision and Mission Statement.
Vision: Greenstone strives to be an inviting and inclusive community of communities by fostering quality of life for all in an economically sustainable way.

Mission: Through collaboration and connection with rights holders, communities, and other partners, we will balance Greenstone's needs and expectations by adapting policies and programs to economic realities.

1.4. DISCLOSURES OF INTEREST

- 1.1. There were no disclosures.

1.5. INTRODUCTION

- 1.1. Mayor McPherson provided an introduction to the meeting. This Public Hearing has been called and is being held in accordance with Section 7(6) of the Ontario Building Code Act, 1992 S.O. 1992, c. 23, as amended, and Division C, - Part 1, Article 1.9, Sentence 1.9.1.2. of the Ontario Regulation 164/24.

1.6. PURPOSE

- 1.1. Mayor McPherson identified the purpose of the meeting and provided opening remarks including advising that if a person or public body does not make oral submissions at a public meeting or written submissions to the Municipality of Greenstone before the By-Law is passed, the person or public body is not entitled to appeal the decision of the Municipality of Greenstone to the Ontario Land Tribunal. The purpose of this Public Hearing is to receive input regarding the proposed amendment to the building permit fee schedule to implement an annual adjustment to building permit fees based on the Consumer Price Index.

1.7. REPORTS

- 1.1. Director of Planning, Communication and Economic Development, For Your

May 25, 2026 Public Meeting

Information: Changes to the Building Permit Fee

26-170 Moved by Chris Walterson, Seconded by Elaine Mannisto
THAT Council receive Report PPS 099-26 as information.
CARRIED.

1.8. STATEMENTS

Any person is welcome to make a verbal or written statement in either support or opposition to the proposed application.

- 1.1. Verbal statements in support.
There were no verbal statements in support.
- 1.2. Written statements in support.
There were no written statements in support.
- 1.3. Verbal statements in opposition.
There were no verbal statement in opposition.
- 1.4. Written statements in opposition.
There were no written statements in opposition.

Mayor McPherson declared the Public Meeting closed.

1.9. CONFIRMATORY BY-LAW

- 1.1.
26-171 Moved by Chris Walterson, Seconded by Elaine Mannisto
THAT By-Law 26-26 being a By-Law to confirm the proceedings of a Public Meeting of Council be approved for passage and enactment.
CARRIED.

1.10. ADJOURNMENT

- 1.1.
26-172 Moved by Elaine Mannisto, Seconded by Chris Walterson
THAT having reached the hour of 6:06 p.m. we now adjourn.
CARRIED.

Kristina Miousse, Clerk

Matthew Donovan, Deputy
Mayor

May 25, 2026 Public Meeting



MUNICIPALITY OF
GREENSTONE

REGULAR MEETING MINUTES

Monday, May 25, 2026 6:30 PM

Greenstone Council Chambers, 1800 Main Street, Geraldton Ward

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Present:

Mayor Jamie McPherson
Councillor Elaine Mannisto
Councillor Matthew Donovan
Councillor Vicky Budge
Councillor Fran Koning
Councillor Chris Walterson

Regrets:

Councillor Eric Pietsch
Councillor Alan Ouellet
Councillor Claudette Trottier

Staff:

Mark Wright, Chief Administrative Officer
Kristina Miousse, Clerk
Johanna Berube, Deputy Clerk
Darcy Chapman, Director of Corporate Services/Treasurer (Virtual)
Adam Lopatka, Director of Fire Services/Fire Chief
Brian Aaltonen, Director of Public Services
Haley Garvie, Director of Planning, Communication and Economic Development

Also Present:

Rosy Brizi, Doane Grant Thornton LLP

May 25, 2026 Regular Council Meeting

1.1. CALL TO ORDER

1.1.1. Roll Call

Mayor McPherson called the meeting to order at 6:30 p.m. and provided opening remarks.

1.2. LAND ACKNOWLEDGEMENT

1.2.1. Councillor Budge delivered the Land Acknowledgement.

We respectfully acknowledge that the Municipality of Greenstone is situated on the traditional territory of Robinson Superior Treaty and James Bay Treaty No 9. To do so recognizes and respects Indigenous People's long-standing presence in the territory, which is a key step towards reconciliation. The Municipality is committed to its relationships and partnerships with First Nation, Metis, and Inuit people and their communities.

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1.4. DECLARATION OF PECUNIARY INTEREST & GENERAL NATURE THEREOF

For meetings where members were absent and had an interest.

1.4.1. There were no declarations.

1.5. DEPUTATIONS AND PETITIONS

1.5.1. There were no depositions or petitions.

1.6. PRESENTATIONS

1.6.1. Doane Grant Thornton LLP, Rosy Brizi, Partner: Draft 2025 Audited Financial Statements, Audit Strategy and Results

Rosy Brizi presented the report. Council was provided with the opportunity for clarifying questions. A copy of the report has been filed with the Clerk for public record.

1.7. CORRESPONDENCE

1.7.1. There were no correspondence.

1.8. CONFIRMATION OF PREVIOUS MEETING MINUTES

1.8.1.

26-173 **Moved by Chris Walterson, Seconded by Elaine Mannisto**
THAT the minutes of May 11, 2026 be approved as presented.
CARRIED.

1.9. REPORTS FROM STAFF

1. Community Services

1.1. There were no reports.

2. Public Services

2.1. Director of Public Services, For Your Information: May 2026 Public Services Monthly Report

26-174 **Moved by Elaine Mannisto, Seconded by Chris Walterson**
THAT Council receive monthly Report PS 113-26 submitted by the Director of Public Services as information; and

THAT Council direct staff to prepare a report for the July 13 Regular Council Meeting reviewing the potential impacts to user groups and mitigating options should the recreation facilities not be ready for October as normally scheduled.

CARRIED AS AMENDED.

Oral Motion to Amend 26-174 **Moved by Vicky Budge, Seconded by Matthew Donovan**
To add: **THAT** Council direct staff to prepare a report for the July 13 Regular Council Meeting reviewing the potential impacts to user groups and mitigating options should the recreation facilities not be ready for October as normally scheduled.

CARRIED AS AMENDED.

Oral Motion to Amend **Moved by Matthew Donovan, Seconded by Vicky Budge**
To add: "and mitigation options" after impacts to user groups.

CARRIED.

3. Fire Services

3.1. There were no reports.

4. Planning, Communication, and Economic Development

4.1. Director of Planning, Communication and Economic Development: For Your Decision: Amendment to By-Law 01-58 as Amended

26-175 Moved by Elaine Mannisto, Seconded by Chris Walterson

THAT Council direct staff to prepare a By-Law to amend Appendix A of By-Law 01-58 as previously amended by By-Law 25-16 to include an annual CPI based increased to be implemented by March 31 each year going forward and bring it back for approval at the June 8th, 2026 Regular Meeting of Council.

CARRIED.

5. Corporate Services

5.1. Director of Corporate Services, For Your Direction: Long Term Financing for Water Towers and Longlac WTP Filter Projects

26-176 Moved by Chris Walterson, Seconded by Elaine Mannisto

THAT Council direct staff to apply for long term financing for the Geraldton and Longlac Water Towers and Longlac WTP Filter replacement capital projects.

CARRIED.

6. Administration

6.1. Clerk, For Your Information: Greenstone OPP Detachment Board Community Representative Resignation

26-177 Moved by Elaine Mannisto, Seconded by Chris Walterson

THAT Council receive Report ADMIN 135-26 regarding the resignation of the Community Representative on the Greenstone OPP Detachment Board as information.

CARRIED.

6.2. CAO, For Your Information: Complaints Tracking Report

26-178 Moved by Elaine Mannisto, Seconded by Chris Walterson

THAT Council receive ADMIN 268-25 Complaints Tracking Report as information.

May 25, 2026 Regular Council Meeting

CARRIED.

1.10. MOTIONS

1.10.1. Director of Planning, Communication, and Economic Development, For Your Decision: Municipality of Greenstone Participation in the Community Economic Development Initiative (CEDI) with Bingwi Neyaashi Anishinaabek First Nation (BNA)

26-179 Moved by Chris Walterson, Seconded by Elaine Mannisto

THAT Council approve the Municipality of Greenstone's participation in the First Nation–Municipal Community Economic Development Initiative (CEDI) in partnership with Bingwi Neyaashi Anishinaabek First Nation until March 2027; and

THAT Council appoint Mayor Jamie McPherson as the elected official Working Group champion; and

THAT Council acknowledge Mark Wright and Haley Garvie as staff Working Group champions; and

THAT Council authorize Administration to participate in the joint Working Group process and fulfill the Municipality's commitments under the CEDI program, including participation in meetings, workshops, community engagement activities, and related capacity building initiatives.

CARRIED.

1.10.2. Director of Planning, Communication, and Economic Development, For Your Decision: Sale of Land - PLAN M106 LOT 29 PCL 11386 Walker Street

26-180 Moved by Elaine Mannisto, Seconded by Chris Walterson

THAT Council approve the sale of PLAN M106 LOT 29 PCL 11386, Walker Street, Beardmore Ward roll no. 5876 780 0012 0000 to Diane Kasprick for Two Thousand Five Hundred Dollars (\$2,500.00) plus HST.

Subject to the following:

- Final approval and commitment to the sale is dependent upon the execution of a formal Agreement of Purchase and Sale which may contain additional terms, and which will require approval of the CAO.
- The Municipality will not provide to the Purchaser a current legal plot plan survey of the subject property.
- The cost of connecting to Municipal Services shall be the

May 25, 2026 Regular Council Meeting

responsibility of the purchaser.

- Planning approvals, such as minor variances, zoning or official plan amendments are the sole responsibility of the Purchaser and Council approval of same is not assured by passage of this Resolution. Building permits cannot be issued while such matters are outstanding.
- All legal costs are the sole responsibility of the purchaser.

CARRIED.

1.10.3. Councillor Budge declared a conflict of interest on Item 1.10.3. and left the Chambers. The general nature being her father-in-law is the Manager of Public Works.

CAO, For Your Decision: Temporary Addition to Complement- Manager of Public Works

26-181 Moved by Chris Walterson, Seconded by Elaine Mannisto
THAT Council approve the temporary addition to complement as outlined in Report ADMIN #138-26.

CARRIED.

1.10.4. Councillor Budge returned to Chambers.
CAO, For Your Decision: ACAP Application

26-182 Moved by Vicky Budge, Seconded by Fran Koning
THAT Council authorize Administration to submit an application for lighting and visual-aid improvements at the Nakina- R. Elmer Ruddick Airport.

CARRIED.

1.11. BY-LAWS

1.11.1. Director of Planning, Communication and Economic Development, For Your Decision: Transfer Payment Agreement with Office of the Fire Marshal

26-183 Moved by Vicky Budge, Seconded by Fran Koning
THAT By-Law 26-27, being a By-Law to authorize the signing of a Fire Protection Services Reimbursement Transfer Payment Agreement with His Majesty the King in right of Ontario as represented by the Office of the Fire Marshal be approved for passage and enactment.

CARRIED.

1.12. REPORTS FROM COUNCIL

1.12.1. Councillor Donovan reported on the CEDI meeting with Bingwi Neyaashi Anishinaabek.

1.13. DISCUSSION ITEMS

1.13.1. There was no discussion items.

1.14. NOTICE OF MOTION

1.14.1. There was no notice of motion.

1.15. CLOSED MEETING (IF REQUIRED)

1.15.1.

26-184 Moved by Vicky Budge, Seconded by Fran Koning

THAT Council proceed in-camera at 7:09 p.m. to consider confidential matters concerning:

1.15.2. Land Matter

1.15.3. Land Matter

(c) a proposed or pending acquisition or disposition of land by the municipality or local board;

CARRIED.

1.15.2. Staff Present: CAO, Clerk, Director of Public Services, Director of Planning, Communication, and Economic Development.
Land Matter

1.15.3. Land Matter

1.15.4. Review Closed Meeting Minutes - May 11, 2026

1.15.5.

26-187 Moved by Vicky Budge, Seconded by Fran Koning

THAT Council now rise from in-camera at 7:21 p.m.

CARRIED.

1.16. BUSINESS ARISING FROM CLOSED MEETING (IF APPLICABLE)

1.16.1. Report out from the Closed Session

Council received two confidential reports pertaining to Land Matters and provided direction. Council reviewed the Closed Meeting Minutes from May 11, 2026.

1.17.

1.17.1.

26-188 Moved by Fran Koning, Seconded by Chris Walterson

THAT the Closed Meeting Minutes of May 11, 2026 be approved as presented.

CARRIED.

1.18. CONFIRMATORY BY-LAW

1.18.1.

26-189 Moved by Chris Walterson, Seconded by Fran Koning
THAT By-Law 26-28 being a By-Law to confirm the proceedings of a Meeting of Council this 25th day of May, 2026 be approved for passage and enactment.

CARRIED.

1.19. ADJOURNMENT

1.19.1.

26-190 Moved by Fran Koning, Seconded by Chris Walterson
THAT having reached the hour of 7:24 p.m. we now adjourn.

CARRIED.

Kristina Miousse, Clerk

Matthew Donovan, Deputy
Mayor



REPORT

To: Mayor and Council
From: Director of Corporate Services
Subject: For Your Decision: Reducing Long Term Reliance on Pipeline Assessment
Date: June 8, 2026

Issue

Reducing long term reliance on Pipeline Assessment

Facts

- At the Regular Council Meeting of September 8, 2025, Council directed staff to provide a minimum of three options to reduce the Municipality's reliance on pipeline taxation revenues for Council to consider by June 2026.
- The Federal Government's objective of achieving a net-zero economy by 2050 presents a long-term financial risk for municipalities that rely heavily on fossil fuel infrastructure assessment.
- Within the Municipality of Greenstone, the Pipeline represents approximately 52.81% of the total municipal levy. This includes specific in ground pipeline infrastructure assessment along with Commercial/Industrial class assessment for pipeline facilities.
- Given the municipality's dependence on this single taxpayer, Council should begin planning for a gradual transition away from reliance on pipeline taxation revenue in order to reduce long-term financial vulnerability and ensure sustainable municipal operations.

Tax Ratios vs. Tax Rates

- Tax ratios alter the distribution of the tax burden compared to a system where each dollar of Current Value Assessment (CVA) is taxed equally.
- Ratios are established using the residential class as the "base". All others are legislated (Managed Forest, Farmland, Landfills) or have a range of fairness.

- Greenstone is at or above the range of fairness for multi-residential, commercial, industrial and pipelines.
- The ratio is multiplied by the residential tax rate to establish every other class tax rate.
- Each dollar of CVA is weighted by the applicable tax ratio for its class, which changes the proportional share of taxation borne by each class.
 - Pipeline assessment currently represents approximately 51.87% of the Municipality's total CVA while carrying approximately 41.97% of the overall tax burden.
 - Commercial assessment represents approximately 14.64% of the total assessment but carries approximately 19.95% of the tax burden.

Tax Class	CVA \$	CVA % Share	Tax Ratios	Levy \$	Levy % Share
Residential	\$197,477,346	27.72%	1.000000	\$ 5,314,310	25.23%
Managed Forest	\$ 76,200	0.01%	0.250000	\$ 513	0.00%
Multi-Residential	\$ 3,901,000	0.55%	2.000000	\$ 209,966	1.00%
Commercial	\$104,300,466	14.64%	1.496700	\$ 4,201,104	19.95%
Industrial	\$ 37,094,100	5.21%	2.500000	\$ 2,495,670	11.85%
Landfill	\$ 34,700	0.00%	1.000000	\$ 934	0.00%
Pipeline	\$369,487,000	51.87%	0.889051	\$ 8,840,324	41.97%
TOTAL	\$712,370,812	100.00%		\$21,062,821	100.00%

How Properties are Assessed

- Direct comparison approach
 - Analyze recent sales of comparable properties to determine the value of the property.
 - Used for standard residential, condominiums and most vacant lands.
- Income approach
 - Carry out a detailed analysis of income and expenses and then compare it to similar properties to determine how much income a property could be expected to generate then analyze incomes and sale prices to calculate the capitalization rate.
 - Used for hospitality properties, industrial malls, multi-residential properties, office buildings, shopping centres, etc.
- Cost approach
 - Calculate the current cost of replacing buildings/structures then apply a deduction for depreciation and finally determine the value of the land and add it to the calculations to produce an overall valuation.

- Used for industrial properties, gravel pits, warehousing, special purpose properties

How Pipelines are Assessed

- Under the Assessment Act, pipeline companies are required to submit a report to MPAC every year detailing all the company's pipelines.
- MPAC requires the following information:
 - The age, length, and diameter of each pipe within the municipality as of January 1.
 - Character of construction for each pipe (i.e., steel, plastic).
 - Number of customer connections, if applicable.
- To determine the value of a pipeline, MPAC uses the assessment method, rates and formula for depreciation that are defined by the Ontario government in the Assessment Act and its accompanying regulations.
- The formula is as follows: Pipe Length x Rate x Depreciation + Value of customer connections = Assessed Value

Provincial Reassessment

- The Province's 2024 Budget deferred the assessment indefinitely however the government stated that "consultations have commenced to seek input on the scope and priority areas of the review. Consultations will continue with broader engagement of stakeholders from across the provinces starting early next spring. To maintain stability for taxpayers, the provincewide property reassessment will continue to be deferred until this review is complete."
- When province-wide reassessment occurs, most assessment classes are expected to experience assessment growth of +80% due to market appreciation since 2016.
- Pipeline assessment, however, is likely to depreciate as pipeline infrastructure ages the assessed value declines over time. Because of this, we need to address the immediate concern of assessment loss or assessment shifts.

Analysis

Reassessment Impacts

- Municipalities are required to calculate taxes on a net-neutral basis meaning assessment value increases from reassessment can't generate more tax revenue. Only real growth from new development or renovations can.
- Potential Benefits
 - Would ensure the assessment is reflective of current valuation versus being 10 years stale at this time.
 - May redistribute tax burden more fairly between the tax classes or even within the class itself.
 - It is anticipated that lower value properties will go up more than the average.

- With reassessment, the Municipality could complete detailed Assessment Base Management techniques and practices to appeal low value properties to ensure equity/fairness for all property owners.
- Potential Drawbacks
 - Given the market trends, those residential properties that are already higher assessed may see a further shift (single detached vs waterfront)
 - Greenstone's assessment mix is not like the rest of the Province, and we may see significant tax class shifts
 - Almost 52% of the total assessment is linear pipeline which most likely would not increase at the same rates as the other classes are expected to (80%+).
 - There will undoubtedly be a phase-in which will create inequity for years.
- What is a Phase-in?
 - During reassessment cycles, any property that has an increase above the municipality's average will have that increase phased in, typically over the next four-year cycle.
 - Any property that has a decrease below the municipality's average will immediately get the full relief in year one.
 - This creates inequity between the "winners and losers" as the municipality is required to calculate taxes on a net-neutral basis.
 - The overall assessment base is not considered at its true "full value" until the 4th year of the cycle.

Assessment Risks

- The Municipality faces both immediate and long-term risks associated with reliance on pipeline taxation revenue.
 - *Immediate Risk: Assessment Shifts and Depreciation*
 - The immediate concern is not necessarily the sudden loss of pipeline infrastructure, but rather the gradual erosion of the pipeline's relative contribution to the tax base. Pipeline assessment depreciates over time, while other tax classes are expected to experience growth through reassessment and market appreciation.
 - As a result, the Municipality may experience:
 - a gradual shift in the tax burden onto residential, commercial, and industrial taxpayers;
 - Reduced revenue growth relative to inflationary and operating cost pressures;
 - Increased exposure to reassessment volatility and potential assessment appeals; and
 - Greater financial risk due to dependence on a single major assessment class
 - *Long-Term Risk: Energy Transition and Net-Zero Policy*
 - Over the longer term, federal climate policy, changing energy demand, technological advancements, and market shifts away from fossil fuels may reduce the value and utilization of pipeline infrastructure.

- While this transition is expected to occur gradually over several decades, the financial impact on the Municipality could be significant if proactive planning does not occur.
- A substantial reduction in pipeline assessment could create major operating pressures and may impact the Municipality's ability to maintain existing service levels without significant tax increases or service reductions.

2026 Budget Expenses and Revenues

- Total operating expenses for 2026 are estimated at \$23,700,234.
- Total capital funding from the tax levy is \$4,860,944 which includes debt payments of \$443,319
- Total net tax levy operating revenues for 2026 are estimated at \$7,275,174 which includes such revenue streams as OMPF funding, social services grants, landfill and airport fees, arena and campgrounds, penalties, interest and daycare fees among many other smaller areas.
- The tax levy of \$21,062,821 funds the capital program noted above and \$16,425,057 of the operating budget.
- The levy is collected through the following taxpayers

	Sources of Levy	% of Levy
Residential & Multi-Residential	\$ 5,524,276	26.22%
Commercial	\$ 1,917,820	9.11%
Industrial	\$ 2,495,671	11.85%
Managed Forest/Landfill	\$ 1,447	0.01%
Pipeline*	\$11,123,608	52.81%

*Pipeline includes linear pipeline levy and commercial/industrial assessment related to above ground facilities and infrastructure.
and Total Expenses, ops, etc.

Operating Budget Funding

- Allocating all capital contributions from the pipeline levy based on the above breakdown, the operating budget is funded as follows;

Residential, Commercial, Industrial, Other	\$ 9,939,214	61%
Pipeline	\$ 6,485,843	39%

- The Municipality has considerable risk in maintaining operations should a significant reduction in pipeline assessment occur.
 - The Municipality should strive to close this gap over the next 10 to 15 years to ensure that the operating budget can be fully funded from non-pipeline revenues.
 - The Municipality allocated a 3.6% levy increase towards additional capital funding in 2026 which resulted in an extra \$735,000 (infrastructure needs and fire master plan).

- Maintaining this approach to long term capital funding would effectively mitigate potential losses within a 10 year timeframe although it may mean that capital spending would be significantly impacted if the pipeline revenues were reduced.

Options to Reduce Reliance on Pipeline Revenue

Option #1: Gradually Limit Pipeline Revenue Used for Operating Purposes -

RECOMMENDED

- Maintaining the current pipeline tax ratio while gradually reducing operational dependence on pipeline revenues is considered a more responsible financial strategy.
- This approach allows the Municipality to strengthen reserves and improve long-term financial resilience before significant assessment reductions occur.
- Allows the Municipality to continue benefiting from existing pipeline revenues while proactively preparing for future assessment loss.

Option #2: Fully Fund Operating Budget from Non-Pipeline Tax Classes

- This option is not recommended at this time as it would mean a single year tax rate increase in excess of 40%.
- Implementing this approach too quickly could create unnecessary financial pressure before a significant reduction in pipeline assessment has actually occurred.
- Although not recommended this approach would allow for a fully funded capital program as there is currently a \$9M+ gap in annual capital needs.

Option #3: Reduce the Pipeline Tax Ratio

- This option is not recommended at this time.
- Given the long-term uncertainty surrounding pipeline assessment, the Municipality should maximize the opportunity to capture existing pipeline revenues while they remain available.
- Additional revenues should be strategically directed towards reserves to strengthen the Municipality's long-term financial position.
- Lowering the pipeline ratio would shift a greater portion of the tax burden onto other property classes, including residential taxpayers, without addressing the underlying long-term financial risk.

What is the financial impact?

- A 50% reduction in pipeline taxation revenue would create a major structural gap within the operating budget and could affect the Municipality's ability to maintain current service levels.
- While the sudden reduction is unlikely in the short term, gradual assessment decline is probable due to depreciation and potential future energy transition policies.

- Building reserve funds and gradually shifting operating reliance away from pipeline revenues will help mitigate future financial risk and reduce the potential for significant tax increases or service reductions.

How does this tie to the Strategic Plan?

Reducing reliance on pipeline assessment ties in directly to goal 1.0 Build Financial Capacity under objective 1.3 Tax Rate Projections: Develop 10-year tax rate projections to create sustainable tax levy revenues.

Recommendation

THAT Council receive report 124-26 regarding Reducing Long Term Reliance on Pipeline Assessment as information.



REPORT

To: Mayor and Council
From: Clerk
Subject: For Your Direction: Travel and Expense Reimbursement for Members of Council, Officers and Employees of the Municipality Policy
Date: June 8, 2026

Issue

To review the Travel and Expense Reimbursement for Members of Council, Officers and Employees of the Municipality Policy

Facts

- Section 283 of the *Municipal Act, 2001* (the Act) provides that a Municipality may pay the expenses of Council Members, Officers and Employees of the Municipality or local board, provided the expenses are related to the business of the Municipality or local board
- The Travel and Expense Reimbursement for Members of Council, Officers and Employees of the Municipality was last reviewed and approved through By-Law 22-55 on June 13, 2022
- Changes are not proposed to meal allowances as claimants may submit valid receipts for reasonable expense reimbursement
- Key highlights of the draft policy include:
 - Removing registration fees from individual Council Members travel and training budget.
 - Specifying that a Travel and Training budget will be allocated to the Mayor annually through the Budget process
 - Clarifies Council Member travel for participation in Board activities where Council has appointed the Member to the Board, and the external Board does not cover Member expenses
 - Adds covering Council Member travel for participation in Board activities where Council endorsed a nomination to an external Board, and where the

external Board does not cover Member expenses, to be paid from the Other Travel/Training budget establish annually

- Increases the meal allowance by 10.5% to account for inflation since June 2022, rounded to the nearest dollar
- The draft policy maintains the kilometer allowance to be equivalent to the rates as set from time to time by Canada Revenue Agency (CRA), but increases the maximum mileage claim from \$1000 to \$1200

Analysis

Option 1: Approve the draft Policy as presented and direct the Clerk to prepare a By-Law for final approval - **RECOMMENDED**

- By matching the Canada Revenue Agency for the kilometer expense allowance, the rates will remain fair with what the CRA has deemed appropriate
- By removing registration fees from individual Councillor travel and training budgets, more funds will be available to Members to support rising costs of travel
- The increase to the \$1200 maximum mileage claim reflects a reasonable cost for travel if it were by plane or train to most locations
- The draft as presented will help ensure that claimants understand what is eligible and reasonable
- If approved, the Policy 22-55 will be repealed effective January 1, 2027

Option 2: Amend the Policy

- If the amounts increase for meal allowances, it may encourage claimants to claim the minimum charge, instead of providing a valid receipt. The amount suggested is not unreasonable
- The increase to the \$1200 maximum mileage claim reflects a reasonable cost for travel by plane or train to most locations. If this amount were to be increased, it may persuade individuals to drive to increase compensation. If the amount was lowered, it may not properly provide for wear and tear, maintenance, and fuel expenses

Option 3: Do nothing

- If no changes are made, the Policy adopted through By-Law 22-55 will remain as the current
- The Policy will still require housekeeping updates for clarification purposes
- The Policy will not account for Council Members who were endorsed by Council for a nomination on a Board that is not appointed by Council

Recommendation

THAT Council hereby approves the draft Travel and Expense Reimbursement for Members of Council, Local Boards, Officers and Employees of the Municipality Policy as presented; and

THAT Council directs the Clerk to prepare a By-Law for the June 22, 2026 Regular Meeting for final approval.



MUNICIPALITY OF
GREENSTONE

Municipality of Greenstone Policy Manual

Subject: DRAFT - Travel and Expense Reimbursement for Members of Council, Officers and Employees of the Municipality.

Number: 26-XX

Section: Administration

Original Effective Date: January 1, 2027

Last Revised/Approved Date:

Approval Authority: Council

Purpose:

To provide guidance on the claiming and reimbursement of expenses incurred by Council Members and employees conducting municipal business.

Application:

Greenstone will reimburse allowable travel, meals and hospitality expenses that support its business, are of an appropriate standard and are supported by proper documentation.

This policy applies to all Council Members, employees, and members of committees of the Municipality of Greenstone.

Policy Statement/s:

It is the policy of the Municipality of Greenstone to set out rules and principles for the reimbursement of expenses that ensure fair and reasonable practices and provide an accountability framework that guides the effective oversight of resources.

This policy is based on the following four (4) key principles;

- **Accountability:** The Municipality is accountable for funds used to reimburse travel, meal and hospitality expenses submitted by Members or employees. All expenses incurred by Members or employees must support the Municipality's business objectives.
- **Transparency:** The rules surrounding travel, meal and hospitality expenses and employee reimbursement for these expenses are clear, easily understood and available to Members, employees and the public on the Municipality's website.

- Value for money: Funds must be used prudently and responsibly. All travel, meals and hospitality plans must support the Municipality's business, be necessary and economical and have appropriate authorization.
- Fairness: Legitimate, authorized expenses incurred by Members and employees during the course of the Municipality's business will be reimbursed.

Definitions:

"Claimant" mean an individual making a formal demand for a payment.

"Council" means the elected Municipal Council of the Municipality of Greenstone.

"Department Head" means the head of a specific department being a Director or Designate.

"Designate" means the person or persons assigned the duties and responsibilities on behalf of, in the absence of, or incapacity of the person charged with the principal authority to take the relevant action or decision.

"Hospitality" means the provision of food, beverage, accommodation, transportation and other amenities paid out of public funds to people who are not engaged to work for the Municipality.

"Mayor" means the Mayor of the Municipality or Designate.

"Meeting" means any Regular, Special or other Meeting of Council, local boards, and committees, including conferences and seminars.

"Municipality" means the Corporation of the Municipality of Greenstone.

"Treasurer" means the Municipality's Treasurer/Director of Corporate Services or Designate.

Policy:

Claims

Council Members and employees shall ensure expenses incurred during the course of the Municipality's business receive approval from the appropriate authority. All appropriate approvals must be obtained prior to incurring expenses, where possible.

- Council Members and employees shall submit claims with original, itemized receipts for all items, except for meal expenses when meal allowances are used as outlined in the Personal Meals section. Credit card slips are not sufficient as a receipt. The Municipality may reject reimbursement claims that are more than

three (3) months old. Electronic or scanned receipts are acceptable if claims are also submitted electronically.

- Claimants must obtain written approval to receive reimbursement for expenditures with no receipts. A written explanation of why the receipt is unavailable, with description of the item and expense is to be submitted with the approval.
- If a travel advance is obtained, Council Members and employees shall repay any overpayments on claims.
- Employees ending their employment with the Municipality must submit any expense claims prior to leaving the Municipality.
- In situations where expenses are incurred for a group of Council Members or employees, the most senior person present at the event shall submit a claim for the expenses.
- Expenses shall only be paid for Members of Council, Officers and Employees of the Municipality. Expenses of spouses or companions are not eligible for reimbursement.

Claim Approvals

Individuals responsible for approving expense claims shall ensure that the expenses claimed were necessarily incurred in the performance of Municipal business and that the appropriate documentation is presented before providing an authorizing signature. An individual shall not approve their own expense claims. The following approval levels shall be required prior to submitting for reimbursement:

- Employees expense claims shall be approved by the Department Head, or designate.
- Department Head expense claims shall be approved by the CAO, or designate.
- The CAO's expense claims shall be approved by the Mayor, or designate.
- Mayor and Council expense claims shall be submitted to the Clerk for review and approval, confirmed by the Director of Corporate Services, or their designates.

Council Travel and Training

- The annual maximum travel budget per Councillor shall be \$5,000.00 for travel and training which may be used to attend conferences, educational workshops and events. These funds are to be used at the discretion of the individual Councillor for travel or training that will support Municipal functions.
- Through the budget process each year the a travel and training budget shall be allocated for the Mayor.
- The travel allowance for Members of Council attending Council Meetings shall be set at the rate noted in the Appendix A Mileage Chart, relative to where the Council Member resides, and where the Meeting is held.
- No more than three (3) Members from Council or Members from the same Committee or Board will be allowed to attend any one conference. The Mayor, as representative of the Municipality, shall have first right of refusal.

- Preference to Councillors will be given to those who have not yet had the opportunity to attend conferences that occur on an annual basis, including but not limited to the Thunder Bay District Municipal League, Association of Municipalities of Ontario (AMO), the Federation of Northern Ontario Municipalities (FONOM), the Northwestern Ontario Municipal Association (NOMA), the Ontario Good Roads Association (OGRA) and the Rural Ontario Municipal Association (ROMA).
- The Mayor, as representative of the community, may attend functions on behalf of the Municipality if it is determined, with discretion, that such attendance would be beneficial to the Municipality.
- A brief verbal report on the travel shall be presented at a public Meeting by at least one (1) Member of Council who attended the event as soon as possible following the event.

Board Travel

- Members of Council shall be compensated by the Municipality for travel incurred through their function as a Member of Council or as a Board Member when the Member of Council has been appointed by the Municipality to represent the Municipality on a specific Board and if their expenses are not being reimbursed by the Board in question.
- If the Member of Council, has been endorsed by Council through Resolution, to be nominated to a position on a Board which is not appointed by Council, the Member shall be compensated by the Municipality for travel incurred through their function as a Board Member if their expenses are not being reimbursed by the Board in question. This travel will be paid from the other travel/training budget established annually
- Should Members of Council be appointed to a Board through another group or Board, the expenses incurred by the Member of Council shall be at the cost of the appointing Board.

Employee Travel

- The Municipality will reimburse legitimate and reasonable travel expenses of persons travelling on municipal business. Travel expenses are allowed for the employee only. Any share of expenses applicable to an employee's spouse or related persons accompanying the employee shall not be reimbursed.
- Consent to travel shall be approved by the appropriate signing authority prior to travel and related expenses being incurred.
- Vehicle rental or leasing shall only be permitted should it be the most economical means of transportation.
- Travel by air shall be economy class or equivalent and reservations for such travel shall be made immediately after approval is received. Every effort is to be made to take advantage of discount rates for advance reservations. Luggage fees shall be reimbursed when accompanied by a receipt.
- Every effort should be made to incur the lowest cost possible recognizing safety concerns and timing of workload.

Mileage Reimbursement and Rates

Members of Council, Employees and Committee Members, using their personal vehicle to travel on Municipal business will be reimbursed for their costs as follows:

- When travelling within the Municipality or area, the chart contained in Appendix A will be used to determine mileage reimbursement rates. This chart will be updated annually by the Clerk.
- Travel allowances for all other mileage shall be equivalent to those rates as set from time to time by the Canada Revenue Agency (CRA). The maximum total mileage claim can be no more than \$1,200.
- It is the driver/owner's responsibility to ensure that the motor vehicle insurance includes coverage for business use of the vehicle. The Municipality is not responsible for reimbursing deductible amounts related to insurance coverage and in event of an accident, and will not permit a claim for any damages.
- Reimbursement is provided for necessary and reasonable expenditures on parking, as well as toll for highways.
- Charges associated with regular commute to work will not be reimbursed. Where Management staff is required to report for duty beyond their regular scheduled hours, travel will be reimbursed (i.e. Weekend training, emergency call outs, etc.)
- Car pooling is encouraged wherever possible.
- The destination and purpose of travel must be provided on the expense report.
- There is no reimbursement for traffic or parking violations.

Accommodations

- Municipal representatives shall be entitled to hotel rooms and lodging. Those who elect to be accompanied by a spouse shall bear the additional costs. All expense claims shall be supported by receipts.
- Reimbursement will be made for single accommodation in a standard room. No reimbursement will be made for suites, executive floors, or concierge levels.
- Private stays with family or friends are encouraged, with a maximum of fifty dollars (\$50.00) per night for gratuitous lodging expenses allowed (no receipt required).

Meal Expenses

- Members of Council, Staff and Committee Members, while out of Greenstone on Municipal business, will be compensated for a meal allowance, without receipts.
- Meal maximum include taxes and gratuities.
- Meal allowance for locations in Northern Ontario (includes the Greater Sudbury Area and/or North Bay) shall be as follows:
 - Breakfast - \$11.00
 - Lunch - \$22.00
 - Supper - \$33.00

- Meal allowance for all other locations shall be as follows:
 - Breakfast - \$17.00
 - Lunch - \$28.00
 - Supper - \$39.00
- Meals included in conference fees, flights, provided by the employee's host or in any other means already covered in other costs are not reimbursable.
- With receipts all reasonable meal expenses over and above the amounts set out above will be reimbursed.
- Absolutely no alcohol purchases will be reimbursed.

Hospitality

- Hospitality shall only be provided when it is in support of the Municipality's initiatives and objectives.
- The Mayor and the Chief Administrative Officer may incur reasonable promotional expenses such as meal/social expenses while engaging on behalf of the Municipality which shall be submitted and supported by receipts.
- Other Department Heads may incur hospitality expenses if pre-approved.

Non-Reimbursable Expenses

- Expenses considered to be personal in nature are not reimbursable by the Municipality. Claimants shall only claim reasonable charges necessarily incurred in the course of carrying out authorized Municipal business.

Non-reimbursable expenses include:

- items purchased for personal use
- fines incurred as a result of any criminal act or traffic violations
- fines resulting from border crossing violations
- hotel room movie/game charges and in-room bar services, excluding the purchase of water
- any additional/incremental costs incurred as a result of travelling with a spouse, partner or friend
- credit card fees and interest charges
- expenses incurred on behalf of other employees, unless the individual is submitting the claim on behalf of a group and is the most senior person in the group

Advances and Reimbursements

- Travel advances may be requested with a minimum of 5 (five) business days in advance.
- Advances shall be paid to the individual incurring the expenses.
- Supporting receipts and documentation shall be submitted to the Treasurer, or designate, for audit no later than 5 (five) business days after travel is complete.

This deadline may be extended up to 15 (fifteen days) upon approval from the Treasurer.

- Any changes in cost shall be readjusted by the Treasurer, or designate, following the submission.
- Should a refund be due to the Municipality, the refund shall be paid within 5 (five) business days following the readjustment.
- The employee shall reimburse the Municipality for ineligible expenses or overpayment identified in an audit.

Failure to Adhere to this Policy

Should an employee fail to adhere to this Policy, the Department Head of the employee shall take appropriate corrective action in consultation with Human Resources, which may include a review of the employee's authorization to travel and/or disciplinary actions.

Legislative Requirements:

This policy is established pursuant to the *Municipal Act, 2001* Section 10 (2) of the which provides for the adoption of policies pertaining to the accountability and transparency of the Municipality and its operations and Section 283 which provides for Remuneration and Expenses.

DRAFT



REPORT

To: Mayor and Council
From: Clerk
Subject: For Your Direction: Council Remuneration Policy
Date: June 8, 2026

Issue

To review the draft Council Remuneration Policy

Facts

- As required by Section 283(7) of the *Municipal Act, 2001* (the Act) a review of Council Remuneration must occur at least once during each term of Council
- The Council Remuneration Policy was last reviewed and approved through By-Law 22-56 on June 13, 2022
- As required by Section 284 of the Act, Council shall receive an annual report before March 31 that outlines the remuneration of the previous year
- The Role of Council is set out in Section 224 of the Act. The policy and decision-making are balanced with the representative role. Directions and decisions are made at Meetings of Council, while the day to day role of representing is done during the Council Members daily life
- The expectation is a Council Member will be engaged, be prepared and attend Council Meetings as scheduled, be aware of Municipal matters and represent the Municipality in the public, which is a job that requires a Council Member to never "take off their Council hat"
- While decisions are made at Council Meetings, the role still requires daily representation

Analysis

Council Remuneration

Option 1: Approve as the draft Council Remuneration Policy as presented and direct the Clerk to prepare a By-Law for the June 22, 2026 Regular Meeting for final approval. -

RECOMMENDED

- The draft policy as presented:
 - provides housekeeping amendments to clarify the rules with respect to Council salaries and expenses
 - provides a salary for Members of Council, as the expectation is that a Council Member will attend scheduled Meetings, and always strive to make themselves available to their constituents
 - includes a per diem which Members may claim for Municipal travel outside the Municipality which was previously noted in the Travel and Expense Reimbursement Policy
 - does not include an increase in salary aside from the same annual salary adjustment, set at the same percentage awarded to unionized employees, effective January 1 each year that is included in the current Policy
 - provides that travel shall be in accordance with the Travel and Expense Reimbursement Policy

Option 2: Direct the Clerk to make further amendments to the draft

- Providing a salary does not support a rationale for non-attendance at Meetings as Members are paid the same rate regardless of attendance
- Council may make changes to the Policy as desired, including but not limited to areas of salary, meal allowances, per diems, etc.
- While some municipalities pay by salary similar to what we have recommended, others have a split system or per Meeting per diem.
- These can be challenging to manage for the following reasons:
 - A Council Member is always representing the Municipality and is expected to be responsive and available to the public, which a salary reflects
 - If attendance at Meetings were to be a requirement for remuneration, an amount would need to be assigned to each Meeting and potentially Meeting type. This would be more difficult to budget with Special Meetings, Public Meetings, etc.
 - In addition, Members who are absent from Meetings for excusable reasons would be penalized along with those Members who chose not to attend for other various reasons
- In this regard, Council can keep the pre established process of a simple 1/12 split or direct staff to incorporate some other form of payment process

Option 3: Make no changes

- Council can choose not make changes to Policy 22-56
- Housekeeping amendments that were recommended for clarity and consistency will not be reflected
- Uncertainty will still remain around Board appointments

What is the financial impact?

The draft policy suggests the same pay structure as the current Policy, which shall be mirrored by the same percentages as award to unionized employees.

Recommendation

THAT Council hereby approves of the draft Council Remuneration Policy as presented;
and

THAT Council directs the Clerk to prepare a By-Law for the June 22, 2026 Regular Meeting for final approval.



MUNICIPALITY OF
GREENSTONE

Municipality of Greenstone Policy Manual

Subject: DRAFT - Council Remuneration	
Number: 26-XX	Section: Governance / Council
Original Effective Date: January 1, 2027	Last Revised/Approved Date:
Approval Authority: Council	

Purpose:

This policy provides clear and consistent rules with respect to Council salaries and expenses.

Application:

This policy applies to all Members of the Council of the Municipality of Greenstone.

Policy Statement/s:

The Municipality of Greenstone Council Remuneration Policy governs the remuneration of Council and payment of additional expenses incurred by members of Council during activities related to municipal business.

Definitions:

“Council” means the elected body responsible for managing the affairs of the Municipality.

“Meeting” means any Regular, Special or other Meeting of Council, local boards, and committees, including conferences and seminars.

“Municipality” means the Municipality of Greenstone.

“Salary” means the remuneration paid to members of Council by the Municipality, in fixed, regular payments.

Policy:

1. *Council Remuneration*

- a. The remuneration for Members of Council shall be by salary.
- b. The salary ratios shall be as follows:
 - i. Councillor: 100% (base rate)
 - ii. Mayor: 166.7% of Councillor salary
- c. The 2027 base salary for Members of Council at the time of adoption shall be as follows:
 - i. Mayor: \$30,631.52
 - ii. Councillor: \$18,375.24
- d. Compensation for a Member of Council accepting the role of Deputy Mayor will be set at \$150.00 per Council Meeting, where the Deputy Mayor presides for the whole Meeting. Payment will be made at the request of the Deputy Mayor or Alternate.
- e. The salary for Council Members shall be adjusted annually, with effect from January 1, by the same percentage awarded to unionized staff members of the Municipality.
- f. The Mayor salary shall be further adjusted on January 1 to ensure that the salary ratio described in clause 1.b. is maintained.
- g. Salary payments are subject to applicable Federal and Provincial mandatory deductions.

2. *Compensation/Per Diem*

- a. Members of Council and Committees may be compensated an expense allowance at the rate of \$150/day for the attendance of workshops, seminars, meetings, or conferences outside the Municipality.
- b. The compensation shall be for actual meeting day(s) plus applicable travel day(s).

3. *Council Benefits*

- a. Elected officials may participate in all management employee benefit plans and in the OMERS pension plan under the same percentage of premium costs as are paid by management employees where the member is 70 years of age or under.

4. *Council Expenses*

- a. Members of Council shall be reimbursed for all eligible travel expenses incurred while undertaking activities on behalf of the Municipality, so long as they comply with the Travel and Expense Reimbursement for Members of Council, Officers and Employees of the Municipality Policy.
- b. Members of Council will be paid a travel allowance for attendance at Meetings of Greenstone Council relative to where they live in Greenstone. The travel allowance will only be paid for attendance at Council Meetings (Regular, Public Hearing, Special Meetings and Sub-Committee Meetings) regardless of rationale for non-attendance. Should a Member of Council attend more than one Council Meeting and/or Sub-Committee Meeting in

a day, the travel allowance shall only be paid for attendance at one Meeting.

- c. All expenses submitted for reimbursement must be accompanied by supporting documentation and itemized receipts, except for the travel allowance described in clause 4.b.
- d. Expenses shall only be paid for Members of Council. Expenses of spouses or companions are not eligible for reimbursement.

5. *Conferences*

- a. Through the budget process each year the following shall be considered and allocated:
 - i. Each Councillor will receive an annual Travel and Training budget in accordance with the Travel and Expense Reimbursement for Members of Council, Officers and Employees of the Municipality Policy shall be included in each annual budget to attend conferences and workshops.
 - ii. Council Member Conference Registration Fees such as AMO, NOMA, ROMA and TBDML.
 - iii. An additional funding pool for travel and training available for all Members of Council to attend workshops, seminars, Meetings or equivalent for use at Council's discretion.
 - iv. Travel allowance for Members of Council attending Council Meetings
- b. Conference registrations are coordinated through the Clerk's Office.
- c. Attendance at an out-of-Province conference must be approved through a Resolution of Council, in advance of registration.

6. *Reporting*

- a. In accordance with Section 284 of the Municipal Act, the remuneration and expenses paid by the Municipality to each Member shall be reported annually by March 31.

Legislative Requirements:

This policy is established pursuant to the *Municipal Act, 2001* Section 10 (2) of the which provides for the adoption of policies pertaining to the accountability and transparency of the Municipality and its operations and Section 283 which provides for Remuneration and Expenses of Council.



REPORT

To: Mayor and Council
From: Clerk
Subject: For Your Information: Municipal Election 2026 Restricted Acts of Council (Lame Duck Period)
Date: June 8, 2026

Issue

For Council to receive information pertaining to restricted acts of Council during a potential Lame Duck period

Facts

- Section 275 of the *Municipal Act, S.O. 2001, c.25* sets out the restricted acts that a Council shall not take any action on after Nomination Day and after Voting Day if the Council is in a Lame Duck position.
- Nomination Day is Friday August 21, 2026.
- Voting Day is Monday October 26, 2026.
- Council can be in a Lame Duck situation if it is determined there is the potential or certainty that less than three-quarters (75%) of the existing Council Members will not be returning to office.
- A Lame Duck calculation will take place after Nomination Day once certified Candidates are reviewed. Unless 7 of 9 existing Council Members are seeking re-election, then Council will be restricted in its actions. This period will last until Voting Day.
- A Lame Duck calculation will take place again after Voting Day once official results are reviewed. Unless 7 of 9 current Members seeking re-election were successful for another term, the Council will be restricted in its actions.
- If neither of the above calculations result in a Lame Duck situation, the actions of Council will not be restricted during that period.

- Greenstone received Strong Mayor Powers from the Province on May 1, 2025. As currently worded in the *Municipal Act*, Lame Duck provisions under Section 275 apply to Council and do not apply to Strong Mayors.

Restricted Acts

- If Council is in a Lame Duck period, the Council shall not take any of the following actions in accordance with Section 275 (3) of the *Municipal Act, 2001*:
 - a. The appointment or removal from office of any officer of the municipality;
 - b. The hiring or dismissal of any employee of the municipality;
 - c. The disposition of any real or personal property of the municipality which has a value exceeding \$50,000 at the time of disposal; and
 - d. Making any expenditures or incurring any other liability which exceeds \$50,000.

Exceptions:

- Clause (b) will not be restricted as the CAO has previously been delegated the authority to hire or terminate staff. This does not apply to statutory appointments which Council is not permitted to delegate.
- Clauses (c) and (d) above do not apply if the disposition or liability was included in the most recent budget deemed adopted in December 2025.
- By-Law 17-24 as attached, enacted by Council on March 27, 2017 provided for the following:
 - Where during an election year, Council's actions are restricted under section 275 of the *Municipal Act, 2001*, the Chief Administrative Officer is delegated the authority to undertake such actions as may be required where such actions are in accordance with existing current practice and policy except where, by statute, a resolution or by-law of Council is required.
- The Act provides in Section 275(4.1) that nothing in this section prevents a Municipality taking any action in the event of an emergency.
- The Act provides in Section 275(6) that nothing in this section prevents a person or body exercising any authority of a Municipality that is delegated to the person or body prior to Nomination Day for the Election of the new Council.

Analysis

Land Matters:

- With respect to Section 275(3)(c), a Municipality can close a real estate transaction during the lame duck period only if the Council previously passed a By-Law approving the execution of the agreement of purchase and sale in advance of the lame duck period or if the authority has been delegated to do so.

Expenditures:

- A contract could be awarded by a Lame Duck Council in excess of \$50,000 if the amount was included in the annual budget.
- The Lame Duck Council would not be able to award the contract, if the amount of the tenders or bids exceeded the amount included in the budget.

Option 1: In order to assist with the continuation of Municipal business during lame duck periods, it is recommended to delegate authority to the CAO to take action, where necessary, on certain matters. - **RECOMMENDED**

- Will assist in continuation of Municipal business.
- If Council is not Lame Duck, Council will retain authority for these acts.
- Land and procurement matters will be able to move forward.
- If action is taken, a Report to Council will be prepared as information for the incoming Council.

Option 2: Do nothing.

- Services may be interrupted.
- Land and procurement matters may stall between August and when the new Council takes office.

Recommendation

THAT Council receive Report ADMIN 150-26 regarding a potential Lame Duck Council as information; and

THAT Council direct the Clerk to prepare a By-Law prior to Nomination Day pursuant to Section 275 of the *Municipal Act, 2001* to delegate authority to the Chief Administrative Officer to take action, where necessary, on certain matters.



REPORT

To: Mayor and Council
From: Director of Public Services
Subject: For Your Decision: Authorization to Expend Project Funds for Geraldton Community Centre Upgrades Project
Date: June 8, 2026

Issue

Authorization to access/expend remaining funds committed to the project.

Facts

Background

- By-Law 25-67 authorized an agreement with the Province as represented by the Minister of Sport, for the Community Sport and Recreation Infrastructure Fund, Stream 1: Repair and Rehabilitation, for repairs and upgrades to the Geraldton Community Centre in the amount of \$749,050.
- The funding agreement required a 50% contribution from the Municipality. The total project cost therefore, was \$1,498,100.00.
- The original project funding application included \$100,000.00 for contingency, of which \$83,736.06 plus applicable taxes has been expensed to date.

Project Status

- Funding is conditional upon project completion by March 31, 2027.
 - Project engineering was completed as a 2025 Capital expense.
 - Construction commenced in April 2026 and involves continuous work through to the end of the year.

- The General Contractor expects to complete all of the works in 2026 prior to the ice being installed in October, which results in all reserve funds dedicated to the project being required in 2026.
- There have already been 3 contract change orders with a total value of \$83,736.06 plus applicable taxes.
 - The change orders covered items such as code upgrades for electrical and HVAC systems, new flooring for the old weight room, and upgrading drywall in the hallway and hockey dressing rooms to extreme service drywall.
- Once the original \$100,000 contingency has been expensed, Council approval will be required for additional change orders requiring additional funds.
- The remaining project funds amount to \$119,248.40.
- These funds are held in the Capital Reserve.
- While the project is progressing ahead of schedule, there is a lot of work still to be carried out that has the potential for change order requests that would require additional project funds.
- There are 4 Regular Meetings of Council (including this Meeting) to which change order requests could be brought for approval.
- The requirement of Council authorization for each change order will delay the approval process and the overall construction schedule.

Analysis

- It is reasonable, given the complexity of the project that additional change orders will be issued, for which additional funds will be required.
- The request for additional funds only involves the approved project funds included in the approved capital budget.
- The original project timeline is demanding. The advanced construction timeline facilitated by the General Contractor is beneficial because:
 - It provides more time with which to address any contract change orders that may arise.
 - It allows winter recreational programming to commence without delay and minimizes disruption to other areas of the facility.
- Approving the remaining project funds for expenditure facilitates project completion in a timely manner.
 - To reiterate, change orders can be expected with a project of this magnitude.
 - Without pre-authorization, any new change order requests would need to be presented to Council as they arise to access the remaining project funds, as the current contingency is nearly spent.
 - The schedule for Regular Meetings of Council during the project construction period is very limiting as far as the timeliness of executing contract change orders for the project is concerned, with particular note that only one Council meeting occurs in July and in August.

- Under these circumstances, there is potential for a change order request to take 1 month to be authorized for execution.

Option #1: Delegate authority to approve additional contingency expenditures up to \$119,248.40 - RECOMMENDED

- Pre-authorizing the expenditure of funds via delegation of authority will reduce potential delays in construction due to timelines involved in bringing decision-making reports to Council at Regular Meetings of Council.

Option #2 Do not delegate the authority to expend the remaining project budget

- The total project budget includes the unspent amount of \$119,248.40. Once the remaining \$14,790.19 of the initial \$100,000.00 project contingency amount is expensed, staff will be required to seek council approval for any additional expenses for each contract change order that could (and likely will) occur.
- There is only one Regular Meeting of Council scheduled during the month of July and in August. Delays in change order approvals will significantly slow the construction project and jeopardize the completion timeline required by the funding agreement.

What is the financial impact?

- The original grant application included a total budget of \$1,498,100.00.
- The Grant was approved based on 50% funding from the Province with the remaining \$749,050 allocated from the General Capital Reserve Fund.
- The engineering for the project was tendered and awarded at \$109,015.49 (including non-refundable HST) with the construction services tendered price of \$1,184,626.30 (including non-refundable HST).
- This leaves \$204,458.21 remaining in the project budget once the engineering and construction award funds have been accounted.
- The funding application included an allowance of \$100,000.00 for contingency .
- \$85,209.81 (including municipal portion of HST) has already been awarded as change orders, leaving remaining funds of \$119,248.40 from the entire capital project budget of \$1,498,100.00

How does this tie to the Strategic Plan?

Imperative #3: Building Infrastructure and Pride Go Hand In Hand

The Geraldton Community Centre includes an ice surface, curling facilities, and multi-purpose rooms by which recreational services are delivered. These infrastructure upgrades improve building safety, accessibility, energy efficiency, functionality, and the overall building condition assessment.

Recommendation

THAT in consideration of the project completion deadline stated in the funding agreement, the Director of Public Services be delegated authority to award change orders as needed and additional contingency funds not to exceed \$119,248.40 with respect to the Geraldton Community Centre Upgrades project; and

THAT the Treasurer be authorized to transfer the allocated project funds from the General Capital Reserve Fund.



REPORT

To: Mayor and Council
From: Director of Public Services
Subject: For Your Decision: Decommission Non-repairable Playground
Date: June 8, 2026

Issue

Removal of the playground structures located at 108 Algoma Street in Nakina due to inability to repair

Facts

Responsibility

- The Municipality has a legal duty to ensure that children and youth can play at municipal playgrounds without undue risk of injury, fostering a culture of safety.
 - In Ontario, playground standards are governed by the Canadian Standards Association (CSA) and the National Playground Safety Institute (NPSI). For public playgrounds, such as those on school grounds, parks or daycare centres, the CSA standards are applicable.
 - The OHSA places specific obligations on those responsible for playground maintenance and oversight, including regular inspections to identify and address potential hazards.

Condition of Algoma Street Playground in Nakina

- The 2025 Annual Inspection Report for the Algoma Street Playground recommendation states "DO NOT USE until all repairs have been fully completed. (If applicable.)"
 - The reference "if applicable" refers to whether or not this aging structure will be kept in service.

- In its current condition, the playground must immediately be placed out of service. This can be done through signage prohibiting use and the use of caution tape around the property perimeter
- Staff completed all repairs at all other playgrounds this spring but noted that the Algoma playground had numerous deficiencies that could not be rectified.
- The playground has the following deficiencies:
 - The tube slide was removed (prior to the 2025 inspection) due to age and damage presenting hazards. A replacement slide is no longer available from the manufacturer. A wooden barrier was installed where the tube slide would normally be accessed. This barrier is non-compliant and presents a hazard.
 - The overhead fixtures for the swings were non-compliant (not a manufactured component and therefore a liability) and were removed along with the damaged swing seats.
 - The steering wheel feature is missing and the hole where it was affixed presents a hazard.
 - Degraded plastic coating on chain climber feature requires replacement and loose hardware on suspension bridge boards need to be repaired or replaced.
 - The ground surface is contaminated with large rocks and vegetation is overtaking the surfacing. (The ground surface must meet compliance standards for fall protection and shock absorbency.) Screening/excavation and the addition of approved material is required.

Playground Master Plan

- The Recreation & Playground Master Plan was finalized through a revision in 2025 and endorsed by Council. It is available on the municipal website.
 - RES 25-303 was carried, stating "THAT Council endorse the updated Recreation and Playground Master Plan as a Corporate Guiding Document which shall be made available on the municipal website."
- The Playground Master Plan addresses an appropriate number of playgrounds for each community in Greenstone based on a 15-minute walking radius and the ability to financially sustain the maintenance and replacement requirements of these infrastructure assets, noting that all new public playgrounds must meet current regulations and standards for safety and accessibility.
- The elementary school has a large playground located approximately 300m from the municipal playground at 108 Algoma Street. The School Board confirms that the public has access to the school playground.
- Two other playgrounds in Greenstone have been removed to date:
 - The Barton Bay community playground at the Geraldton waterfront was removed due to structural conditions that did not support rehabilitation.

- The neighbourhood playground in the Geraldton townsite was purchased by Greenstone Gold Mines.

Analysis

- The Service Delivery Review for Playgrounds identified that a single incident could have major implications for the Municipality that would impact future playground service delivery across Greenstone.
 - Compliance with the current CSA standard for playgrounds forms the basis of litigation.
 - The inspection and maintenance protocols must be implemented as soon as playgrounds are being used in the Spring, in order to meet the Standard of Care.
- The removal of the Algoma Street Playground in Nakina is recommended as it poses a significant liability risk to the Municipality and must be placed out of service and advertised as such.
- Repairs to the Algoma Street playground are not justifiable for the following reasons:
 - The structure is old and shows significant deterioration.
 - The tube slide designed for this structure cannot be replaced.
 - Addressing compliance for the playground surface requires an investment to remove the native materials and replace with material that meets compliance specifications.
- The Playground Master Plan identifies the Northwood Playground in Nakina as the playground to be included in the infrastructure maintenance and renewal strategy for playgrounds in the community of Nakina.
 - The Master Plan identifies that the school playground and the Northwood Playground meet appropriate levels of service for playground access in the community.
- The Public School playground is a larger playground located approximately 300m from the playground at 108 Algoma Street. The School Board has confirmed that the Public has access to the school playground.

The following options are presented to Council:

Option 1: Remove the Playground Structures - RECOMMENDED

- The Playground Master Plan was endorsed by Council and is used by staff to guide infrastructure renewal for the long-term.
- Due to the proximity of the public access school playground the Algoma playground site is not recommended for renewal.
- The playground infrastructure has reached its end-of-life. Key components are no longer available from the manufacturer.
- The playground is in poor condition, non-compliant, and presents hazards requiring it to be placed out of service.

Option 2: Place the Playground Out-of-Service and Budget for Replacement

- Under this option signage would be placed on the structure to prevent usage.
- The site is not monitored to ensure the public obeys the signage and therefore liability still remains.
- Replacement is not contingent on the current structures remaining onsite.
- Replacement is not recommended in the Playground Master Plan.

Option 3: Do Nothing

- This option is not recommended as it leaves the Municipality open for significant liability.

What is the financial impact?

- Removal will be completed in-house utilizing public works staff at no significant expense.
- Decommissioning immediately eliminates the financial risk due to injury associated with this playground.

Recommendation

THAT staff are directed to remove the playground structures at 108 Algoma Street in Nakina.



REPORT

To: Mayor and Council
From: Director of Planning, Communication, and Economic Development
Subject: For Your Decision: Direct Sale of Land - 1st St East Geraldton Ward
Date: June 8, 2026

Issue

An application to purchase 518 1ST Street East, Geraldton Ward has been received.

Facts

- The property located at 518 First Street West, Geraldton has previously been declared surplus.
- The subject lands measure approximately 40 feet by 120 feet, totaling approximately 4,800 square feet.
- The property is currently zoned C1; however, the surrounding area is predominantly residential in character with no commercial establishments on First Street East.
- The Municipality has received an application from the adjacent property owner to purchase the lands for consolidation with their existing property. The offer submitted was \$5,000.00.
- Staff is of the opinion that the offer received meets the fair market value considerations and intent of the Municipality's Sale or Other Disposition of Municipal Land Policy.
- While the policy requires a development plan for properties other than those zoned R1 and RU, it permits direct sale to adjacent owners for consolidation purposes.

Analysis

- The Municipality's Sale or Other Disposition of Municipal Land Policy provides Council with flexibility regarding the method of sale and specifically permits direct

sales to adjacent owners where consolidation is proposed or where public marketing is not considered practical or in the public interest.

- The subject parcel's relatively small dimensions may limit its independent marketability and development potential due to setbacks, parking requirements, access considerations, and compatibility with the surrounding residential area.

Option #1: Approve Direct Sale to Adjacent Property Owner - **RECOMMENDED**

- Consistent with the Municipality's policy permitting direct sales to adjacent owners for consolidation purposes.
- Final approval and commitment to the sale would be dependent upon the execution of a formal Agreement of purchase and sale which may contain additional terms and which will require approval of the CAO.
- The Municipality will not provide to the Purchaser a current legal plot plan survey of the subject property.
- The cost of connecting to Municipal Services shall be the responsibility of the purchaser.
- Planning approvals, such as minor variances, zoning or official plan amendments would be the sole responsibility of the Purchaser and Council approval of same would not assured.
- All legal costs would be the sole responsibility of the purchaser.
- The offer of \$5,000.00 is considered consistent with the intent of the Municipality's policy respecting fair market value.

Option 2 - Decline the offer

- This would not be in line with past Council practice.
- The applicant could submit a new offer.

Recommendation

THAT Council approve the sale of PLAN M108 LOT 109, (518 1st St East.) roll no. 5876 740 003 10400 in the Geraldton Ward to Vanessa Ouellet for Five Thousand Dollars (\$5,000.00) plus HST subject to the following:

- Execution of a formal Agreement of Purchase and Sale, in a form satisfactory to the Municipality and approved by the Chief Administrative Officer (CAO);
- The Municipality shall not provide a current survey of the property, and all costs related to the purchase, servicing, legal requirements, and any necessary planning approvals shall be the sole responsibility of the purchaser.



REPORT

To: Mayor and Council
From: Director of Planning, Communication, and Economic Development
Subject: For Your Decision: Sale of Land - PLAN M367 LOT 28, Longlac Ward ,
Longlac Ward
Date: June 8, 2026

Issue

An application to purchase PLAN M367 LOT 28, (Skinner Ave.) in the Longlac Ward has been received.

Facts

- The property in question is located on Skinner Ave, (PLAN M367 LOT 28), Longlac Ward.
- The subject property is zoned R1 and is estimated to be 70' x 110' (0.18ac).
- The property does not have road access, however, the applicant owns the adjacent property and has been informed that deeming the properties is a requirement of sale.
- The offer for the property is \$9,000, which meets the requirements of the policy.
- Although not required by the policy, the applicant has submitted an extensive development plan.
- The applicant plans to build a garage and a secondary dwelling which is permitted through the zoning by-law and will be accessed by the existing road access on the adjacent property.
- The property has been advertised as surplus on the Municipal Website.
- It is the responsibility of the purchaser to ensure that any proposed use is permitted under the Municipality's Zoning By-Law. Any required planning approvals (e.g., rezoning, severance, site plan) must be obtained at the purchaser's expense after the sale.
- Once the sale is complete, the owner will be responsible for Property Standards and Clean Yards compliance.

- The applicant has paid the applicable fee.

Analysis

Option 1 - Direct staff to proceed with the sale to the applicant - RECOMMENDED

- The offer of \$9,000 meets the requirements of By-Law 25-37.
- Final approval and commitment to the sale would be dependent upon the execution of a formal Agreement of purchase and sale which may contain additional terms and which will require approval of the CAO.
- Deeming of the property to adjacent property owned by the purchaser is a requirement of sale.
- The cost of the deeming will be the responsibility of the purchaser.
- The Municipality will not provide to the Purchaser a current legal plot plan survey of the subject property.
- The cost of connecting to Municipal Services shall be the responsibility of the purchaser.
- Planning approvals, such as minor variances, zoning or official plan amendments would be the sole responsibility of the Purchaser and Council approval of same would not assured.
- All legal costs would be the sole responsibility of the purchaser.

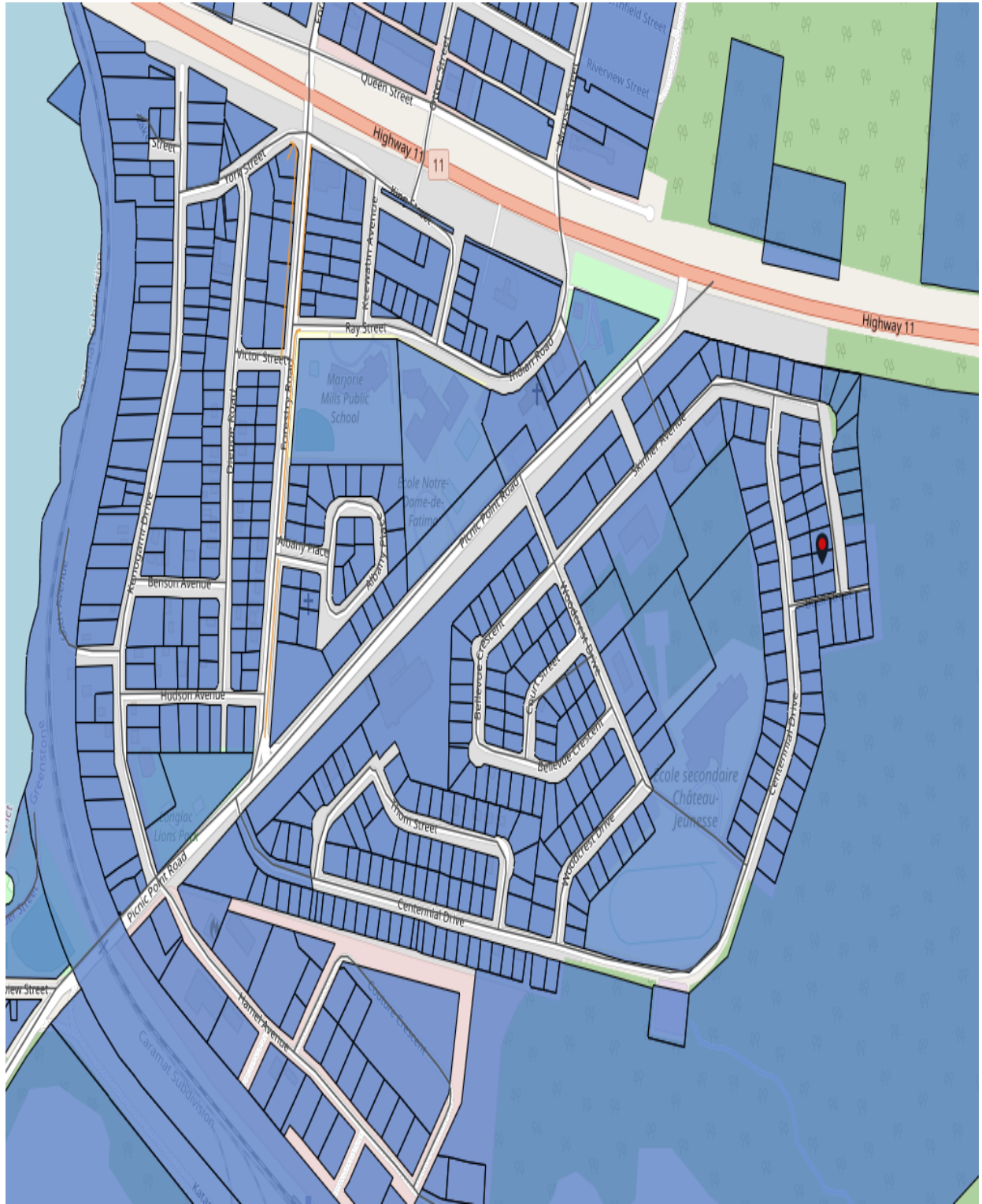
Option 2 - Decline the offer

- This would not be in line with past Council practice.
- The applicant could submit a new offer.

Recommendation

THAT Council approve the sale of PLAN M367 LOT 28, (Skinner Ave.) roll no. 5876 710 002 44500 in the Longlac Ward to Peter Chayse Olaveson for Nine Thousand Dollars (\$9,000.00) plus HST subject to the following:

- Execution of a formal Agreement of Purchase and Sale, in a form satisfactory to the Municipality and approved by the Chief Administrative Officer (CAO);
- As a condition of sale, the subject lands shall be deemed to merge with the purchaser's adjoining property municipally known as 101 Buell Street, and the purchaser shall be responsible for any costs associated with the deeming process;
- The Municipality shall not provide a current survey of the property, and all costs related to the purchase, servicing, legal requirements, and any necessary planning approvals shall be the sole responsibility of the purchaser.





REPORT

To: Mayor and Council
From: Director of Planning, Communication, and Economic Development
Subject: For Your Decision: Contribution Request - Indigenous Day Celebrations
2026 Drone Show
Date: June 8, 2026

Issue

An application for funding through the Municipal Grants and Resource Allocation Policy has been received from Long Lake #58 First Nation and Ginoogaming First Nation³

Facts

- The Municipality has received a request from Long Lake #58 First Nation and Ginoogaming First Nation for financial assistance in the amount of \$20,000 to support a drone show as part of the 2026 Indigenous Day Celebrations.
- The event is being jointly organized by Long Lake #58 First Nation and Ginoogaming First Nation and is scheduled to take place on June 19, 2026 at the Ginoogaming Powwow Grounds.
- The celebration will include cultural activities throughout the day and conclude with a professionally produced drone show by Drone Show Canada. Fireworks are also planned, subject to any applicable fire restrictions.
- The organizers have advised that the drone show has been strategically planned to be visible from both First Nation communities and the Longlac Ward, creating a shared regional celebration and providing opportunities for residents throughout the area to participate and experience the event.
- The total cost of the drone show is approximately \$60,000.
- The Municipal Grant and Resource Allocation Policy identifies that grant funding demonstrates Council's commitment to working with groups that provide beneficial programs, services and events to the community and recognizes the value of volunteer and community-led initiatives. The Policy further identifies that

funding requests may support activities that promote, celebrate and provide access to cultural activities and events of municipal significance.

- The Policy states that successful grant applications should:
 - Be open to all residents of Greenstone;
 - Enhance the quality of life and well-being of residents;
 - Encourage community identity and pride;
 - Promote cultural awareness;
 - Advance the Municipality's commitment to being a multicultural community; and
 - Promote Greenstone as a desirable place to live and visit.
- The Municipality's 2023 Strategic Plan identifies a goal of strengthening meaningful engagement and partnerships with Indigenous communities while increasing public awareness and dialogue through sharing Indigenous stories, knowledge and culture.
 - Objectives include recognizing and increasing public awareness of Truth and Reconciliation, expanding inclusion of Indigenous ceremonies and practices in municipal events, and supporting Indigenous festivals and events through municipal policies and programs.

Analysis

- The event aligns with the Municipal Grant and Resource Allocation Policy by supporting a public cultural event that promotes community pride, cultural awareness, inclusivity, and quality of life.
- The event is being jointly organized by Long Lake #58 First Nation and Ginoogaming First Nation, making it a collaborative regional initiative rather than a single-organization event.
- The proposed drone show is intended to be visible from both First Nation communities and the Longlac Ward, providing an opportunity for residents throughout the area to participate in the celebration.
- The event supports the Municipality's Strategic Plan objectives related to Indigenous engagement, reconciliation, collaboration, and increasing public awareness of Indigenous culture and traditions.
- The requested contribution of \$20,000 represents approximately 1/3 of the total project cost of \$60,000.
- The Municipal Grant and Resource Allocation Policy identifies a maximum Community Event contribution of \$2,000. Council may determine that the scale of the event, its regional impact, and the partnership between two First Nations warrant special consideration and increase the Municipality's contribution.
- The requested contribution of \$20,000 represents approximately 1/3 of the total project cost of \$60,000.
- Administration does not recommend supporting the full \$20,000 request as it exceeds the policy maximum by tenfold and may create challenges in maintaining consistency and fairness in future grant allocations.

- Supporting the event would demonstrate the Municipality's commitment to fostering strong relationships with neighbouring Indigenous communities and advancing reconciliation initiatives.

Option 1: Approve a contribution of \$5,000 - **RECOMMENDED**

- Demonstrates Council's commitment to reconciliation and Indigenous partnerships.
- Supports the Strategic Plan objectives related to Indigenous engagement, public awareness and collaboration.
- Provides support for a significant regional cultural event that will be visible and accessible to Greenstone residents.
- The Municipality would not be the primary funding source for the project, consistent with the Municipal Grant and Resource Allocation Policy.
- Strengthens relationships between the Municipality, Long Lake #58 First Nation and Ginoogaming First Nation.
- Enhances community pride, cultural awareness and inclusivity while showcasing Greenstone as a welcoming and collaborative municipality.
- Maintains the fairness established by the policy while recognizing special circumstances.
- Balances support for the initiative with the need to maintain funding availability for other community organizations and events.
- Council has exceeded the maximum in the past for special circumstances.

Option 2: Approve the full request of \$20,000

- The Municipal Grant and Resource Allocation Policy establishes a maximum Community Event grant contribution of \$2,000.
- The requested amount far exceeds the maximum set by Council through the policy.
- Approval of this amount would deplete the budget as approved by Council and not permit support of any other requests from any other organizations this year.
- The requested amount exceeds the Policy's maximum Community Event contribution by \$18,000 and may establish a precedent for future funding requests that significantly exceed approved policy limits.
- Council has exceeded the maximum in the past for special circumstances.

Option #3: Not approve the request

- Council may decide to not provide funding.
- Declining the request would represent a missed opportunity to advance Council's Strategic Plan objectives related to Indigenous engagement, reconciliation, collaboration, and strengthening relationships with neighbouring First Nations.
- While the recommended contribution of \$5,000 is above the set maximum policy amount it leverage a significant cultural event and regional attraction with a comparatively small municipal investment.
- The event is a unique collaborative initiative between two First Nations that will benefit residents beyond a single community and promote cultural awareness, inclusivity, and community pride throughout the Greenstone area.

Option #4: Approve a contribution of \$2,000

- Provides support for the event while remaining consistent with the maximum Community Event funding level established within the Municipal Grant and Resource Allocation Policy.

What is the financial impact?

These funds are available in the 2026 operating budget.

How does this tie to the Strategic Plan?

The Municipality's 2023 Strategic Plan identifies a goal of strengthening meaningful engagement and partnerships with Indigenous communities while increasing public awareness and dialogue through sharing Indigenous stories, knowledge and culture.

Recommendation

THAT Council approve a one-time contribution of \$5,000 toward the 2026 Indigenous Day Celebration Drone Show through the Municipal Grants and Resource Allocation Policy dependent on confirmation of the Drone Show occurring.



REPORT

To: Mayor and Council
From: Director of Corporate Services
Subject: For Your Decision: Jellicoe Recreation Hall
Date: June 8, 2026

Issue

Disposition of Jellicoe Recreation Hall

Facts

Existing Lease

- On August 26, 2002 the Municipality entered into a Purchase and Sale Agreement between the Corporation of the Municipality of Greenstone and the Jellicoe Recreation Club Inc. for Land Use Permit NPE397 - Lots 29, 30, 31, 32, 33, 50, 51, 52, 53, 54 and 55 on Plan M-105, Leduc Township, Municipality of Greenstone, also known as the Jellicoe (Neil Arthur) Community Centre.
- On August 26, 2002 the Municipality subsequently entered into a 20 year Lease Agreement between the Corporation of the Municipality of Greenstone and the Jellicoe Recreation Club Inc. for the premises known as the Jellicoe (Neil Arthur) Community Centre which is held under a Land Use Permit.
- The lease agreement included an overholding provision to allow a monthly tenancy should the agreement not be renewed at the 20 year expiry.
- Furthermore, the lease included an option to purchase where the Tenant would have the irrevocable option to purchase the Building Premises and Land Use Permits of the lands if owned by the Landlord at a purchase price of TWO (\$2.00) DOLLARS plus the cost of all capital improvements done during the term of the Lease and, including all land costs paid by the Landlord prior to the closing date of any purchase by the Tenant.

Service Delivery Review, Facility Rationalization, New Lease Policy

- On June 26, 2023 Council reviewed the Leases and Agreements Service Delivery Review which outlined the need for a policy to ensure consistency.
- On July 10, 2023 Council adopted a Municipal lease Policy.
- On October 15, 2024, Council directed staff to pursue the renewal of the lease agreements (requiring third-party insurance) for the Caramat Community Hall and the Jellicoe Community Hall with the user organizations and further that if lease agreements are not executed by March 2025 that the facilities be closed and listed for disposal.
- On April 28, 2025 Council approve the facility lease templates for use by the CAO and Director of Corporate Services in conjunction with the Municipal Lease Policy.

Analysis

New Lease Agreement

- Staff began discussions with the Jellicoe Recreation Club (JRC) in November 2024 to determine the desire for a new 5 year lease agreement.
- Information was provided to the club including;
 - Standard lease template
 - Facility Condition Assessment report completed on October 2023
 - Detailed report on the FCA replacement needs and estimated costs
 - Details of annual operational costs of the facility from 2019 to 2024
- On March 8 2026 staff were advised that the Executive and Board members had reviewed the information and spoken to community members. The feedback received was to activate the option to buy back the building and lands.
- A formal request to exercise the by-back option was provided by the JRC on April 16, 2026 as attached.

Land Ownership

- The Municipality currently owns most of the lands in question that the facility and park lands use however 2 lots (Lot 29, Lot 53) are still under a Land Use Permit (LUP) with the Ministry of Natural Resources as per the attached maps.
- While the owned lands could be easily transferred with the assistance of a lawyer the LUP's would require more work.

LUP Transfer

- While LUPs are technically not transferrable per the Terms and Conditions of the document, the Ministry may consent to cancelling the existing LUP and issuing a new permit to a new entity at the request of the permittee.
- This process is subject to Ministry review and approval and includes fulfilling regulatory requirements under the MNR's Class EA and Duty to Consult with First Nation Communities.
- Much of the Nipigon Geraldton District is within areas of First Nation title claim negotiations, meaning the MNR is conducting additional consultation before disposal of Crown lands. As such it could take several months to work through.

- To initiate the LUP “transfer” process the following would be required:
 - Written request to transfer the LUP, signed by both parties.
 - Application for Crown Land filled out by the new applicant.
 - Updated site photos.
 - Up to date Corporate Profile Report (CPR) for the new applicant. Note that the CPR is only required if the LUP is to be held by in the name of a corporation.
- Rent for the site will be revaluated at issuance of the new permit and may increase based on fair market value of the Crown lands. A one-time administrative fee will also be applied to the first year of the new LUP.

LUP Sale from MNR

- Staff are currently working with representatives from the local MNR office to determine if a sale is possible.
- Should the MNR be willing to divest, a new survey plan would be required.
- The surveyor would have to be obtained and paid for by the Municipality of Greenstone in order to proceed with a sale.
- Furthermore, a valuation through an appraisal would need to occur to determine fair market value.

Option #1 - Complete Purchase of Land from MNR and Transfer Ownership to the Jellicoe Recreation Club (Recommended)

- If the MNR is willing to divest, the Municipality should exercise the option to purchase in an effort to consolidate all the properties under one owner prior to transfer to the JRC.
- This option would provide the JRC with a preferred outcome of ownership and operational control of the facility and lands as requested.
- Although the existing lease determined the purchase price of TWO (\$2.00) DOLLARS plus the cost of all capital improvements done during the term of the Lease and, including all land costs paid by the Landlord prior to the closing date of any purchase by the Tenant, staff would recommend transferring ownership for a nominal fee only without recovering any capital improvement or legal/closing costs.

Option #2 - Transfer Land Ownership and LUP's to the Jellicoe Recreation Club

- If the MNR is unwilling to divest, the Municipality would need to go through the application process as outlined with the intent of having the LUP's transferred to the JRC.
- Although this option would provide the JRC with a preferred outcome of ownership and operational control of the facility and most of the lands as requested, there is a strong possibility that the annual lease rates would increase as a recent market evaluation has not occurred since the original 2002 transfer.
- Although the existing lease determined the purchase price of TWO (\$2.00) DOLLARS plus the cost of all capital improvements done during the term of the Lease and, including all land costs paid by the Landlord prior to the closing date

of any purchase by the Tenant, staff would recommend transferring ownership for a nominal fee only without recovering any capital improvement or legal/closing costs.

Option #3 - Maintain Ownership and Operations of the Facility and Lands

- This option is not recommended as it would not provide the JRC with a preferred outcome of ownership and operational control of the facility and lands as requested.
- The Municipality would also remain responsible for all operational costs and long term capital needs.

What is the financial impact?

- Over the last 6 years the Municipality has incurred an average of \$17,000 per year for costs related to insurance, utilities and maintenance.
- The Facility Condition Assessment highlights the potential need of up to \$700,000 in rehabilitation over the 30 year planning horizon.
- The Municipality will incur costs to complete the land purchase and transfer to the JRC although these costs are unknown at this time.

Recommendation

THAT Council direct staff to negotiate with the MNR to purchase the existing lots under the Land Use Permits; and

THAT should the MNR not divest the property that Council direct staff to negotiate the transfer of Land Use Permits to the Jellicoe Recreation Club; and further

THAT upon completion of the Land Use Permits purchase or transfer that Council direct staff to engage legal assistance to complete the Option to Purchase at a nominal fee only with the Jellicoe Recreation Club.

Jellicoe Recreation Club
PO Box 3-5
Jellicoe, ON P0T 1V0

16th April 2026

The Corporation of the Municipality of Greenstone
Administration Office
1800 Main St, PO Box #70
Geraldton, ON
P0T 1M0

ATTN: Mayor McPherson & Council Members

RE: Jellicoe Recreation Hall

Dear Mayor McPherson & Council,

The Jellicoe Recreation Club entered into a 20 year lease agreement on the 26th day of August 2002. Within the said agreement the Club has had the option to acquire the Jellicoe Recreation Hall back at any time with notice.

We are aware that the Municipality of Greenstone is reviewing properties to determine which can/will be placed for surplus sale.

Our Club has consulted with the residents of Jellicoe, many who were a part of the development of the property, and the consensus is they would like the Club to initiate discussions with Greenstone to acquire the building.

Please accept this letter as written confirmation that the Jellicoe Recreation Club would like to meet and discuss the process to regain ownership of the hall for the community of Jellicoe.

We look forward to hearing from you.

Sincerely,



Maryann Darling

Secretary

cc Jellicoe Recreation Club Executive & Board



REPORT

To: Mayor and Council
From: Director of Corporate Services
Subject: For Your Decision: Municipal Drinking Water License Financial Plan
Date: June 8, 2026

Issue

Adoption of a Municipal Drinking Water License Financial Plan to comply with the requirements of Ontario Regulation 453/07 and address the Corporation of the Municipality of Greenstone's Drinking Water Systems and associated distribution systems.

Facts

- The 10 year financial model is a key step in preparing for completion of the legislated requirements noted below as component "4 Financial Plan" of the Municipal Drinking Water License program.
- The intent of the legislation is to ensure that water utilities are adequately funded to eliminate health risks to the public and are financially sustainable over the long term. The legislation requires a minimum six year plan but staff felt that timeframe was short-sighted and that it was necessary to look at a longer term plan to ensure the system will remain sustainable for future generations.
- A Municipal Drinking Water License will be issued by the Ministry of the Environment, Conservation and Parks (MECP), once the Municipality of Greenstone has the following in place:
 1. A Drinking Water Works Permit (DWWP).
 2. An Accepted Operational Plan.
 3. Accreditation of the Operating Authority.
 4. Financial Plan as required under the Financial Plans Regulation (O. Reg. 453/07 of the Safe Drinking Water Act).
 5. A Permit to Take Water (PTTW).

- An additional aspect of the legislative context in the post-Walkerton era is the extra cost that has been applied to the operation of the water system. While the Municipality embraces the risk reduction measures brought through legislation, these measures have increased the annual operating and capital costs significantly over the last decade which puts water rates under further stress.
- Examples of initiatives to respond to the legislation over the last 10 years include:
 - Source Water Protection
 - Municipal Drinking Water License (detailed above)
 - Corrosion control and lead mitigation
 - Disinfection enhancements at the water treatment plants and pumping stations
 - Operator Certification revisions
 - Enhanced water quality testing
 - Compliance reporting
 - PSAB implementation
 - Occupational Health and Safety requirements
 - Engineer's reports and related modifications to facilities

Analysis

- The Municipality has five (5) municipal drinking water systems; Beardmore, Caramat, Geraldton, Longlac and Nakina. The five (5) drinking water systems are not connected and each system consists of a water treatment plant (WTP) and a distribution system.
 - The water treatment systems including five (5) Water Treatment Plants, four (4) water storage facilities, two (2) water storage towers and five (5) water pumping stations.
 - The water distribution systems contain over 53 km of watermains, 297 hydrants, and hundreds of valves, as well as approximately 2,000 water services and 200 meters. The average age of water distribution system components is approximately 51 years old with some components over 80 years old.
- The 10-year Capital Plan identifies four capital activities listed below to mitigate maintenance problems, health concerns, performance deficiencies and firefighting deficiencies, including:
 1. Treatment Plant Equipment replacements to address aging infrastructure and maintain MECP requirements;
 2. Pump Station Equipment replacements to address aging infrastructure and maintain MECP requirements;
 3. Watermain replacement to address watermain breaks and corrosion potential; and
 4. Watermain replacement to address undersized mains and substandard mains due to changing municipal and MECP requirements.

- Furthermore, the Municipality will be undertaking a Water and Wastewater Master Plan that will include a Water Modeling Study. Based on the outcomes there may be replacement of mains identified through this process.
- The financial plan was prepared for Greenstone's Drinking Water Systems based on information contained in the recently approved Asset Management Plan (November 2025) which identifies the current practices and strategies that are in place to manage the system's infrastructure. The AMP was developed to achieve compliance with July 1, 2025, requirements under O. Reg. 588/17. This includes requirements for proposed levels of service and inventory reporting for all asset categories.
- The financial plan utilized the approved 2026 Rate Supported Water and Wastewater Budget which detailed future operating budgeted projections and capital and major maintenance projects.
- Over the next ten years, there is significant capital costs required to upgrade and maintain Greenstone's water system. On average, approximately \$2.6M of capital investments would be required each year. These expenditures will help to ensure the delivery of safe drinking water to residents of all five of Greenstone's systems in the short term and the long term and will be performed in a cost-effective manner through priority planning and integration with other Municipal department upgrades.
- The Environmental Services Division will prioritize the replacement of watermains with the completion of the upcoming Water and Wastewater Master Plan. This broad-based project will use data about all the watermains in Greenstone and rate them based on several attributes.
- Extensive consultation occurred between OCWA, Public Services and Corporate Services staff to develop the plan. As well, background documentation prepared by various consultants over the past five years has been incorporated into the financial framework and modelling.
- The approved Financial Plan will be posted on the municipal website and available for viewing in person at the main Administrative Office.

Option #1 - Approve the Municipal Drinking Water License Financial Plan - RECOMMENDED

- Developing a long term financial plan is a requirement to obtain a license to operate the municipal water system.
- The current license will expire in December 2026.

Option #2 - Do Not Approve the Municipal Drinking Water License Financial Plan

- Should the municipality not complete a plan which shows financial sustainability the Ministry may not grant a license to operate the water treatment plants which would affect more than 2,000 accounts or approximately 3,500 residents.

What is the financial impact?

- The current 10 year financial model illustrates a funding need of approximately \$25.8M or \$2.6M annually.
- By 2026 between capital works and transfers to the Water Reserve Fund, Greenstone contributed \$1,094,400. In order to bridge the \$1.49M gap, revenues would need to increase by approximately 8% each year over the 10 year planning horizon.
- The current plan has been developed using a 5% annual increase while incurring more than \$4.5M in added long term debt.
- Staff will be working on developing a Water and Wastewater Rate Study to provide alternative financing models to ensure sustainability of the systems.

How does this tie to the Strategic Plan?

The plan will be used to complete a Water and Wastewater Rate Study to provide alternative financing models to ensure sustainability of the systems which ties in directly to goal 1.0 Build Financial Capacity under objective 1.3 Set water and wastewater rates to create independence from the tax levy supported operating budget and build sufficient reserves to meet the 10-year full capital requirements.

Recommendation

THAT Council of the Municipality of Greenstone approve the Municipal Drinking Water System License Financial Plan; and

THAT Council direct staff to forward the Municipal Drinking Water System License Financial Plan to the Ministry of Municipal Affairs and Housing and the Ministry of Environment, Conservation and Parks as required; and further

THAT Council direct Staff to complete a Water and Wastewater Rate Study to provide alternative financing models to ensure sustainability of the systems by no later than March 2027.



GREENSTONE

THE CORPORATION OF THE MUNICIPALITY OF GREENSTONE

Municipal Drinking Water License Financial Plan

This Financial Plan was approved by Municipal Council on June 8, 2026

This Financial Plan was prepared by:

Corporate Services & Public Services

Municipality of Greenstone

1800 Main Street

Geraldton, ON POT 1M0

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1. INTRODUCTION AND SUMMARY



The Municipality of Greenstone owns five separate drinking water systems. This financial plan covers the combined financial information for all of the drinking water systems and includes the drinking water systems in Beardmore, Caramat, Geraldton, Longlac and Nakina.

This Financial Plan has been prepared to comply with the requirements of Ontario Regulation 453/07 and addresses the Corporation of the Municipality of Greenstone's (Greenstone) Drinking Water Systems and associated distribution systems. The financial statements included in this plan adhere to the minimum six-year forecast requirement.

This financial plan utilizes the guidelines of the Public Sector Accounting Board standards PSAB 3150 for Tangible Capital Assets (TCA) as required by Ontario Regulation 453/07. PSAB 3150 ensures municipalities and ratepayers are more aware of the investment in physical infrastructure and the cost of using an asset to provide services over its useful life. Furthermore, it also encourages long-term planning for capital renewal and replacement.

The financial plan was prepared for Greenstone's Drinking Water Systems based on information contained in the recently approved Asset Management Plan (November 2025) which identifies the current practices and strategies that are in place to manage the system's infrastructure. The AMP was developed to achieve compliance with July 1, 2025, requirements under O. Reg. 588/17. This includes requirements for proposed levels of service and inventory reporting for all asset categories. Furthermore, the financial plan utilized the approved 2026 Rate Supported Water and Wastewater Budget which detailed future operating budgeted projections and capital and major maintenance projects.

The plan laid out in this document, and its associated appendices, will maintain Greenstone's safe, clean and secure water supply for current and future residents. Greenstone is a firm believer that financial planning is essential to ensure that the drinking water system provides value not just for today's customers but also for future generations.

The financial plans represent a balanced approach to the investment and renewal required to sustain existing infrastructure as outlined in the Asset Management Plan along with the installation of any new infrastructure in conjunction with the Municipality's Official Plan and Zoning By-laws. System improvements are also contemplated to improve customer experience. Reliable infrastructure and performance of the water system are key elements to not only economic development but also quality-of-life and safety in the community. The Financial Plan is a summary of various capital and operational programs already approved and implemented by Council or those that are in draft form or will be completed in the near future.

Following approval of the Financial Plan by Council, any requested changes will be made and the plan will be published on the Municipality's website and submitted to the Ministry of Municipal Affairs and Housing, as required by the legislation. Hard copies will be available to the public upon request.

As systems need change and evolve, so too, will this plan. This plan will be revised within one year of the July 1, 2030 deadline for the Municipality's Asset Management Plan update, and at a minimum, every five years thereafter.

1.1. Service Context

The supply of fresh, clean water is a very important service to Greenstone. Residents expect to be able to turn on their tap at any time and be able to trust that the water coming out is safe to drink. Greenstone owes a duty of care to residents and businesses to ensure that water is available, clean and safe and it is this responsibility that guides Staff in its day-to-day operations, long term planning and recommendations to Council. Below is a description of the objectives and principles of the waterworks area as well as a description of the organizational make-up of the staff involved in supplying clean water within the Environmental Services Division.

1.1.1. Municipal Drinking Water System Sustainability Principles

Financial sustainability for water and wastewater systems is intended to ensure that residents enjoy safe drinking water that is provided on a reliable basis over the long-term in a manner that maintains environmental protection. The attainment of financial sustainability does not necessarily need to occur at once but rather can involve a transition over many years.

In general, sustainability refers to the ability to maintain a certain position over time. While the S.D.W.A. requires a declaration of the financial plan's sustainability, it does not give a clear definition of what would be considered sustainable. Instead, the MECP released a guideline ("Towards Financially Sustainable Drinking-Water and Wastewater Systems") that provides possible approaches to achieving sustainability. The Province's Principles of Financially Sustainable Water Services are provided below:

Principle #1: Ongoing public engagement and transparency can build support for, and confidence in, financial plans and the system to which they relate.

Principle #2: An integrated approach to planning among water, wastewater, and storm water systems is desirable given the inherent relationship among these services.

Principle #3: Revenues collected for the provision of water services should ultimately be used to meet the needs of those services.

Principle #4: Life-cycle planning with mid-course corrections is preferable to planning over the short-term, or not planning at all.

Principle #5: An asset management plan is a key input to the development of a financial plan.

Principle #6: A sustainable level of revenue allows for reliable service that meets or exceeds environmental protection standards, while providing sufficient resources for future rehabilitation and replacement needs.

Principle #7: Ensuring users pay for the services they are provided leads to equitable outcomes and can improve conservation. In general, metering and the use of rates can help ensure users pay for services received.

Principle #8: Financial plans are “living” documents that require continuous improvement. Comparing the accuracy of financial projections with actual results can lead to improved planning in the future.

Principle #9: Financial plans benefit from the close collaboration of various groups, including engineers, accountants, auditors, utility staff, and municipal council.

1.1.2. Operations

The Municipality has five (5) municipal drinking water systems; Beardmore, Caramat, Geraldton, Longlac and Nakina. The five (5) drinking water systems are not connected and each system consists of a water treatment plant (WTP) and a distribution system. The Municipality owns all buildings, facilities and equipment that are part of the drinking water system with all five (5) of the systems being operated by the Ontario Clean Water Agency. OCWA Operators are responsible for such aspects as the treatment operation and control of all valves, pumping stations, reservoirs and disinfection equipment. In addition to this, Operators also are responsible for both preventative and unplanned maintenance of the aforementioned elements. Municipal staff within the Public Services department are responsible for the distribution systems including watermains and hydrants.

1.1.3. Engineering

The Environmental Services Division is provided with engineering services through many third-party engineering firms. Overall responsibility for the capital projects falls under the Public Services Department of which the Environmental Services Division is part of. This work can include life-cycle renewal of watermains, capital projects for pumping stations like expansion or refurbishment and system improvements to increase water quality or pressure as well as other engineering projects. The Public Services Department is also responsible for maintaining the Tangible Capital Asset database, Capital Plan and Long-Term Forecast in conjunction with the Municipality's Corporate Services Department.

1.2. Historical Perspective

1.2.1. Overview

The Municipality of Greenstone is located in northwestern Ontario, approximately 270 km northeast of Thunder Bay. The Municipality is comprised of six (6) wards, five (5) of which have municipal drinking water systems; Beardmore, Caramat, Geraldton, Longlac and Nakina.

1.2.1.1 Beardmore

The Beardmore Drinking Water System (DWS) consists of a surface water sourced package treatment plant, including intake, SCADA (Supervisory Control and Data Acquisition) system, backwash system, low and high lift works, on-site storage, emergency power and chemical addition.

The intake consists of an intake crib with a design capacity of 1360 m³/day and an intake pipe. Water is drawn from the Blackwater River. The low lift works consist of two (2) 4 stage vertical turbine pumps; each rated at 15.8 L/s at a total dynamic head of 26.5 m.

The pumps deliver raw water to a package plant with a capacity of 1363 m³/day. The plant contains a draft tube flocculator, solids contact clarifier with tube settlers and a two (2) compartment dual media rapid sand filter (sand/anthracite). The plant is accompanied by an automatic backwash system with a total volume of 12 m³. The backwash system also has a 27 m³ wastewater storage tank that pumps wastewater with a sewage pump to the sanitary sewer system.

The SCADA system includes monitoring of two (2) turbidity meters, one (1) pH monitor, one (1) chlorine analyzer and one (1) chlorine residual recorder.

The Beardmore distribution system is comprised of 100 mm and 150 mm diameter Polyvinyl Chloride (PVC) pipes.

1.2.1.2 Caramat

The Caramat Drinking Water System consists of a 61 m intake pipe from inlet bell to wet well drawing water from Caramat Lake. There are two (2) low lift pumps that are each rated at 0.87 L/s at a total dynamic head of 40.5 m.

The low lift pumps provide water to a filtration system consisting of two trains each equipped with a roughing filter, slow sand filter and Granular Activated Carbon (GAC) contactor. Each filter is rated at 0.43 L/s. The water receives primary chlorination from two sodium hypochlorite metering pumps, capable of pumping 0.4 L/hr. The water has ozone applied from six (6) ozone generators in two ozone contactors each with a volume of 145 L.

The treated water enters the clear well which is comprised of two (2) concrete tanks with a total volume of 57 m³. Two (2) high lift pumps (duty/standby) each rated at 2.48 L/s pump water to the distribution system. The finished water is chlorinated again prior to distribution.

The SCADA system in Caramat consists of the monitoring of an online chlorine analyzer, a magnetic flow meter, and oxygen sensors.

The Caramat distribution system is primarily comprised of 150 mm diameter PVC pipes.

1.2.1.3 Geraldton

The Geraldton Water Treatment plant draws water from an intake structure in Cecile Lake. There are three (3) high lift pumps each rated at 34.7 L/s at a total dynamic head of 12.95 m.

The raw water is treated in two treatment units in parallel consisting of flocculation tanks, settling chambers equipped with tube settlers, and a mixed media filter tank.

The plant is also equipped with backwash pumps and a backwash storage tank that holds process water before a sludge transfer pump transfers the wastewater to a lagoon for settling.

Disinfection occurs from two gas chlorinators complete with 22.7 kg/day capacity rotameters. Water is stored in a 556 m³ reservoir consisting of two clear well compartments. Three (3) high lift pumps distribute water to the distribution system. Each pump is rated at 34.7 L/s at a total dynamic head of 52.43 m.

The monitoring equipment at the Geraldton WTP consists of two (2) continuous turbidimeters, one (1) continuous online free chlorine residual analyzer, and three flow meters measuring the in-plant domestic use, the flow to the distribution system and the raw water flow rate.

The Geraldton distribution system is comprised of approximately 19 km of Cast Iron pipes, 5 to 6 km of Ductile Iron Pipes, and a small amount of PVC pipes.

1.2.1.4 Longlac

The Longlac Drinking Water System consists of an intake crib, found in Long Lake, containing a 2.4 m pre-cast concrete pipe with a capacity of 6050 m³/day. Three (3) single stage vertical turbine pumps, each rated at 34 L/s at a total dynamic head of 12.92 m pump the raw water to the water treatment plant. Alum, a polymer and orthophosphate are added to the stream to aid in the filtration/coagulation process.

The Longlac WTP contains a package plant with a capacity of 4050 m³/day, with flocculation, solids contact clarifier with tube settlers and two (2) compartment dual media rapid sand filter.

The plant is equipped with a 16 m³ backwash storage tank along with a wastewater tank that stores the processed waste until it is pumped by waste transfer pumps to the sanitary sewer system.

The monitoring equipment at the Longlac WTP consists of two (2) continuous online monitoring turbidimeters, a continuous online chlorine analyzer, a phosphate analyzer and three (3) flow meters for the influent flow, in plant domestic use and the effluent flow.

The distribution system in Longlac comprises approximately 5 km of PVC and 11 km of Ductile Iron pipes.

1.2.1.5 Nakina

The Nakina WTP draws its raw water from one of two wells, each capable of 18.9 L/s at a total dynamic head of 27.4 m. The wells are equipped with 15 HP vertical turbine pumps. Sodium hypochlorite is added as the primary and secondary disinfectant.

There are two (2) chemical pumps for primary disinfection, operating as duty/standby, each capable of pumping 3.6 L/hr.

There are two (2) chemical pumps for secondary disinfection, operating as duty/standby. The duty pump is capable of pumping 0.59 L/hr while the standby pump is capable of pumping 1.1 L/hr.

Water is stored in a 1592 m³ twin celled reservoir. Four (4) high lift pumps pump the water from the clear well to the distribution system. Three (3) of the pumps are rated at 18.9 L/s at a total dynamic head of 52.43 m with 25 HP motors and one pump is rated at 99.6 L/s at a total dynamic head of 41.45 m with a 75 HP motor.

The Nakina WTP is also equipped with turbidity meter, on-line chlorine residual analyzer, as well as raw water and treated water flow meters.

The Nakina distribution system contains approximately 10 km of pipes, consisting primarily of PVC.

1.2.2. Water By-Laws

By-law 18-20 was approved in April 2018 to establish a Water & Sewer Infrastructure Maintenance Policy. The policy outlines municipal maintenance responsibilities and service standards with respect to water, sanitary sewer and storm water infrastructure.

Greenstone recently passed By-Law 25-47 in September 2025, which establishes a Water and Wastewater Billing and Collection Policy. This policy outlines the billing and collection process of water and wastewater accounting for the Municipality of Greenstone. Also, in September 2025, By-law 25-48 was approved establishing a Water Meter Installation, Maintenance and Replacement. This policy establishes responsibilities for the Municipality and its property owners which require water meters for the installation, maintenance and replacement of water meters and related equipment.

2. WATER SYSTEM NEEDS AND REVENUE REQUIREMENTS



The Municipality of Greenstone's distribution systems contain over 53 km of watermains, 297 hydrants, 5 pump houses, 6 water storage locations, and hundreds of valves, as well as approximately 2,000 water services and 200 water meters. The average age of water distribution system components is approximately 51 years old with some components over 80 years old.

2.1. Capital Activities

The 10-year Capital Plan identifies four capital activities listed below to mitigate maintenance problems, health concerns, performance deficiencies and firefighting deficiencies, including:

1. Treatment Plant Equipment replacements to address aging infrastructure and maintain MECP requirements;
2. Pump Station Equipment replacements to address aging infrastructure and maintain MECP requirements;
3. Watermain replacement to address watermain breaks and corrosion potential; and
4. Watermain replacement to address undersized mains and substandard mains due to changing municipal and MECP requirements.

Furthermore, the Municipality will be undertaking a Water and Wastewater Master Plan that will include a Water Modeling Study. Based on the outcomes there may be replacement of mains identified through this process.

2.1.1. Asset Management

To enable the delivery of safe drinking water to all, the water system has significant assets, including: five (5) Water Treatment Plants; four (4) water storage facilities; two (2) water storage towers; five (5) water pumping stations; 53.4 kilometers of watermains; and thousands of connections, fire hydrants and valves. These assets are referred to as capital.

In October 2025, PSD CityWide completed an updated Asset Management Plan (AMP) for the Municipality. Included in this plan were the assets used by the Environmental Services Division to treat and supply water at a value of \$155,955,000 as per table 1 below highlighting the cost for each system.

Table 1

Beardmore	\$ 15,376,734
Caramat	\$ 5,061,291
Geraldton	\$ 77,959,543
Longlac	\$ 36,408,614
Nakina	\$ 21,148,817

The AMP outlined that 45% of these assets were considered in good or very good condition, 34% of the assets in fair condition, and 21% of the assets being in poor or very poor condition. For the most part, the AMP has used aged based condition rating as there is no reliable method to test the underground infrastructure without digging up test pits.

The AMP identified that although Greenstone is in a manageable position with the majority of the water assets being either in fair or better condition; the 21% in poor or worse condition, equates to an estimated \$33.04 million worth of assets requiring rehabilitation or replacement work at that time. The AMP identified an annual funding gap of \$2.6 million. This amount does not include specific assets such as water meter replacements, required system upgrades, or development related works.

The chart below outlines the necessary replacement requirements over the next 10 years based on the approved 2026 budget which used data from the Facility Condition Assessment, OCWA long term equipment replacement plan and AMP for system infrastructure.

Beardmore	2026	2027	2028	2029	2030
Facility Condition Assessment Needs	\$ -	\$ 17,830	\$ 50,910	\$ 563,980	\$ 117,490
OCWA Equipment Replacement Needs	\$ 184,000	\$ 95,000	\$ 40,000	\$ 195,000	\$ 135,000
Water Distribution System Needs	\$ -	\$ 124,010	\$ 124,010	\$ 124,010	\$ 124,010
Total Needs	\$ 184,000	\$ 236,840	\$ 214,920	\$ 882,990	\$ 376,500

	2031	2032	2033	2034	2035
Facility Condition Assessment Needs	\$ 8,490	\$ -	\$ -	\$ 11,140	\$ 27,550
OCWA Equipment Replacement Needs	\$ 110,000	\$ 18,000	\$ 10,000	\$ 22,000	\$ 87,000
Water Distribution System Needs	\$ 124,010	\$ 124,010	\$ 124,010	\$ 124,010	\$ 124,010
Total Needs	\$ 242,500	\$ 142,010	\$ 134,010	\$ 157,150	\$ 238,560

Caramat	2026	2027	2028	2029	2030
Facility Condition Assessment Needs	\$ 58,950	\$ -	\$ -	\$ 56,860	\$ 9,900
OCWA Equipment Replacement Needs	\$ 62,000	\$ 22,000	\$ 45,000	\$ 27,000	\$ 57,000
Water Distribution System Needs	\$ -	\$ 33,670	\$ 33,670	\$ 33,670	\$ 33,670
Total Needs	\$ 120,950	\$ 55,670	\$ 78,670	\$ 117,530	\$ 100,570

	2031	2032	2033	2034	2035
Facility Condition Assessment Needs	\$ -	\$ -	\$ -	\$ -	\$ 305,450
OCWA Equipment Replacement Needs	\$ 45,000	\$ 27,500	\$ -	\$ 15,000	\$ 34,000
Water Distribution System Needs	\$ 33,670	\$ 33,670	\$ 33,670	\$ 33,670	\$ 33,670
Total Needs	\$ 78,670	\$ 61,170	\$ 33,670	\$ 48,670	\$ 373,120

Geraldton	2026	2027	2028	2029	2030
Facility Condition Assessment Needs	\$ 100,660	\$ 45,880	\$ 110,120	\$ 1,412,560	\$ 118,560
OCWA Equipment Replacement Needs	\$ 85,000	\$ 90,000	\$ 97,000	\$ 30,000	\$ 32,000
Water Distribution System Needs	\$ -	\$ 759,280	\$ 759,280	\$ 759,280	\$ 759,280
Total Needs	\$ 185,660	\$ 895,160	\$ 966,400	\$ 2,201,840	\$ 909,840

	2031	2032	2033	2034	2035
Facility Condition Assessment Needs	\$ -	\$ -	\$ -	\$ -	\$ -
OCWA Equipment Replacement Needs	\$ 45,000	\$ 30,000	\$ 25,000	\$ 37,000	\$ 50,000
Water Distribution System Needs	\$ 759,280	\$ 759,280	\$ 759,280	\$ 759,280	\$ 759,280
Total Needs	\$ 804,280	\$ 789,280	\$ 784,280	\$ 796,280	\$ 809,280

Longlac	2026	2027	2028	2029	2030
Facility Condition Assessment Needs	\$ 209,300	\$ -	\$ 117,610	\$ 1,063,830	\$ 2,320
OCWA Equipment Replacement Needs	\$ 285,000	\$ 60,000	\$ 512,000	\$ 50,000	\$ 55,000
Water Distribution System Needs		\$ 321,225	\$ 321,225	\$ 321,225	\$ 321,225
Total Needs	\$ 494,300	\$ 381,225	\$ 950,835	\$ 1,435,055	\$ 378,545

	2031	2032	2033	2034	2035
Facility Condition Assessment Needs	\$ -	\$ -	\$ -	\$ -	\$ 25,530
OCWA Equipment Replacement Needs	\$ 45,000	\$ 58,000	\$ -	\$ -	\$ 110,000
Water Distribution System Needs	\$ 321,225	\$ 321,225	\$ 321,225	\$ 321,225	\$ 321,225
Total Needs	\$ 366,225	\$ 379,225	\$ 321,225	\$ 321,225	\$ 456,755

Nakina	2026	2027	2028	2029	2030
Facility Condition Assessment Needs	\$ 56,370	\$ 23,975	\$ 29,440	\$ 252,015	\$ 61,750
OCWA Equipment Replacement Needs	\$ 50,000	\$ 112,000	\$ 50,000	\$ 135,000	\$ 10,000
Water Distribution System Needs		\$ 196,090	\$ 196,090	\$ 196,090	\$ 196,090
Total Needs	\$ 106,370	\$ 332,065	\$ 275,530	\$ 583,105	\$ 267,840

	2031	2032	2033	2034	2035
Facility Condition Assessment Needs	\$ -	\$ -	\$ -	\$ -	\$ 1,940
OCWA Equipment Replacement Needs	\$ 35,000	\$ 122,000	\$ -	\$ -	\$ 60,000
Water Distribution System Needs	\$ 196,090	\$ 196,090	\$ 196,090	\$ 196,090	\$ 196,090
Total Needs	\$ 231,090	\$ 318,090	\$ 196,090	\$ 196,090	\$ 258,030

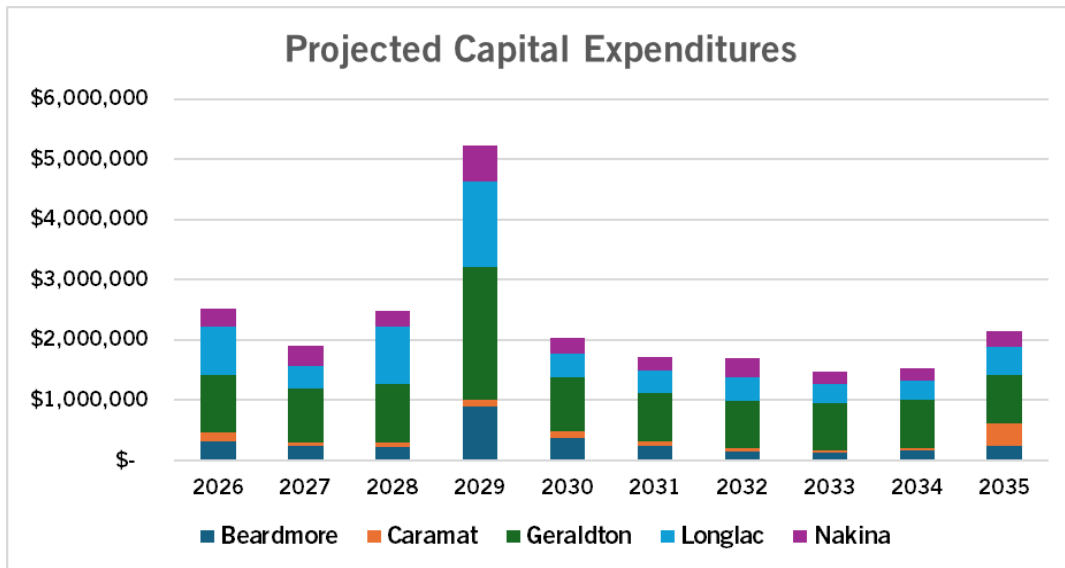
The updated plan has used available detailed asset condition data, long range infrastructure strategies, current technical and financial practices, and levels of service to establish an AMP with a goal to maintain, upgrade and operate Greenstone's physical assets in a cost-effective manner. With over 53km of watermains, the cost-effective rehabilitation will be prioritized based on the age, material type, size, and pressure related issues, as well as the integration with road resurfacing, road reconstruction work and other underground utilities including wastewater, natural gas, hydro, phone and cable lines.

The Municipality of Greenstone's 10 Year User Rate Supported Capital Plan was compiled and established by gathering information on all Environmental Services water assets through the TCA and Asset Management process. A combination of external and internal condition assessments were performed for the water treatment plants, watermains, pumping stations, the storage reservoirs and standpipes, and all other buildings, machinery and equipment resulting in the determination of maintenance and renewal needs up to 2035. This plan does not illustrate any requirements regarding user rates for projects related to growth of the system through potential development charge expansions and local service extensions.

Over the next ten years, there are significant capital costs required to upgrade and maintain Greenstone's water system. On average, approximately \$2.6M of capital investments would be required each year. These expenditures will help to ensure the delivery of safe drinking water to residents of all five of Greenstone's systems in the short term and the long term and will be performed in a cost-effective manner through priority planning and integration with other Municipal department upgrades.

Figure 1 below summarizes the type and amount of expenditure required each year to renew or rehabilitate the existing infrastructure within the Municipality of Greenstone 10 Year Capital Plan.

FIGURE 1



The Public Services Department will prioritize the replacement of watermains with the completion of the upcoming Water and Wastewater Master Plan. This broad-based project will use data about all the watermains in Greenstone and rate them based on several attributes. The attributes may include factors such as age, number of breaks, pipe material, presence of lead services, hydraulics and other industry standard or legislated factors. Once the water renewal priorities are established, consultations will be held internally to include roads, planning, development and fire service needs so that the timing of the works can be coordinated to save on overall construction costs and minimize social disruption.

2.1.2. System Improvements

While it is important to maintain the system in working condition, it also at times becomes necessary or desirable to improve the system. Some of these improvements are driven by senior government legislation while others are driven by needs at the local level or incorporating best practices and/or industry standards.

A system wide Water Master Servicing Plan will be completed in 2026-2027 and will include a water modeling project. This report will provide information allowing Greenstone to determine appropriate locations of strategic infrastructure such as pump stations, storage reservoirs and watermain replacement or upgrades to reduce system constraints. Also, the report will provide important data in determining potential deficiencies in fire flows and growth servicing capacities. The Master Plan will assist the Environmental Services Division to develop long term plans and strategies for watermain replacements, upgrades and/or looping to ensure adequate flow levels are obtained.

Numerous upgrades have been completed to the various Supervisory Control and Data Acquisition (SCADA) systems including Nakina in 2020, Beardmore in 2022, Geraldton in 2023 and Longlac in 2026. The SCADA system records levels, pressures, water quality parameters, trending, equipment starts and stops, generates alarms and allows operators to view and operate a Water Plant or remotely by laptop.

In 2025, the Longlac WTP began an upgrade to replace the existing conventional filters with new media and backflow capabilities. The project will be completed in November 2026 and will include installation of air scour capabilities for both filters.

Starting in the summer of 2026, Greenstone will begin the replacement of all aged water meters that were originally installed 15+ years ago. This program will replace older manual water read meters with new radio reading coding meters, reducing the meter reading process and human resources required to complete the task. There are approximately 150 commercial and institutional meters which are to be replaced between 2026 and 2027.

2.1.3. Growth

The purpose of a Development Charge Background Study and By-law is to determine costs and timing of Municipal-initiated infrastructure works in conjunction with the approval of development applications. The study identifies priority areas for growth over the 1 to 5, 6 to 10, 11 to 15, 16 to 20, and 21 plus year time periods. The costs of water projects related to growth are funded by various sources but divided into two main groups, growth and non-growth. Growth is generally the larger of the two groups and is funded through Development Charges. User fee projects are funded through the Environmental Services Division capital budget, meaning these costs are funded by the ratepayer and directly impact on this Financial Plan.

Greenstone does not currently have Development Charges.

2.2. Operations and Maintenance

Operating expenses typically detail the on-going, day-to-day expenses associated with the production and treatment of water. Items such as contracted services, wages, benefits, chemicals, and utility costs are included in the systems operating expenses.

Maintenance is generally divided into two major categories, preventative maintenance and unplanned maintenance. These two categories are described in more detail below.

2.2.1. Preventative Maintenance

Preventative maintenance represents a proactive approach to maintaining the water distribution system. Acts of preventative maintenance often address issues before they cause a major problem or breakdown and can result in significant cost savings. Below are some of the key programs that fall under this heading.

- Regular inspection of controlled and metered flushing stations.
- Hydrant maintenance is conducted and is comprised of two components:
 1. Annual Maintenance, and
 2. Frost Checks during freezing months.
- Valves are exercised to ensure functionality and identify deficiencies.
- The Supervisory Control and Data Acquisition (SCADA) system equipment and station pumps undergo life cycle maintenance based on manufacturers' specifications or as required by the regulations.
- Reservoir inspections are performed by contractors using remote operated vehicles (ROV's), at a minimum frequency of every five (5) years. Reservoir cleaning is scheduled based on these inspections.

2.2.2. Unplanned Maintenance

Unplanned maintenance typically consists of repairing leaks or other deficiencies (e.g. damaged hydrants) that are reported by the public, other utilities, or Municipal staff. For facilities, required maintenance work may be identified by Operators during regular visits to the facilities. Often unplanned maintenance can be costly and disruptive for the customers, which is why significant effort and focus is put on preventative maintenance.

2.3. Source Water Protection

There are no source water protection plans for any of the Greenstone facilities. There was a well head protection plan for the Nakina Well field completed in 2008. The Greenstone distribution systems and WTP's have been identified as Low Risk.

2.4. Ontario's Lead Action Plan

Ontario Regulation 453/07 also contains requirements for municipalities to include in their Financial Plans the costs associated with replacing lead service pipes that are part of the drinking-water system. The Municipality has conducted lead sampling as per Provincial Legislation. There are no known or expected future lead issues within the system.

3. FINANCIAL MODEL AND BUDGET PROCESS



3.1. Financial Model

In November 2025 Council approved the Asset Management Plan as completed by PSD CityWide. This plan gave a snapshot of where the Municipality is with regard to its linear infrastructure, including roads, water mains and wastewater mains. This model will continue to be updated and improved and will become the backbone to the capital budget as well as the operating maintenance budget.

3.2. Infrastructure Deficit

An infrastructure deficit is the difference between infrastructure funding needs and reserves or anticipated revenue generation. This is often referred to as an infrastructure gap. Like many other municipalities, the Municipality of Greenstone has a significant infrastructure deficit. Staff are aware and have studied this deficit and there are currently long-term plans being carried out to close that funding gap over time.

The 2021 Water Financial Plan, as completed by the Ontario Clean Water Agency (OCWA), identified that capital expenditure needs amounted to \$1,040,000 annually. Through the work completed for the 2022 AMP update, the funding requirement increased to \$1,237,400 annually which resulted in staff recommending the need for annual water rate increases of 1.1% dedicated to capital renewal.

By 2025, the most recent AMP concluded that the funding requirement had increased to \$2,401,000 annually and included the need for a 3.1% annual increase dedicated for asset renewal over the next 15 years. In 2025, Greenstone contributed \$765,100, which is roughly \$1.6M lower than the 2025 recommendation.

3.3. Budget Process

The rates charged for the Water Service support costs that can be broken into two broad types of expenditures, Capital and Operating. In the budget process these two expenditures are approved by Council at the same time and venue.

3.3.1. Operating Budget Process

Operating Costs are generally those costs that relate to the operational issues of supply, distribution, and purchase of water for the current year including the contracted services, staff, supplies and other costs required for management and maintenance of meters, pumping stations, pipes, and reservoirs. These expenditures do not increase the value of the system or the life of the system but are required to ensure the reliable delivery of safe clean water to the community and achieve the anticipated life of the infrastructure components. It is generally accepted that due to the immediate benefit and short term impact of operating expenditures, they will be funded through the collection of user rates within the year the costs are incurred.

The Water Operating Budget can be divided into the following categories:

- Contracted Services (OCWA)
- Transfer from Public Works (Salaries, Wages & Benefits for internal staff)
- Insurance, Utilities, etc.
- Treatment and Distribution Costs
- Equipment and Vehicle Costs
- Financial and Interest Expenses

In addition to these categories the Income Statement for the Environmental Services Division will include amortization of Tangible Capital Assets (TCA) consistent with PSAB Section 3150.

The operating budgets are typically driven by inflation and in some cases changes in operations. Interest expenses are driven by the planned borrowings to support the Capital Plan. The annual budget is developed through consultation with the various stakeholders, and a public participation process is undertaken prior to approval by Council.

3.3.2. Capital Budget Process

Capital Costs are those expenditures which are believed to increase the value of the system, improve the system, replace existing assets and/or extend the lifespan of those assets.

The Municipality of Greenstone's 10 Year User Rate Supported Capital Plan is developed based on various studies such as the Asset Management Plan and Facility Condition Assessments. On an annual basis, projects are reviewed and adjusted to reflect changes in the background information, inflationary impacts, changing priorities within the Municipality and coordination with construction plans of other Service Areas, primarily Roads and Wastewater. The resulting annual Capital Budgets are approved by Council following the public participation process.

3.4. Revenues and Rates

Currently the rates are structured into two components; fixed and consumption charges. The fixed charge is a flat rate billed to all customers based on the equivalent number of residential connections on a property. The second component is a consumption charge which is billed only to specific commercial, industrial, institutional and multi-residential properties based on the actual amounts of water used.

Annual rates are based on the funding needs for both the Operating and Capital budgets. The need to build adequate Reserve Funds and to maintain appropriate levels of debt are also built into the rate.

4. CAPITAL FINANCING



The expenditure required to maintain, improve and grow the water supply and distribution system represent more than one third of the total revenues collected from water rates.

4.1. Financing Options

During the budget process Corporate Services looks at all funding sources to cover the estimated capital expenditure for the current year. The sources available to the Municipality include:

- Annual user-fees
- Reserve Funds
- Local Improvement Charges
- Federal/Provincial Grants
- Canada-Community Building Fund (formerly Federal Gas Tax)

4.2. Inter-Generational Equity

A guiding principle for financing decisions is the concept of generational equity for municipal capital works intended to equitably distribute the costs across present and future ratepayers. This means that the generation which will receive the most benefit of the work should bear the majority of the cost of the works. Some of the means to achieve this include:

- Paying for replacement and renewal works through Pay-as-You-Go financing;
- Annually placing money into reserves to offset the infrastructure gap;
- Issuing debt for only long-term projects with significant future years of benefit.

4.3. Reserve Funds Policy

Currently the Municipality maintains one reserve and one reserve fund for the Water System. The reserve is used to smooth out year-to-year annual requirements; by utilizing this reserve the Municipality is able to smooth out the charge levied on the users of the system. The reserve fund, generated through any annual surplus contributions from the system, has been established for the funding of capital projects. The main purpose for this reserve fund is to fund the replacement and rehabilitation of water assets as well as fund the larger non-growth related projects.

Greenstone currently does not administer a Development Charge (DC) water reserve fund which would be used for growth related projects.

4.4. Growth Pays for Growth

The prime guiding principle of a Development Charges (DC) By-law is that growth should pay for growth. Although the Municipality currently does not administer a DC program, the outcomes of the Water and Wastewater Master Plan may include the development of such. A background study would allocate water distribution works required to build out

of the community in the various service areas, setting aside all non-growth benefit amounts. The portion of water supply system non-growth expenditures must be supported by the water rate through the pay-as-you-go approach or through contributions to reserves.

4.5. Debt Management

The overall goal of the Municipality to properly manage debt should be to eliminate the use of debt financing to fund the “average” capital budget. Debt financing should ultimately be used exclusively to fund large, extraordinary works, or to mitigate the impact of a larger than average total capital budget.

The Environmental Services Division has two outstanding debts.

- The 2013 Caramat Water Treatment Plant loan had an outstanding balance of \$937,500 ending 2025. The loan is fully financed through user rates and is slated to be paid in 2034.
- The 2014/2016 Water Main Relining Project had an outstanding balance of \$183,800 as at the end of 2025. The loan is fully financed through user rates and is slated to be paid in 2026.

Further debt of approximately \$3.99 million is expected to be entered into in 2026 with the completion of the Geraldton and Longlac Water Tower Refurbishment (2024) and the Longlac Water Treatment Plant Filter Project (2026).

Long term plans also shown that there will be significant debt potentially incurred on projects beyond 2028 to complete linear infrastructure renewal projects in conjunction with wastewater and road rehabilitation programs.

4.6. Senior Government Funding

4.6.1. Canada-Community Building Fund (Federal Gas Tax)

Prior to 2026 there has been no allocation of the Municipality’s CCBF to the User Rate Budget. As part of the 2025 Asset Management Plan process, the recommendation to allocate future funding is directed fully towards road rehabilitation capital projects.

4.6.2. Infrastructure/Stimulus Funding

The Municipality has been successful in the past obtaining infrastructure renewal funding through various Provincial and Federal programs. The current grant structure typically responds favorably to projects that are construction ready. A strategy contained in the 10-year Capital Plan is to ensure that there is money available to allow projects to undergo study and preliminary design to ensure the Municipality has projects that are considered construction ready under grant qualifications. Although a plan has been established to ensure viability of the system, senior government funding will help alleviate pressures on the ratepayer and ultimately help close the infrastructure gap.

5. FINANCIAL STATEMENTS



5.1. Format

In June 2006, the Public Sector Accounting Board (PSAB) approved PSAB 3150, requiring municipalities to report Tangible Capital Assets (TCA) in their Statement of Financial Position effective January 1, 2009. Starting with the 2009 audited financial statements, all municipalities moved to a full accrual financial statement format. This change required the inclusion of tangible capital assets, related accumulated amortization, removal of capital and reserve and reserve fund statements, introduction of accumulated surplus including all reserve and reserve funds balances. The attached forecasted financial statements have been prepared under these requirements as well as following Ontario Regulation 453/07.

5.1.1. Financial Information

At the time of preparation of this plan The Municipality of Greenstone had finalized the 2024 TCA entries, and the audit of TCA processes had occurred. Estimates have been used to create the baseline for 2025 as the audit of the TCA additions and disposals for 2025 had not occurred at the time of preparing this report.

The 10-year forecast is based on reasonable assumptions for the starting point of these documents which is 2026. The future year assumptions are derived from the Long-Term Financial Model for User Rates which includes elements from the 2026 Approved Budget, OCWA 10 Year Capital Plan, Asset Management Plan, Facility Condition Assessment and Water Operating Budget Forecast.

5.2. Statement of Operations

Municipality of Greenstone Water Division - Statement of Operations

(\$ THOUSANDS)	Approved*	Forecasted								
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Revenue										
Water User Charges	\$2,163.47	\$2,284.24	\$2,395.90	\$2,511.75	\$2,632.11	\$2,763.72	\$2,901.90	\$3,046.00	\$3,199.35	\$3,359.31
Water Metered Charges	\$471.94	\$497.60	\$521.55	\$546.88	\$572.85	\$601.49	\$631.57	\$663.15	\$696.30	\$731.12
Ginoogaming Metered Water Charges	\$154.53	\$162.90	\$170.80	\$179.13	\$187.60	\$196.98	\$206.83	\$217.17	\$228.03	\$239.43
Long Lake #58 Metered Water Charges	\$164.48	\$173.38	\$181.88	\$190.70	\$199.75	\$209.74	\$220.22	\$231.24	\$242.80	\$254.94
Ginoogaming/Long Lake #58 W/S Agreement	\$48.00	\$48.00	\$48.00	\$48.00	\$48.00	\$48.00	\$48.00	\$48.00	\$48.00	\$48.00
Fees & Charges	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
Government Transfers - Provincial & Federal Grants	\$0.00	\$1,433.95	\$1,433.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Revenues	\$12.00	\$10.00	\$9.00	\$8.00	\$7.50	\$7.50	\$7.50	\$7.50	\$7.50	\$7.50
Total Revenue	\$3,064.42	\$4,660.07	\$4,811.08	\$3,534.46	\$3,697.81	\$3,877.43	\$4,066.02	\$4,263.06	\$4,471.98	\$4,690.30
Expenses										
OCWA Water Operating Charges	\$1,555.05	\$1,601.70	\$1,649.75	\$1,699.25	\$1,750.23	\$1,802.73	\$1,856.81	\$1,912.52	\$1,969.89	\$2,028.99
Contractors	\$26.50	\$26.50	\$27.00	\$27.00	\$27.50	\$27.50	\$28.00	\$28.00	\$28.50	\$28.50
Repairs & Maintenance	\$86.50	\$87.50	\$88.50	\$89.50	\$90.50	\$91.50	\$92.50	\$93.50	\$94.50	\$95.50
Utilities	\$36.95	\$38.10	\$39.25	\$40.40	\$41.55	\$43.00	\$44.51	\$46.07	\$47.68	\$49.35
Municipal Wages & Equipment	\$127.49	\$130.94	\$134.47	\$138.10	\$141.83	\$146.08	\$150.47	\$154.98	\$159.63	\$164.42
Municipal Property Taxes	\$43.98	\$45.53	\$47.13	\$48.78	\$50.48	\$52.24	\$54.07	\$55.96	\$57.92	\$59.95
Amortization (estimated)	\$1,121.54	\$1,205.65	\$1,296.07	\$1,393.28	\$1,497.78	\$1,610.11	\$1,730.87	\$1,860.68	\$2,000.23	\$2,110.25
Total Expenses	\$2,998.00	\$3,135.91	\$3,282.17	\$3,436.31	\$3,599.86	\$3,773.17	\$3,957.23	\$4,151.71	\$4,358.36	\$4,536.95
Annual Surplus (Deficit)	\$66.42	\$1,524.16	\$1,528.91	\$98.15	\$97.95	\$104.26	\$108.79	\$111.35	\$113.62	\$153.35
Annual Surplus (Deficit)	\$66.42	\$1,524.16	\$1,528.91	\$98.15	\$97.95	\$104.26	\$108.79	\$111.35	\$113.62	\$153.35
Accumulated Surplus - beginning of year	\$0.00	\$66.42	\$1,595.33	\$1,693.48	\$1,791.43	\$1,895.69	\$2,004.48	\$2,115.83	\$2,229.45	\$2,382.80
Accumulated Surplus - end of year	\$66.42	\$1,590.58	\$3,124.24	\$1,791.63	\$1,889.39	\$1,999.95	\$2,113.28	\$2,227.18	\$2,343.08	\$2,536.15

*2026 amounts are approved budget figures only

5.3. Statement of Financial Position

Municipality of Greenstone Water Division - Statement of Financial Position

(\$ THOUSANDS)	Approved*	Forecasted								
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Financial Assets										
Cash, Receivables and Investments	\$1,376.34	\$1,094.99	\$1,671.39	\$1,745.64	\$1,088.96	\$361.47	\$49.46	-\$279.73	\$1,155.64	\$1,156.46
Total Financial Assets	\$1,376.34	\$1,094.99	\$1,671.39	\$1,745.64	\$1,088.96	\$361.47	\$49.46	-\$279.73	\$1,155.64	\$1,156.46
Financial Liabilities										
Accounts Payable and Deferred Revenue**	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Long Term Liabilities***	\$4,695.67	\$4,442.89	\$4,178.19	\$3,901.02	\$3,610.77	\$6,656.09	\$6,176.69	\$7,108.98	\$6,515.03	\$6,015.55
Total Financial Liabilities	\$4,695.67	\$4,442.89	\$4,178.19	\$3,901.02	\$3,610.77	\$6,656.09	\$6,176.69	\$7,108.98	\$6,515.03	\$6,015.55
Net Financial Assets (Net Debt)	-\$3,319.33	-\$3,347.90	-\$2,506.80	-\$2,155.38	-\$2,521.81	-\$6,294.62	-\$6,127.22	-\$7,388.71	-\$5,359.39	-\$4,859.10
Non Financial Assets										
Prepaid Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Tangible Capital Assets (estimated)	\$74,818.20	\$76,866.84	\$79,430.87	\$84,643.07	\$86,716.04	\$88,578.48	\$90,211.43	\$91,860.38	\$93,479.47	\$95,691.90
Accumulated Depreciation (estimated)	-\$38,333.94	-\$39,539.59	-\$40,835.66	-\$42,228.94	-\$43,726.72	-\$45,336.83	-\$47,067.69	-\$48,928.38	-\$50,928.61	-\$53,038.86
Total Non-Financial Assets	\$17,001.40	\$21,478.50	\$24,592.80	\$27,399.00	\$30,432.00	\$36,873.00	\$40,090.20	\$44,451.70	\$48,095.70	\$51,699.00
Accumulated Surplus	\$13,682.07	\$18,130.60	\$22,086.00	\$25,243.62	\$27,910.19	\$30,578.38	\$33,962.98	\$37,062.99	\$42,736.31	\$46,839.90

*2026 amounts are approved budget figures only

**Accounts Payable and accrued liabilities related to the Water Services are integrated into the Municipality's accounts payable system and cannot be easily identified. For the purposes of these projections, it is assumed that expenses are paid immediately.

***See Schedule of Projected Liabilities for full detail.

5.4. Statement of Cash Flow

Municipality of Greenstone Water Division - Statement of Cash Flow

(\$ THOUSANDS)	Approved*	Forecasted								
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
OPERATING TRANSACTIONS										
Projected Annual Surplus (Deficit)	\$66.42	\$1,524.16	\$1,528.91	\$98.15	\$97.95	\$104.26	\$108.79	\$111.35	\$113.62	\$153.35
Items not involving cash:										
Amortization	\$1,121.54	\$1,205.65	\$1,296.07	\$1,393.28	\$1,497.78	\$1,610.11	\$1,730.87	\$1,860.68	\$2,000.23	\$2,110.25
Prepays, accounts payable, deferred revenue, capital WIP	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cash provided by operating transactions	\$1,187.95	\$2,729.81	\$2,824.98	\$1,491.43	\$1,595.73	\$1,714.37	\$1,839.66	\$1,972.03	\$2,113.85	\$2,263.59
FINANCING TRANSACTIONS										
Proceeds from long-term debt	\$3,993.00	\$0.00	\$0.00	\$3,349.25	\$0.00	\$0.00	\$0.00	\$1,433.95	\$0.00	\$0.00
Repayment of long-term debt	-\$160.60	-\$252.78	-\$264.70	-\$277.17	-\$290.25	-\$303.93	-\$479.41	-\$501.66	-\$593.95	-\$499.48
Cash provided (used) by financing transactions	\$3,832.40	-\$252.78	-\$264.70	\$3,072.08	-\$290.25	-\$303.93	-\$479.41	\$932.29	-\$593.95	-\$499.48
CAPITAL TRANSACTIONS										
Capital Asset Purchases										
Distribution System Replacements	\$445.00	\$1,433.95	\$1,433.95	\$1,433.95	\$1,433.95	\$1,433.95	\$1,433.95	\$1,433.95	\$1,433.95	\$1,433.95
Facility Rehabilitation & Replacement	\$3,993.00	\$87.69	\$308.08	\$3,349.25	\$310.02	\$8.49	\$0.00	\$0.00	\$11.14	\$360.48
Water Treatment Plant Equipment & Machinery	\$863.70	\$379.00	\$744.00	\$437.00	\$289.00	\$280.00	\$255.50	\$35.00	\$74.00	\$341.00
Cash used for capital transactions	\$5,301.70	\$1,900.64	\$2,486.03	\$5,220.20	\$2,032.97	\$1,722.44	\$1,689.45	\$1,468.95	\$1,519.09	\$2,135.43
Net change in cash and cash equivalents	-\$281.35	\$576.40	\$74.25	-\$656.68	-\$727.49	-\$312.01	-\$329.20	\$1,435.37	\$0.81	-\$371.32
Cash and Cash equivalents, beginning of year	\$1,376.34	\$1,094.99	\$1,671.39	\$1,745.64	\$1,088.96	\$361.47	\$49.46	-\$279.73	\$1,155.64	\$1,156.46
Cash and Cash equivalents, end of year	\$1,094.99	\$1,671.39	\$1,745.64	\$1,088.96	\$361.47	\$49.46	-\$279.73	\$1,155.64	\$1,156.46	\$785.14

*2026 amounts are approved budget figures only

5.5. Schedule of Projected Liabilities

Municipality of Greenstone Water Division - Schedule of Projected Liabilities

(\$ THOUSANDS)	Approved*	Forecasted								
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
LIABILITES										
Existing Debentures**										
Opening	\$863.27	\$785.28	\$703.32	\$617.18	\$526.66	\$431.52	\$331.54	\$226.47	\$116.05	\$0.00
Repayments	-77.99	-81.96	-86.14	-90.52	-95.14	-99.98	-105.07	-110.42	-116.05	\$0.00
Balance	\$785.28	\$703.32	\$617.18	\$526.66	\$431.52	\$331.54	\$226.47	\$116.05	\$0.00	\$0.00
New Debentures***										
Opening	\$0.00	\$3,910.39	\$3,739.57	\$3,561.01	\$3,374.36	\$3,179.25	\$6,324.55	\$5,950.22	\$6,992.93	\$6,515.03
Repayments	-\$82.61	-\$170.82	-\$178.56	-\$186.65	-\$195.11	-\$203.95	-\$374.34	-\$391.24	-\$477.90	-\$499.48
New Debentures	\$3,993.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,349.25	\$0.00	\$1,433.95	\$0.00	\$0.00
Balance	\$3,910.39	\$3,739.57	\$3,561.01	\$3,374.36	\$3,179.25	\$6,324.55	\$5,950.22	\$6,992.93	\$6,515.03	\$6,015.55
TOTAL										
Opening	\$863.27	\$4,695.67	\$4,442.89	\$4,178.19	\$3,901.02	\$3,610.77	\$6,656.09	\$6,176.69	\$7,108.98	\$6,515.03
Repayments	-\$160.60	-\$252.78	-\$264.70	-\$277.17	-\$290.25	-\$303.93	-\$479.41	-\$501.66	-\$593.95	-\$499.48
New Debentures	\$3,993.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,349.25	\$0.00	\$1,433.95	\$0.00	\$0.00
Balance	\$4,695.67	\$4,442.89	\$4,178.19	\$3,901.02	\$3,610.77	\$6,656.09	\$6,176.69	\$7,108.98	\$6,515.03	\$6,015.55

*2026 amounts are approved budget figures only

**Currently, Water Services holds one debenture with payments slated to end in 2028 and two more scheduled to be finalized in 2026 with 15 and 20 year terms.

***Water Services may require new debt to pay for some future capital costs. All new debt has been assumed to bear a 4.5% interest rate payable over 15 years.

5.6. Debenture and Loan Schedule

Greenstone Water - Debenture and Loan Schedule

(\$ THOUSANDS)	Approved*	Forecasted								
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Caramat WTP (2008/09)										
Capital Repayment	\$77.99	\$81.96	\$86.14	\$90.52	\$95.14	\$99.98	\$105.07	\$110.42	\$116.05	\$0.00
Interest Payment	\$42.45	\$38.48	\$34.30	\$29.92	\$25.30	\$20.46	\$15.37	\$10.02	\$0.00	\$0.00
Total Payment	\$120.44	\$120.44	\$120.44	\$120.44	\$120.44	\$120.44	\$120.44	\$120.44	\$116.05	\$0.00
Water Towers (2026)										
Capital Repayment	\$59.49	\$122.96	\$128.44	\$134.17	\$140.16	\$146.41	\$152.94	\$159.76	\$166.88	\$174.33
Interest Payment	\$54.99	\$106.01	\$100.53	\$94.80	\$88.81	\$82.56	\$76.03	\$69.21	\$62.09	\$54.64
Total Payment	\$114.48	\$228.97	\$228.97	\$228.97	\$228.97	\$228.97	\$228.97	\$228.97	\$228.97	\$228.97
Longlac WTP (2026)										
Capital Repayment	\$23.12	\$47.86	\$50.12	\$52.48	\$54.95	\$57.54	\$60.25	\$63.08	\$66.05	\$69.16
Interest Payment	\$34.92	\$68.21	\$65.95	\$63.59	\$61.12	\$58.53	\$55.82	\$52.99	\$50.02	\$46.91
Total Payment	\$58.04	\$116.07	\$116.07	\$116.07	\$116.07	\$116.07	\$116.07	\$116.07	\$116.07	\$116.07
WTP Facility Rehabilitations (2031)										
Capital Repayment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$161.15	\$168.40	\$175.98	\$183.89
Interest Payment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$147.29	\$140.03	\$132.46	\$124.54
Total Payment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$308.43	\$308.43	\$308.43	\$308.43
Water Main Replacement (2033)										
Capital Repayment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$68.99	\$72.10
Interest Payment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$63.06	\$59.95
Total Payment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$132.05	\$132.05



REPORT

To: Mayor and Council
From: Director of Corporate Services
Subject: For Your Decision: 2025 Audited Financial Statements
Date: June 8, 2026

Issue

Council is required to approve the audited financial statements for the 2025 fiscal year.

Facts

- Section 294.1 of the Municipal Act, 2001 requires that for each fiscal year, a municipality shall prepare annual financial statements and section 296 requires that the annual financial statements be audited. The firm of Doane Grant Thornton LLP was engaged to audit the annual financial statements.
- Rosy Brizi, Partner with Doane Grant Thornton LLP presented the Draft Financial Statements to Council on May 25, 2026.

Analysis

- The Consolidated Financial Statements for the Municipality of Greenstone include the operations of the Greenstone Public Library for the fiscal year ending December 31, 2025.
- The consolidated financial statements, as attached, comprise four statements and the notes to the financial statements.
- This report will provide additional information with respect to significant changes from one year to the next or from budget to actual.

Statement of Financial Position

1. Cash and cash equivalents

- The Statement of Cash Flows provides a reconciliation of cash for the fiscal period.
- The increase in cash and investment for 2025 is a result of reduced receivables and outstanding loans reflecting a stronger cash position.
- Cash also tends to reflect timing issues of payments and receipts and can vary greatly from year to year.

2. Taxes, user charges receivable, and accounts receivable

- Note 4 provides additional detail. Overall receivables continue to maintain stability due to a continued focus and approach to collecting historically unpaid taxes and user charges.
- The Municipality has significantly increased tax and user fee collection activity and the provision for doubtful arrears recognizes long-standing delinquent accounts that are uncollectible and settlements that may occur with some accounts as the collection activity proceeds.

3. Loan Receivable

- Note 6 provides greater detail. The reduction is a result of annual payments received for the long term loan for the Geraldton Wastewater Treatment Plant upgrade.

4. Deferred revenue

- Deferred revenue is revenue received for services not yet provided or expenses not yet incurred. Note 7 provides additional detail.
- The Municipality received grants from senior levels of government in prior years but did not spend the funds as they were carry over projects and have been allocated in the 2026-27 budget.
- As well, the Federal Gas Tax (Canada Community Building Fund) will be used as a contribution towards major road works in 2027/28.

Statement of Operations and Accumulated Surplus

5. Taxation

- This item is slightly more than what was budgeted or received in 2025 as a result of increased in-year tax revenue recognized from new assessment relating primarily to the mining operation.

6. User Charges - Other Fees and service charges

- The water and sewer billing is lower than budget as a result of not implementing the vacant lot user charges that were proposed during the budget process.
- Other User fees were significantly higher as landfill tipping fees continue to trend high from mine related activity.

7. Government transfers

- This items is below budget because the Longlac Water Treatment Filter project was not completed in 2025 as had been projected.
- There is always uncertainty with respect to approve and final amounts allocated as not all applications will be successful and new grant programs after the budget has been approved may affect the year end outcome.

8. Investment income

- Much higher than budget due to the consolidation of all investment returns which are primarily allocated to reserve funds and are not budgeted for annually.
- The investment portfolio should be able to accommodate stable returns with active management even if the interest rate environment were to soften some.

9. Expenses

- The reader is referred to Schedule 3, Consolidated Schedule of Segmented Disclosure; both budget to actual and the year-over-year changes are very close to expectation.
- The significant variance in General Government relates to allowances for tax write-offs which were not incurred as increased assessment was not appealed due to mining activities.

Statement of Changes in Net Assets (Debt)

- The "Acquisition of tangible capital assets" was almost double the "Amortization of tangible capital assets" in 2025.
- Over \$6.88M was invested in assets in 2025 using various funding sources including tax levy, user rates, reserve funds and debt.
- In general, this is an indicator that assets are being replaced faster than the useful life diminishes. Certainly a useful indication of investing in assets, a good deal of work is required to better refine all parameters of the asset management plan.
- Although this is a positive indicator, the most recent Asset Management Plan supports the need for more than \$15.7M/year in annual investment, therefore even with outside financial assistance from capital grants and the strategic use of debt, the municipality under-invested in 2025 by almost \$9M.

Statement of Cash Flows

- The statement shows an increase in cash of approximately \$3.9 million.
- This result needs to be factored with the projected increase in debt repayment for 2026 and beyond and the very significant capital expenditure requirements for the next 5+ years which will require the use of government grants (deferred revenues) and Reserve Funds which have been set aside to fund future projects.

Option #1 - Approve the Financial Statements - RECOMMENDED

- As noted, the Municipality underwent a full audit from Doane Grant Thornton LLP and has been provided an unqualified or "clean" audit.
- There were no significant concerns or incorrect financial reporting that would suggest further auditing or testing of transactions would be required.

Option #2 - Do not Approve the Financial Statements

- This would significantly impact the ability of the Municipality to complete annual reporting to the Ministry of Municipal Affairs and Housing (MMAH) for the Financial Information Return (FIR). The audited statements are used in completing the FIR to ensure that MMAH reporting provides the same year end balances.
- This would further substantially impact cash flows for the Municipality as various funding agencies require audited financial statements to be provided before grant funding is released. This includes general OMPF, Social Services operating grants and many Capital Grant applications.

What is the financial impact?

- Schedule 1 shows the Consolidated Schedule of Accumulated Surplus.
- The general fund generated a year end surplus of \$1.99M consisting of the following larger items;
 - \$350,000 OPP costs significantly below budget
 - \$250,000 Increased CWELLC funding in year (partially offset by reduced parent fees)
 - \$366,000 Recognizing Ontario Shared Service payment as revenue in the year (adjustment was made during the audit)
 - \$428,000 Interest accrual on GICs at year end (adjustment was made during the audit)
 - There are other natural variances in various departments that would also create some of the surplus as well
- Given the large surplus being carried forward, staff recommend that the entirety be allocated to the Roads, Bridges, Drainage and Sidewalks Reserve Fund as the Municipality has many significant road reconstruction projects on the horizon.

Recommendation

THAT Council receives report 140-26 regarding the 2025 Audited Financial Statements as information; and

THAT Council adopt the audited financial statements as presented; and further

THAT Council direct staff to allocate the accumulated general fund surplus of \$1,993,490 to the Roads, Bridges, Drainage and Sidewalks Reserve Fund.

Consolidated Financial Statements

The Corporation of the Municipality of
Greenstone

December 31, 2025

DRAFT FOR DISCUSSION

Statement of Administrative Responsibility

The management of The Corporation of the Municipality of Greenstone have prepared the accompanying financial statements and are responsible for their accuracy and integrity. These statements consolidate all operations for which the Municipality has legislative and financial responsibility. The financial statements have been prepared by management in accordance with the accounting principles generally accepted for the public sector as prescribed by the Public Sector Accounting Board [PSAB] of the CPA Canada.

In fulfilling its responsibilities and recognizing the limits inherent in all systems, the administration has developed and maintains a system of internal control designed to provide reasonable assurance that Municipal assets are safeguarded from loss and that the accounting records are a reliable basis for the preparation of the financial statements.

The Municipal Council reviews and approves the financial statements before such statements are submitted to the Ministry of Municipal Affairs and Housing and published for the residents of The Corporation of the Municipality of Greenstone. The external auditors have access to, and meet with Municipal Council to discuss their audit and the results of their examination.

The 2025 Financial Statements have been reported on by The Corporation of the Municipality of Greenstone's external auditors, Doane Grant Thornton LLP, the auditors appointed by Municipal Council. The independent auditor's report outlines the scope of their audit and their opinion on the presentation of the information included in the financial statements.

Mark Wright,
Chief Administrative Officer

Darcy Chapman,
Director of Corporate Services/Treasurer

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Independent Auditor's Report

To the Members of Council, Inhabitants and Ratepayers of
The Corporation of the Municipality of Greenstone

Opinion

We have audited the consolidated financial statements of The Corporation of the Municipality of Greenstone ("the Municipality"), which comprise the consolidated statement of financial position as at December 31, 2025, and the consolidated statements of operations and accumulated surplus, changes in net assets (debt), and cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly in all material respects, the financial position of The Corporation of the Municipality of Greenstone as at December 31, 2025, and its results of operations, its changes in its net assets (debt), and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Municipality in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Municipality's ability to continue as a going concern, disclosing, as applicable, matters related to a going concern and using the going concern basis of accounting unless management either intends to liquidate the Municipality or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Municipality's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Municipality's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Municipality's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Municipality to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Thunder Bay, Canada
DATE

Chartered Professional Accountants
Licensed Public Accountants

**The Corporation of the Municipality of Greenstone
Consolidated Statement of Financial Position**

As at December 31	2025	2024
	\$	\$ <i>[restated - note 1]</i>
FINANCIAL ASSETS		
Cash and cash equivalents <i>[note 5]</i>	8,983,418	5,094,488
Investments <i>[note 3]</i>	16,952,715	14,734,017
Taxes receivable <i>[note 4[a]]</i>	1,265,581	818,885
User charges receivable <i>[note 4[b]]</i>	1,176,422	1,061,484
Accounts receivable	2,026,464	1,252,994
Other assets	664,577	495,164
Loan receivable <i>[note 6]</i>	11,534,311	12,814,235
Total financial assets	42,603,488	36,271,267
LIABILITIES		
Accounts payable and accrued liabilities	2,467,636	2,869,892
Other liabilities	251,579	629,285
Deferred revenue <i>[note 7]</i>	4,811,718	3,540,506
Debt <i>[note 9]</i>	5,936,413	6,760,707
Asset retirement obligations <i>[note 10]</i>	9,435,219	9,080,672
Employee future benefits <i>[note 11]</i>	405,500	376,100
Total liabilities	23,308,065	23,257,162
NET ASSETS	19,295,423	13,014,105
NON-FINANCIAL ASSETS		
Tangible capital assets - net <i>[note 12] [schedule 2]</i>	73,260,248	70,434,941
Inventories	218,338	180,621
	73,478,586	70,615,562
Accumulated surplus <i>[schedule 1]</i>	92,774,009	83,629,667

See accompanying notes to the consolidated financial statements.

The Corporation of the Municipality of Greenstone Consolidated Statement of Operations and Accumulated Surplus

Year ended December 31

	Budget 2025 \$ [note 16]	Actual 2025 \$	Actual 2024 \$ [restated - note 1]
REVENUES [schedule 3]			
Taxation			
Residential and farm taxation	5,383,069	5,346,320	5,194,544
Commercial and industrial	14,989,297	15,237,071	14,152,131
Taxation from other governments	243,725	243,722	243,722
	20,616,091	20,827,113	19,590,397
User charges			
Water and sewer billings	5,454,900	5,188,614	5,213,302
Other fees and service charges	1,011,125	1,510,207	1,216,015
	27,082,116	27,525,934	26,019,714
Government transfers			
Government of Canada	1,936,848	466,266	6,558
Province of Ontario	5,640,835	5,827,019	4,725,407
	7,577,683	6,293,285	4,731,965
Other			
Investment income	140,000	1,360,609	1,248,272
Penalties and late payment charges	222,000	290,772	224,501
Sale of land and fuel	1,010,000	1,276,677	1,130,079
Other contributions	-	-	175,000
Trailer park fees	107,125	105,645	103,065
Licences, permits and rents	352,150	443,173	354,344
Other	360,125	1,001,906	677,214
	2,191,400	4,478,782	3,912,475
Total revenues	36,851,199	38,298,001	34,664,154

	Budget 2025 \$ [note 16]	Actual 2025 \$	Actual 2024 \$ [restated - note 1]
EXPENSES [note 13] [schedule 3]			
General government	5,393,867	3,951,423	4,722,686
Protection to persons and property	3,609,391	3,284,028	3,105,191
Transportation services	8,003,358	8,005,422	7,149,866
Environmental services	5,953,889	6,111,384	4,665,083
Health services	807,901	924,842	778,728
Social and family services	3,595,708	3,437,630	3,189,165
Recreation and cultural services	3,187,629	3,056,297	2,707,534
Planning and development	549,016	571,681	417,593
	31,100,759	29,342,707	26,735,846
NET REVENUES BEFORE UNDERNOTED ITEM	5,750,440	8,955,294	7,928,308
Gain (loss) on disposal of tangible capital assets	-	189,048	(39,790)
Annual surplus	5,750,440	9,144,342	7,888,518
Accumulated surplus, beginning of year	83,629,667	83,629,667	75,741,149
Accumulated surplus, end of year	89,380,107	92,774,009	83,629,667

See accompanying notes to the consolidated financial statements.

**The Corporation of the Municipality of Greenstone
Consolidated Statement of Changes in Net Assets
(Debt)**

Year ended December 31

	Budget 2025 \$ <i>[note 16]</i>	Actual 2025 \$	Actual 2024 \$ <i>[restated - note 1]</i>
Annual surplus	5,750,440	9,144,342	7,888,518
Acquisition of tangible capital assets	(14,928,147)	(6,882,616)	(8,102,758)
Amortization of tangible capital assets	3,995,047	3,995,047	3,947,474
Revaluation of asset retirement obligation - tangible capital assets	-	-	1,131,129
(Gain) loss on disposal of tangible capital assets	-	(189,048)	39,790
Proceeds on disposal of tangible capital assets	-	251,310	8,080
Acquisition of inventory	-	(218,338)	(180,621)
Consumption of inventory	-	180,621	145,512
Increase (decrease) in net assets	(5,182,660)	6,281,318	4,877,124
Net assets, beginning of year	13,014,105	13,014,105	8,136,981
Net assets, end of year	7,831,445	19,295,423	13,014,105

See accompanying notes to the consolidated financial statements.

The Corporation of the Municipality of Greenstone Consolidated Statement of Cash Flows

Year ended December 31	2025	2024
	\$	\$ <i>[restated - note 1]</i>
OPERATIONS		
Annual surplus	9,144,342	7,888,518
Non-cash charges		
Amortization of tangible capital assets	3,995,047	3,947,474
Accretion of asset retirement obligations	354,547	465,209
Revaluation of asset retirement obligations - tangible capital assets	-	1,131,129
Asset retirement obligation change in estimate	-	(3,231,767)
(Gain) loss on disposal of tangible capital assets	(189,048)	39,790
Employee future benefits	29,400	32,300
Accretion of interest free loan receivables	(308,991)	(308,991)
	13,025,297	9,963,662
Net change in non-cash working capital balances		
Increase in taxes receivable	(446,696)	(104,337)
Decrease (increase) in user charges receivable	(114,938)	889,186
Decrease (increase) in accounts receivable	(773,470)	5,068,560
Increase in other assets	(169,413)	(207,394)
Decrease (increase) in loan receivable	1,588,915	(4,928,137)
Decrease in accounts payable and accrued liabilities	(402,256)	(370,038)
Decrease in other liabilities	(377,706)	(333)
Increase in deferred revenue	1,271,212	1,223,888
Increase in inventories	(37,717)	(35,109)
Cash provided by operating transactions	13,563,228	11,499,948
CAPITAL		
Acquisition of tangible capital assets	(6,882,616)	(8,102,758)
Proceeds on disposal of tangible capital assets	251,310	8,080
Cash used in capital transactions	(6,631,306)	(8,094,678)
INVESTING		
Increase in investments	(2,218,698)	(4,090,468)
Cash used in investing transactions	(2,218,698)	(4,090,468)
FINANCING		
Debt principal repayments	(824,294)	(922,954)
Cash used in financing transactions	(824,294)	(922,954)
Increase (decrease) in cash and cash equivalents	3,888,930	(1,608,152)
Opening cash and cash equivalents	5,094,488	6,702,640
Closing cash and cash equivalents	8,983,418	5,094,488

See accompanying notes to the consolidated financial statements.

The Corporation of the Municipality of Greenstone Notes to the Consolidated Financial Statements

December 31, 2025

GENERAL

The Corporation of the Municipality of Greenstone is a municipality in the Province of Ontario, Canada. It conducts its operations guided by the provisions of provincial statutes such as the Municipal Act and related legislation.

1. RESTATEMENT OF PRIOR PERIOD

In a previous year, the Municipality did not correctly account for the sale of certain tangible capital assets due to exercised options to purchase with a third-party for-profit organization. As a result, the December 31, 2024 figures presented for comparative purposes have been restated from those previously reported as follows:

	As previously reported \$	Increase (decrease) \$	As restated \$
Statement of Financial Position			
Tangible capital assets	70,687,970	(253,029)	70,434,941
Loan receivable	5,041,045	7,773,190	12,814,235
Accumulated surplus	76,109,506	7,520,161	83,629,667
	151,838,521	15,040,322	166,878,843
Statement of Operations and Accumulated Operating Surplus			
Interest revenue	-	308,991	308,991
Recreation and cultural services	2,720,503	(12,969)	2,707,534
Accumulated surplus, beginning of year	68,542,948	7,198,201	75,741,149
Annual surplus	7,566,558	321,960	7,888,518
Accumulated surplus, end of year	76,109,506	7,520,161	83,629,667
	154,939,515	15,336,344	170,275,859
Statement of Changes in Net Assets			
Annual surplus	7,566,558	321,960	7,888,518
Amortization of tangible capital assets	3,960,443	(12,969)	3,947,474
Net assets, beginning of year	672,782	7,464,199	8,136,981
Net assets, end of year	5,240,915	7,773,190	13,014,105
	17,440,698	15,546,380	32,987,078
Statement of Cash Flows			
Annual surplus	7,566,558	321,960	7,888,518
Amortization of tangible capital assets	3,960,443	(12,969)	3,947,474
Accretion of interest free loan receivables	-	(308,991)	(308,991)
	11,527,001	-	11,527,001

The Corporation of the Municipality of Greenstone Notes to the Consolidated Financial Statements

December 31, 2025

2. SIGNIFICANT ACCOUNTING POLICIES

These consolidated financial statements of The Corporation of the Municipality of Greenstone are prepared by management in accordance with accounting policies generally accepted for the local government as prescribed by the Public Sector Accounting Board ("PSAB") of the CPA Canada. The more significant of these accounting policies are as follows:

[a] Basis of consolidation

Reporting entity

These consolidated financial statements reflect the assets, liabilities, revenues and expenses, and accumulated surplus of the reporting entity. The reporting entity is comprised of all organizations, local boards, and committees accountable for the administration of their financial affairs and resources to the Municipality, and which are controlled by the Municipality. Accordingly, the following is consolidated in these financial statements.

The Greenstone Public Library Board

All interfund balances and transactions have been eliminated.

Local boards

The financial activities of certain entities associated with the Municipality are not consolidated. The Municipality's contribution to these entities are recorded in the Consolidated Statement of Operations and Accumulated Surplus. The entities that are accounted for in this manner are:

Thunder Bay District Health Unit

The District of Thunder Bay Social Services Administration Board

Trust funds

Certain assets have been conveyed or assigned to the Municipality to be administered as directed by agreement or statute. The Municipality holds the assets for the benefit of and stand in fiduciary relationship to the beneficiaries, as a result, the trust funds and assets are excluded from their financial statements.

Accounting for school board transactions

The taxation, other revenues, expenses, assets and liabilities with respect to the operations of the school boards, are not reflected in these consolidated financial statements.

The Corporation of the Municipality of Greenstone Notes to the Consolidated Financial Statements

December 31, 2025

[b] Basis of accounting

Accrual accounting

The Municipality uses the accrual basis of accounting which recognizes the effect of transactions and events in the period in which the transactions and events occur, regardless of whether there has been a receipt or payment of cash or its equivalent. It recognizes a liability until the obligation or conditions underlying the liability is partly or wholly satisfied and recognizes an asset until the future economic benefit underlying the asset is partly or wholly used or lost.

Cash and cash equivalents

Cash and cash equivalents consist of cash on hand and balances in banks.

Inventories held for resale

Inventories held for resale are recorded at the lower of cost and net realizable value.

Pension and employee benefits

The Municipality accounts for its participation in the Ontario Municipal Employee Retirement System (OMERS), a multi-employer defined benefit plan, as a defined contribution plan. Obligations for sick leave under employee benefits payable are accrued as the employees render the services necessary to earn the benefits. Vacation pay and other post-employment benefits are charged to operations in the year earned.

Non-financial assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year, and are not intended for sale in the ordinary course of operations. The change in non-financial assets during the year, together with the annual surplus, provides the change in net financial assets for the year.

The Corporation of the Municipality of Greenstone Notes to the Consolidated Financial Statements

December 31, 2025

[a] Tangible capital assets

- [i] Tangible capital assets are recorded at cost less accumulated amortization and write-downs, if any. Cost includes all amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets are amortized on a straight-line basis over their estimated useful lives as follows:

Land improvements	10 to 60 years
Buildings	15 to 60 years
Landfills	23 to 83 years
Machinery and equipment	8 to 40 years
Furniture and equipment	8 to 20 years
Vehicles	9 to 25 years
Computer hardware and software	3 to 10 years
Library collection	10 years
Linear assets	
- sanitary and storm sewer	15 to 50 years
- roads	10 to 50 years
- culverts and bridges	40 to 60 years
- water distribution	30 to 60 years
- other	10 to 25 years

Annual amortization is charged for six months in the year of acquisition and no amortization is charged in the year of disposal. Assets under construction are not amortized until the asset is available for productive use, at which time they are transferred to their respective tangible capital asset categories.

[ii] Contribution of tangible capital assets

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt, and that fair value is also recorded as revenue. Similarly, transfers of assets to third parties are recorded as an expense equal to the net book value of the asset as of the date of transfer.

[iii] Tangible capital assets recognized at nominal value

Certain assets have been assigned a nominal value, because of the difficulty of determining a tenable valuation. The most significant of such assets are the Municipality's road allowances and vacant property.

[iv] Leases

Leases are classified as capital or operating leases. Leases which transfer substantially all of the benefits and risks incidental to ownership of property to the Municipality are accounted for as the acquisition of a capital asset and the incurrence of an obligation. All other leases are accounted for as operating leases and the related lease payments are charged to expenses as incurred.

The Corporation of the Municipality of Greenstone Notes to the Consolidated Financial Statements

December 31, 2025

[b] Inventories

Inventories held for consumption are recorded at the lower of cost or replacement cost.

Reserves and reserve funds

Council segregates its accumulated surplus into various categories including reserves which are specifically for future operating and capital purposes.

Taxation revenue

Taxes are recognized as assets and revenue when they meet the definition of an asset, are authorized and the taxable event occurs.

At each financial statement date, management evaluates the extent to which its taxes receivable are ultimately collectible and valuation allowances are used to reflect tax receivables at their net recoverable amount.

At each financial statement date, management evaluates the likelihood of having to repay taxes collected under tax measures that have been deemed authorized using the concept of legislative convention and recognizes a liability when required. Related refunds are accounted for in the period in which the change in estimate occurs.

Government transfers

Government transfers are transfers of monetary assets or tangible capital assets from a government to an individual, an organization or another government that are not the result of an exchange transaction, expected to be repaid in the future or expected to produce a direct financial return. Government transfers received are recognized in the financial statements as revenue when the transfers are authorized and all eligibility criteria have been met except when there is a stipulation that gives rise to an obligation that meets the definition of a liability. In that case, the transfer is recorded as a liability and recognized as revenue as the stipulations are met.

Government transfers made to a recipient by the Municipality are recorded as an expense when they are authorized and the recipient meets all eligibility criteria.

The Municipality receives Gas Tax proceeds from the Federal Government through the Association of Municipalities of Ontario. These funds, by their nature, are restricted in their use and, until applied to specific expenses are recorded as deferred revenue. Amounts applied to qualifying projects are recorded as revenue in the fiscal period they are expended.

Revenue recognition

User charges and fees are recognized as revenue in the period in which the related services are performed. Amounts collected for which the related services have yet to be performed are recognized as a liability and recognized as revenue when the related services are performed.

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The Corporation of the Municipality of Greenstone Notes to the Consolidated Financial Statements

December 31, 2025

Interest is recognized as it is earned. Investment income earned on surplus and reserve funds are reported as revenue in the period earned. Investment income earned on obligatory reserve funds is added to the fund balance and forms part of the deferred revenue balance.

Land and fuel sales are recognized as revenue in the period when the goods are delivered.

Funds received, other than government transfers and tax revenue, for specific purposes which are externally restricted by legislation, regulation or agreement and are not available for general purposes are accounted for as deferred revenue on the Consolidated Statement of Financial Position. The revenue is recognized in the Consolidated Statement of Operations and Accumulated Surplus in the year in which it is used for the specified purpose.

Financial instruments

All financial instruments are recorded at their cost or amortized cost except for portfolio investments in equity instruments quoted in an active market and derivatives which are recorded at their fair value as provided by the professional investment firm managing the portfolio with unrealized remeasurement gains and losses recorded in the statement of remeasurement gains and losses. Once realized, remeasurement gains and losses are transferred to the statement of operations. Changes in the fair value on restricted assets are recognized as a liability until the criterion attached to the restrictions has been met, upon which the gain or loss is recognized in the statement of operations. A Statement of Remeasurement Gains and Losses has not been included as there are no matters to report therein.

Transaction costs related to financial instruments measured at cost or amortized cost are added to the carrying value of the financial instrument. Transaction costs related to financial instruments recorded at their fair values are expensed as incurred.

Financial liabilities (or part of a financial liability) are removed from the statement of financial position when, and only when, they are discharged or cancelled or expire.

The Corporation of the Municipality of Greenstone Notes to the Consolidated Financial Statements

December 31, 2025

Asset retirement obligations

A liability for an asset retirement obligation is recognized when there is a legal obligation to incur retirement costs in relation to a tangible capital asset, the past transaction or event giving rise to the liability has occurred, it is expected that future economic benefits will be given up, and a reasonable estimate of the amount can be made.

The liability is measured at the Municipality's best estimate of the amount required to retire a tangible capital asset at the financial statement date. The estimate includes costs directly attributable to the asset retirement activities. The costs also include post-retirement operation, maintenance and monitoring that are an integral part of the retirement of the tangible capital asset and the costs of tangible capital assets acquired as part of asset retirement activities to the extent those assets have no alternative use.

Upon initial recognition of the liability for an asset retirement obligation, the carrying amount of the corresponding tangible capital asset is increased by the same amount. The capitalized asset retirement cost is expensed in a rational and systematic manner over the useful life of the tangible capital asset. For obligations for which there is no tangible capital asset recognized or for tangible capital assets that are no longer in productive use, the asset retirement costs are expensed immediately. Subsequently, the liability is reviewed at each financial statement reporting date and adjusted for (1) changes as a result of the passage of time with corresponding accretion expense and (2) adjusted for any revisions to the timing, amount of the original estimate of undiscounted cash flows, or the discount rate. Adjustments to the liability as a result of revisions to the timing, amount of the estimate of undiscounted cash flows or the discount rate are adjusted to the cost of the related tangible capital asset and the revised carrying amount of the related tangible capital asset is amortized except for adjustments related to tangible capital assets that are not recognized or no longer in productive use, which are expensed in the period they are incurred.

The asset retirement costs are amortized on a rational basis based on the useful life of the related asset.

A recovery related to asset retirement obligation is recognized when the recovery can be appropriately measured; reasonably estimated and it is expected that future economic benefits will be obtained. The recovery is not netted against the liability.

The Corporation of the Municipality of Greenstone Notes to the Consolidated Financial Statements

December 31, 2025

Use of estimates

The preparation of financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. These estimates and assumptions are based on management's historical experience, best knowledge of current events and actions that the Municipality may undertake in the future. Significant accounting estimates include valuation allowances for trade and water receivables, valuation allowances for taxes receivable, estimated useful lives of tangible capital assets, employee benefits payable, vested sick leave and asset retirement obligations. Actual results could differ from these estimates.

There is measurement uncertainty surrounding the estimation of liabilities for asset retirement obligations of \$9,435,219. These estimates are subject to uncertainty because of several factors including, but not limited to estimated settlement dates, estimated costs and change in the discount rate. These estimates are reviewed annually and, as adjustments become necessary, they are recorded in the period in which they become known.

Loans receivable

The Municipality recognizes a loan receivable when they assume the risks associated with, and acquire the right to receive, repayment of principal and any related payments of interest, and the amount of the loan can be reliably measured. Loans receivable are initially measured at cost. The cost of the loan receivable is the cash or value of other assets given up, or liabilities assumed in the loan transaction. Valuation allowances are used to reflect loans receivable at the lower of cost and net recoverable value. Loans receivable are reported net of their related valuation allowances on the Statement of Financial Position. Changes in valuation allowances are recognized as expenses in the Statement of Operations. If a loan is provided for in a valuation allowance, in part or in total, and recovery of the loan is subsequently assessed as likely, the valuation allowance for the loan is reduced.

Interest revenue is recognized on a loan receivable when earned. Interest revenue ceases to be accrued on a loan when the collectibility of either principal or interest is not reasonably assured. Interest is earned over the term of the loan according to the terms of the underlying agreement.

3. INVESTMENTS

Investments consist of Guaranteed Investment Certificates, maturing between 2026 - 2029 yielding rates of return between 3.80% - 5.84% and high interest savings accounts.

The Corporation of the Municipality of Greenstone
Notes to the Consolidated Financial Statements

December 31, 2025

4. TAXES AND USER CHARGES RECEIVABLE

[a] Taxes receivable

	2025	2024
	\$	\$
Property and business taxes receivable	2,495,122	2,042,631
Allowance for doubtful property and business tax arrears	(1,229,541)	(1,223,746)
1,265,581	1,265,581	818,885

[b] User charges receivable

	2025	2024
	\$	\$
Trade receivables	657,786	438,790
Water receivables	642,964	818,467
Other receivables	112,036	112,036
Allowance for doubtful trade receivables	(218,302)	(218,302)
Allowance for doubtful water receivables	(18,062)	(89,507)
1,176,422	1,176,422	1,061,484

5. CREDIT FACILITY

The Municipality has available an operating loan of \$4,000,000 for which the Municipality has provided a borrowing by-law, of which \$nil [2024 - \$nil] was borrowed at year-end. Interest on the line of credit is calculated at bank prime less 0.75% [3.70% at year-end].

6. LOAN RECEIVABLE

The loan receivable balance is comprised of two loans:

A loan receivable for \$3,452,130 [2024 - \$5,041,045] related to funding for the Geraldton water and wastewater treatment plant upgrades. It is a 5-year term loan receivable in semi-annual payments of \$557,097 including interest at 4.64%, maturing June 2029.

A loan receivable for \$8,082,181 [2024 - \$7,773,190] related to proceeds from the sale of various tangible capital assets. The gross contractual amount due is \$9,009,154 at 0% interest with full repayment due in December 2028. The loan receivable has been discounted using a 4% interest rate and interest revenue of \$308,991 [2024 - \$308,991] has been recognized in revenue.

The Corporation of the Municipality of Greenstone Notes to the Consolidated Financial Statements

December 31, 2025

7. DEFERRED REVENUE

	Government Transfer \$	Other \$	Total 2025 \$	Total 2024 \$
Obligatory reserve funds				
Unearned Gas Tax proceeds	1,493,973	-	1,493,973	1,146,429
OCIF	1,771,260	-	1,771,260	963,428
NORDS	-	-	-	281,474
Other deferred revenue				
Unearned proceeds	358,847	880,758	1,239,604	891,494
Unearned proceeds - Social Services	306,881	-	306,881	257,681
	3,930,961	880,758	4,811,718	3,540,506

The continuity of deferred revenue is as follows:

	2025 \$	2024 \$
Balance, beginning of year	3,540,506	2,316,618
Interest income	137,956	176,301
Grant proceeds - Gas tax	282,241	275,532
Grant and other proceeds	683,207	464,875
Gas tax and other revenue earned	(717,638)	(718,776)
Grant proceeds - OCIF	754,765	887,959
Grant proceeds - NORDS	130,681	137,997
Balance, end of year	4,811,718	3,540,506

8. PENSION AGREEMENTS

The plan is a defined benefit plan which specifies the amount of the retirement benefit to be received by the employees based on the length of service and rates of pay. Each year an independent actuary determines the funding status of OMERS Primary Pension Plan (the Plan) by comparing the actuarial value of invested assets to the estimated present value of all the pension benefits that members have earned to date. The most recent actuarial valuation of the Plan was conducted at December 31, 2025. The results of this valuation disclosed total actuarial liabilities of \$151,365 million with respect to benefits accrued for services with actuarial assets at that date of \$150,043 million indicating an actuarial deficit of \$1,322 million. Because OMERS is a multi-employer plan, any Plan surpluses or deficits are a joint responsibility of Ontario municipal organization and their employees. As a result, the Municipality does not recognize any share of the Plan surplus or deficit.

The amount contributed to OMERS for 2025 was \$501,231 [2024 - \$501,409] for current service.

The Corporation of the Municipality of Greenstone
Notes to the Consolidated Financial Statements

December 31, 2025

9. DEBT

[a] The balance of debt reported on the Consolidated Statement of Financial Position is made up of the following:

	2025	2024
	\$	\$
		<i>[restated - note 1]</i>
RBC		
Term loan repayable in monthly instalments of \$18,751, including interest at 2.47%, maturing October 27, 2026.	183,793	401,377
OSIFA		
Term loan repayable in monthly instalments of \$18,193, including interest at 2.85%, maturing December 1, 2035.	1,897,638	2,059,360
Debenture payable in semi-annual instalments of \$67,663 for principal and interest at 5.01%, maturing December 2032.	790,768	882,997
Debenture payable in semi-annual instalments of \$160,454 for principal and interest at 4.93%, maturing November 2031.	1,649,006	1,880,108
OMEIFA		
Debenture payable in semi-annual instalments of \$98,725 for principal and interest at 5.03%, maturing December 2034.	1,415,208	1,536,865
	5,936,413	6,760,707

[b] Principal due on debt is summarized as follows:

	\$
2026	817,585
2027	662,138
2028	691,779
2029	722,836
2030	755,348
Thereafter	2,286,727
	5,936,413

The Corporation of the Municipality of Greenstone Notes to the Consolidated Financial Statements

December 31, 2025

[c] The debt approved after January 1, 1993 have been approved by by-law. The annual principal and interest payments required to service these liabilities are within the annual debt repayment limit prescribed by the Ontario Ministry of Municipal Affairs and Housing.

[d] Total interest charges for debt reported on the Consolidated Statement of Operations and Accumulated Surplus are \$272,730 [2024 - \$308,027].

10. ASSET RETIREMENT OBLIGATIONS

The Municipality has recognized as asset retirement obligation related to closure and post-closure costs for the landfill sites and asbestos removal in various municipal-owned buildings.

A reconciliation of the aggregate carrying amount of the liability is as follows:

	2025	2024
	\$	\$
Opening balance	9,080,672	11,847,230
Accretion expense	354,547	465,209
Change in estimate	-	(3,231,767)
Closing balance	9,435,219	9,080,672

The liability is estimated using a present value technique that discounts the expected future expenditures. The discount rate used was based on own borrowing rate for liabilities with similar risks and maturity of 4.0%. The total undiscounted expenditures and the time period over which they are expected to be incurred is as follows:

	\$
2026	1,210,185
2027	358,428
2028	1,166,019
2029	276,811
2030	105,062
Thereafter	23,908,862
	27,025,367

The Municipality owns and operates four landfill sites.

The Beardmore landfill site was opened in 1974 with a capacity of 89,300 cubic meters. The Municipality is waiting for approval to extend the capacity by 60,000 cubic meters which would bring the total landfill capacity to 149,300 cubic meters. As at December 31, 2025, the remaining capacity of the site is estimated at 53,247 cubic metres representing 35.7% of the total capacity. The open site is expected to close when it reaches its capacity in 2058.

The Corporation of the Municipality of Greenstone Notes to the Consolidated Financial Statements

December 31, 2025

The Nakina landfill site was opened in 1962 with a capacity of 118,600 cubic metres. As at December 31, 2025, the remaining capacity of the site is estimated at 55,600 cubic meters representing 46.9% of the total capacity. The open site is expected to close when it reaches its capacity in 2081.

The Longlac landfill site was opened in 1997 with a capacity of 228,300 cubic meters. As at December 31, 2025, the remaining capacity of the site is estimated at 36,300 cubic meters representing 15.9% of the total capacity. The open site is expected to close when it reaches capacity in 2028.

As of December 31, 2021 the Geraldton landfill has been closed.

The closure and post-closure costs for the landfill sites are based upon best estimates by management. Post-closure care for the open landfill sites are estimated to be required for 25 years from the date of closure.

The Municipality owns and operates buildings that are known to have asbestos, which represents a health hazard if disturbed during renovations or upon demolition of the building and there is a legal obligation to remove it. The liability was measured using estimated costs to be incurred for the abatement of designated substances and hazardous building materials for each of the buildings.

11. EMPLOYEE FUTURE BENEFITS

Employee Future Benefits Liabilities

	2025	2024
	\$	\$
Employee future benefits obligation	405,500	376,100

Retirement and Other Employee Future Benefits Expenses

Current year benefit cost	83,600	88,000
Interest on accrued benefit obligation	16,200	9,800
Amortization of actuarial (gain) loss	(4,300)	(1,300)
Employee future benefits expenses	95,500	96,500
Benefit payments	(66,100)	(64,200)
Change in liability	29,400	32,300

Under the sick leave benefit plan, unused sick leave can accumulate. The Municipality recognizes these costs in the period in which the employees rendered the services. The accrued benefit liability at December 31, 2025 was determined by an actuarial valuation prepared for the year ended December 31, 2024 and extrapolated to December 31, 2025.

The Corporation of the Municipality of Greenstone Notes to the Consolidated Financial Statements

December 31, 2025

Actuarial Assumptions

The accrued benefit obligations for employee future benefit plans as at December 31, 2025 are based on actuarial valuations for accounting purposes as at December 31, 2024 and extrapolated to December 31, 2025. These actuarial valuations were based on assumptions about future events. These valuations take into account the plan changes outlined above and the economic assumptions used in these valuations are the Municipality's best estimates of expected rates of:

	2025	2024
	%	%
Wage and salary escalation	3.0	3.0
Discount on accrued benefit obligations	4.3	4.3

12. TANGIBLE CAPITAL ASSETS

Schedule 2 provides information on the tangible capital assets of the Municipality by major asset class, as well as accumulated amortization of the assets controlled.

There were no write-downs of assets during 2025 [2024 - \$nil].

Interest capitalized during 2025 was \$nil [2024 - \$nil].

There were no contributed tangible capital assets in 2025 [2024 - \$nil].

13. SEGMENTED INFORMATION

The Corporation of the Municipality of Greenstone is a diversified municipal government institution that provides a wide range of services to its citizens. The schedule of segment disclosure provides a breakdown of the annual surplus (deficit) reported on the Consolidated Statement of Operations and Accumulated Surplus by major reporting segment. The segments correspond to the major functional categories used in the Municipality's Financial Information Return, which include the following activities:

General government

General government comprises various administrative services, including Corporate Services Department, and Mayor and Council.

The Corporation of the Municipality of Greenstone Notes to the Consolidated Financial Statements

December 31, 2025

Protection to persons and property

The Protective Services Department is comprised of police services, volunteer fire services and protective services. The police services are contracted from the Ontario Provincial Police. Volunteer fire services is responsible for fire suppression, fire prevention programs, training and education related to prevention, detection or extinguishment of fires, and includes the Caramat Sector, Jellicoe Sector, Beardmore Sector, Longlac Sector, Geraldton Sector and Nakina Sector of the Greenstone Volunteer Fire Department. Protective services is responsible for the protection of the residents of the Municipality by ensuring an acceptable quality of building construction and maintenance of properties through enforcement of construction codes, building standards and by-laws; and for maintaining animal control services through the enforcement of Provincial regulations and by-laws that apply to the regulating and keeping of animals.

Transportation services

Transportation services is the delivery of a number of municipal public works services by the Public Services Department that include airports, roadways, winter control, and street lighting. Airports covers the delivery of services related to the operation and maintenance of the Municipality's two airports. Roadways covers the delivery of services related to the planning, development and maintenance of the Municipality's roadway system, including culverts and sidewalks. Winter control includes snowplowing, sanding and salting, snow removal and flood control. Street lighting includes the development of street lighting plans and the maintenance of the street lighting system.

Environmental services

Environmental services include waterworks, sanitary sewer, waste collection and disposal, and recycling. Waterworks services and sanitary sewer services are contracted from the Ontario Clean Water Agency which provides drinking water to the citizens of Greenstone, and collects and treats wastewater. The Public Services Department is responsible for waste collection and disposal and recycling and includes the collection of solid waste, operations at the various landfill sites and waste minimization programs.

Health services

Health services include public health services and ambulance services. Public health services represents the Municipality of Greenstone's contribution to the activities of the Thunder Bay District Health Unit (TBDHU). The Thunder Bay District Health Unit provides health information and prevention-related clinical services; advocates for healthy public policy; investigates reportable diseases; and upholds regulations that apply to public health. Ambulance services are contracted from the Superior North Emergency Medical Services (EMS). The EMS is responsible for providing emergency medical and ambulatory services to the residents of the District of Thunder Bay.

The Corporation of the Municipality of Greenstone Notes to the Consolidated Financial Statements

December 31, 2025

Social and family services

Social and family services include general assistance, assistance to aged persons, child care and assistance to the disabled. General assistance, assistance to aged persons, childcare and assistance to the disabled represents the Municipality's contribution to the activities of The District of Thunder Bay Social Services Administration Board (TBDSSAB). TBDSSAB is responsible for Ontario Works program delivery, childcare services and social housing.

Recreation and cultural services

Recreation and cultural services include recreation programs, parks and facilities, public library, and contributions to recreational and cultural organizations. The Community Services Department provides services that contribute to community development and sustainability through the provision of recreation and leisure programs and services such as fitness and aquatic programs. Parks and facilities is the responsibility of the Public Services Department which provides services that develop and maintain various recreational facilities, and parks and open spaces. The Greenstone Public Library system provides community access to local and global information resources that support lifelong learning, research and leisure activities. The Municipality makes contributions to various cultural and recreational organizations under specific funding programs.

Planning and development

The Planning Department provides planning and development services by managing the land and resources of the Municipality to ensure orderly community development and the efficient provision of services. The Strategic Initiatives and Economic Development Department is responsible for providing economic development services by fostering sustainability and economic growth through the sourcing of Federal and Provincial funding programs and initiatives, and the development of public and private partnerships.

For additional information see the Consolidated Schedule of Segment Disclosure (Schedule 3).

The Corporation of the Municipality of Greenstone
Notes to the Consolidated Financial Statements

December 31, 2025

14. RESERVES AND RESERVE FUNDS

The continuity of reserves and reserve funds which make up part of accumulated surplus noted in Schedule 1 is as follows:

	2025 \$	2024 \$
Reserves		
Balance, beginning of year	13,087,438	11,659,607
Increases		
Transfers from operations	5,008,024	3,044,326
Interest earned	348,834	441,895
	5,356,858	3,486,221
Decreases		
Transfers to operations	878,040	2,058,390
	878,040	2,058,390
Balance, end of year	17,566,256	13,087,438
Reserve funds		
Balance, beginning of year	16,204,769	13,940,532
Increases		
Transfers from operations	2,257,209	1,995,065
Interest earned	293,660	338,773
	2,550,869	2,333,838
Decreases		
Transfers to operations	624,105	69,601
Balance, end of year	18,131,533	16,204,769

15. DESIGNATED ASSETS

Of the financial assets reported on the Consolidated Statement of Financial Position, the Council has designated \$21.4M [2024 - \$18.6M] to support reserve funds (note 15) and obligatory reserve funds (note 8).

The Corporation of the Municipality of Greenstone Notes to the Consolidated Financial Statements

December 31, 2025

16. BUDGET FIGURES

Public Sector Accounting Standards require a comparison of the results for the period with those originally planned on the same basis as that used for actual results. The fiscal plan in the Statement of Operations and Accumulated Surplus has been adjusted to be presented on a consistent basis as actual results. Below is a reconciliation of the figures from the approved fiscal plan to the fiscal plan per the financial statements:

	Approved Fiscal Plan \$	Adjustments \$	Fiscal Plan per Financial Statements \$
Revenues			
Taxation	20,616,091	-	20,616,091
User charges	6,466,025	-	6,466,025
Government transfers	7,577,683	-	7,577,683
Other	7,414,537	(5,223,137)	2,191,400
	42,074,336	(5,223,137)	36,851,199
Expenses			
General government	5,684,545	(290,678)	5,393,867
Protection to persons and property	4,108,110	(498,719)	3,609,391
Transportation services	10,676,811	(2,673,453)	8,003,358
Environmental services	12,009,802	(6,055,913)	5,953,889
Health services	803,025	4,876	807,901
Social and family services	3,553,722	41,986	3,595,708
Recreation and cultural services	4,695,683	(1,508,054)	3,187,629
Planning and development	542,638	6,378	549,016
	42,074,336	(10,973,577)	31,100,759
Annual surplus	-	5,750,440	5,750,440
Interfund transfers	-	(4,264,664)	
Capital items	-	14,928,147	
Asset retirement obligation accretion	-	(354,547)	
Debt repayments and advances	-	(534,049)	
Amortization	-	(3,995,047)	
Sick leave liability	-	(29,400)	
Approved surplus	-	5,750,440	

The Corporation of the Municipality of Greenstone Notes to the Consolidated Financial Statements

December 31, 2025

17. CONTRACTUAL OBLIGATIONS

Ontario Clean Water Agency

In accordance with a service agreement entered into by the Municipality with the Ontario Clean Water Agency, the sewage systems are operated by the Agency. The Agency also provides for the operation of the Municipality's water supply systems. The Municipality is obligated to meet all operating and other costs related to the systems.

Included in the Consolidated Statement of Operations and Accumulated Surplus are the 2025 charges from the Agency of \$3.0M [2024 - \$2.8M].

The estimated cost for water and sewage services for 2026 is approximately \$3.1M.

18. FINANCIAL INSTRUMENTS

Classification

The following table provides the carrying amount of information of the Municipality's financial instruments by category. The maximum exposure to credit risk for the financial assets would be the carrying values shown below.

Financial Instrument	2025		2024	
	Amortized Cost/Cost	Fair Value	Amortized Cost/Cost	Fair Value
	\$	\$	\$	\$
Cash and cash equivalents	8,983,418	-	5,094,488	-
Accounts and user charges receivable	3,202,886	-	2,314,478	-
Investments	16,952,715	-	14,734,017	-
Other assets	664,577	-	495,164	-
Loan receivable	11,534,311	-	12,814,235	-
Accounts payable, accrued and other liabilities	2,719,215	-	3,499,177	-
Debt	5,936,413	-	6,760,707	-

- Level 1 fair value measurements are those derived from quoted prices in active markets for identical assets or liabilities using the last bid price;
- Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices); and
- Level 3 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The Municipality has no financial instruments recorded at fair value.

The Corporation of the Municipality of Greenstone Notes to the Consolidated Financial Statements

December 31, 2025

Risk disclosures

Credit risk

The Credit risk is the risk of financial loss to the Municipality if a debtor fails to discharge their obligation (e.g., pay the accounts receivable owing to the Municipality). The Municipality is exposed to this risk arising from its cash, investments, user charges receivable, accounts receivable, and loan receivable. The Municipality holds its cash accounts with a federally regulated chartered bank who is insured by the Canadian Deposit Insurance Corporation. In the event of default, the Municipality's cash accounts are insured up to \$100,000 [2024 - \$100,000] per account.

The Municipality's investment policy operates within the constraints of the investment guidelines laid out in the Municipal Act which puts limits on the types of investments the Municipality may invest in, lays out composition of its investment portfolio, specifies the bond quality limits and issuer type limits and general guidelines for geographical exposure. The Act permits the Municipality's funds to be invested in bonds issued by the Government of Canada or a Canadian province having a rating of A or better, or corporate investments having a rating of AAA (high) or better. It also limits its investments in pooled funds to Canadian money market funds and bond funds.

Accounts receivable is primarily due from government, and corporations and individuals. Credit risk is mitigated by the highly diversified nature of the debtors and other customers. The Municipality measures its exposure to credit risk based on how long the amounts have been outstanding. An allowance is set up based on the Municipality's historical experience regarding collections. There were no changes in exposures to credit risk during the period. The amounts outstanding at year end were as follows:

	2025					Total
	Current	31-60 Days	61-90 Days	91-120 Days	Over 120 Days	
	\$	\$	\$	\$	\$	\$
Government receivables	2,026,464		-	-	-	2,026,464
Loan receivable	557,097		-	-	10,977,214	11,534,311
User charges and other receivables	1,412,786		-	-	-	1,412,786
Total	3,996,347		-	-	10,977,214	14,973,561
Less						
Other receivable allowance	218,302		-	-	-	218,302
User charges receivable allowance	18,062		-	-	-	18,062
Net receivable	3,759,983		-	-	10,977,214	14,737,197

The Corporation of the Municipality of Greenstone Notes to the Consolidated Financial Statements

December 31, 2025

	2024					Total
	Current	31-60 Days	61-90 Days	91-120 Days	Over 120 Days	
	\$	\$	\$	\$	\$	\$
Government receivables	1,252,994		-	-	-	1,252,994
Loan receivable	557,097		-	-	12,257,138	12,814,235
User charges receivable	1,369,294		-	-	-	1,369,294
Total	3,179,385		-	-	12,257,138	15,436,523
Less						
Other receivable allowance	218,302		-	-	-	218,302
User charges receivable allowance	89,507		-	-	-	89,507
Net receivable	2,871,576		-	-	12,257,138	15,128,714

Liquidity risk

Liquidity risk is the risk that the Municipality will not be able to meet all cash outflow obligations as they come due. The Municipality mitigates this risk by monitoring cash activities and expected outflows through extensive budgeting and maintaining investments that may be converted to cash in the near-term if unexpected cash outflows arise. The following table sets out the expected maturities, representing undiscounted cash-flows of its financial liabilities:

	2025				Total
	Within 1 Year	1-2 Years	2-5 Years	Over 5 Years	
	\$	\$	\$	\$	\$
Accounts payable and accrued liabilities	2,467,636	-	-	-	2,467,636
Other liabilities	251,579	-	-	-	251,579
Debt	817,585	1,353,917	1,478,184	2,286,727	5,936,413
Total	3,536,800	1,353,917	1,478,184	2,286,727	8,655,628

	2024				Total
	Within 1 Year	1-2 Years	2-5 Years	Over 5 Years	
	\$	\$	\$	\$	\$
Accounts payable and accrued liabilities	2,869,892	-	-	-	2,869,892
Other liabilities	629,285	-	-	-	629,285
Debt	824,293	1,479,723	1,414,615	3,042,076	6,760,707
Total	4,323,470	1,479,723	1,414,615	3,042,076	10,259,884

There have been no significant changes from the previous year in the exposure to risk or policies, procedures and methods used to measure the risk.

The Corporation of the Municipality of Greenstone Notes to the Consolidated Financial Statements

December 31, 2025

Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. The Municipality operates within the constraints of the investment guidelines in the Ontario Municipal Act. The investment portfolio consists of GICs with fixed interest rates and high interest savings accounts.

Interest rate risk

Interest rate risk is the potential for financial loss caused by fluctuations in the fair value or future cash flows of financial instruments because of changes in market interest rates. The Municipality is exposed to this risk through its debt. There have been no significant changes from the previous year in the exposure to risk or policies, procedures and methods used to measure the risk.

19. COMPARATIVE FIGURES

Certain comparative figures have been reclassified to conform with current year's presentation.

DRAFT FOR DISCUSSION

**The Corporation of the Municipality of Greenstone
Schedule 1
Consolidated Schedule of Accumulated Surplus**

Year ended December 31	2025	2024
	\$	\$
		<i>[restated - note 1]</i>
Surplus (deficit)		
General fund	1,993,490	2,498,115
Library	215,053	180,984
Investment in tangible capital assets	73,260,248	70,434,941
Unfunded		
Debt	(5,936,414)	(6,760,707)
Employee future benefits	(405,500)	(376,100)
Tangible capital assets	(2,615,438)	(2,559,101)
Asset retirement obligations	(9,435,219)	(9,080,672)
Total surplus	57,076,220	54,337,460
Reserves set aside for specific purposes by Council		
For working capital	3,123,065	3,012,144
For capital expenditures	14,443,191	10,075,294
Total reserves	17,566,256	13,087,438
Reserve funds set aside for specific purposes by Council		
For future projects	18,131,533	16,204,769
Total reserve funds	18,131,533	16,204,769
Accumulated surplus	92,774,009	83,629,667

**The Corporation of the Municipality of Greenstone
Consolidated Schedule of Tangible Capital Assets**

Schedule 2

Year ended December 31, 2025

	General			Infrastructure					Totals							
	Land and Land Improvements	Buildings	Landfills	Machinery and Equipment	Furniture and Equipment	Vehicles	Computer Hardware and Software	Library Collection	Sanitary and Storm Sewer	Roads	Culverts and Bridges	Water Distribution	Other	Assets Under Construction	2025	2024
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
COST																
Balance, beginning of year	17,783,024	32,581,591	-	15,289,079	1,179,687	11,636,358	541,037	1,516,931	19,465,839	36,067,870	4,377,821	14,760,450	1,428,576	4,166,995	160,795,258	156,502,196
Add:																
Additions during the year	201,293	234,054	-	617,290	3,102	1,700,872	-	30,481	224,126	14,214	-	533,521	-	3,323,663	6,882,616	8,102,758
Less:																
Disposals during the year	-	-	-	-	-	901,610	-	-	-	-	-	-	-	-	901,610	261,591
Transfers and adjustments	-	553,169	-	-	-	-	-	-	-	-	-	269,038	-	(822,207)	-	-
Revaluation of asset retirement obligation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(3,548,105)
Balance, end of year	17,984,317	33,368,814	-	15,906,369	1,182,789	12,435,620	541,037	1,547,412	19,689,965	36,082,084	4,377,821	15,563,009	1,428,576	6,668,451	166,776,264	160,795,258
ACCUMULATED AMORTIZATION																
Balance, beginning of year	7,938,368	19,424,753	-	10,322,644	1,076,281	7,010,001	488,248	1,370,567	8,940,371	23,347,958	2,626,731	6,566,195	1,248,199	-	90,360,316	89,043,540
Add:																
Amortization during the year	333,278	517,609	-	284,055	2,021	662,140	32,967	30,743	628,080	833,101	88,714	529,230	53,109	-	3,995,047	3,947,474
Less:																
Accumulated amortization on disposals	-	-	-	-	-	839,347	-	-	-	-	-	-	-	-	839,347	213,721
Revaluation of asset retirement obligation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(2,416,976)
Balance, end of year	8,271,646	19,942,362	-	10,606,699	1,078,302	6,832,794	521,215	1,401,310	9,568,451	24,181,059	2,715,445	7,095,425	1,301,308	-	93,516,016	90,360,317
Net book value of tangible capital assets, beginning of year	9,844,656	13,156,838	-	4,966,435	103,406	4,626,357	52,789	146,364	10,525,468	12,719,912	1,751,090	8,194,255	180,377	4,166,995	70,434,942	67,458,656
Net book value of tangible capital assets, end of year	9,712,671	13,426,452	-	5,299,670	104,487	5,602,826	19,822	146,102	10,121,514	11,901,025	1,662,376	8,467,584	127,268	6,668,451	73,260,248	70,434,941

**The Corporation of the Municipality of Greenstone
Consolidated Schedule of Segment Disclosure**

Schedule 3

Year ended December 31, 2025

	General Government		Protection to Persons and Property		Transportation Services		Environmental Services		Health Services	
	2025 \$	2024 \$ [restated - note 1]	2025 \$	2024 \$ [restated - note 1]	2025 \$	2024 \$ [restated - note 1]	2025 \$	2024 \$ [restated - note 1]	2025 \$	2024 \$ [restated - note 1]
Revenues										
Taxation	20,827,113	19,590,397	-	-	-	-	-	-	-	-
Grants	2,171,100	2,035,500	-	-	528,022	755,768	888,066	-	-	-
User fees and service charges	-	-	121,806	49,313	229,993	195,248	5,891,740	5,556,849	38,723	25,684
Other revenues	1,125,608	457,304	370,550	294,051	1,391,512	1,541,461	56,457	216,621	8,570	16,914
Interest income - general	1,360,609	1,248,272	-	-	-	-	-	-	-	-
	25,484,430	23,331,473	492,356	343,364	2,149,527	2,492,477	6,836,263	5,773,470	47,293	42,598
Expenses										
Salaries, wages and employee benefits	2,010,391	1,947,025	431,568	367,247	1,762,603	1,648,039	713,258	743,125	-	-
Long-term debt charges	18,333	21,136	7,121	8,168	18,165	23,723	221,748	247,047	-	-
Materials	1,047,931	1,828,129	652,340	600,123	2,703,653	2,970,199	681,631	585,446	35,863	23,681
Contracted services	571,372	675,616	1,956,938	1,964,225	1,599,422	828,977	3,092,233	2,948,357	767,565	667,891
External transfers to others	3,979	3,618	-	-	-	-	-	-	116,538	102,058
Revaluation of asset retirement obligation	-	(45,641)	-	(52,968)	-	(144,626)	-	(1,412,824)	-	(21,386)
Accretion	12,129	14,258	9,573	12,199	20,483	27,800	235,813	312,400	4,607	5,665
Amortization	287,288	278,545	226,488	206,197	1,901,096	1,795,754	1,166,701	1,241,532	269	819
	3,951,423	4,722,686	3,284,028	3,105,191	8,005,422	7,149,866	6,111,384	4,665,083	924,842	778,728
Net revenues (expenses) before undernoted item	21,533,007	18,608,787	(2,791,672)	(2,761,827)	(5,855,895)	(4,657,389)	724,879	1,108,387	(877,549)	(736,130)
Gain (loss) on disposal of tangible capital assets	-	-	-	-	189,048	(39,790)	-	-	-	-
Annual surplus (deficit)	21,533,007	18,608,787	(2,791,672)	(2,761,827)	(5,666,847)	(4,697,179)	724,879	1,108,387	(877,549)	(736,130)

**The Corporation of the Municipality of Greenstone
Consolidated Schedule of Segment Disclosure**

Schedule 3 (continued)

Year ended December 31, 2025

	Social and Family Services		Recreation and Cultural Services		Planning and Development		Total	
	2025	2024	2025	2024	2025	2024	2025	2024
	\$	\$	\$	\$	\$	\$	\$	\$
		[restated - note 1]		[restated - note 1]		[restated - note 1]		[restated - note 1]
Revenues								
Taxation	-	-	-	-	-	-	20,827,113	19,590,397
Grants	1,988,849	1,437,154	717,248	503,543	-	-	6,293,285	4,731,965
User fees and service charges	227,122	391,335	189,436	210,888	-	-	6,698,820	6,429,317
Other revenues	4,425	28,818	98,015	102,245	63,037	6,789	3,118,174	2,664,203
Interest income - general	-	-	-	-	-	-	1,360,609	1,248,272
	2,220,396	1,857,307	1,004,699	816,676	63,037	6,789	38,298,001	34,664,154
Expenses								
Salaries, wages and employee benefits	1,779,756	1,764,303	1,292,551	1,360,259	237,029	225,986	8,227,156	8,055,984
Long-term debt charges	-	-	985	1,064	6,378	6,889	272,730	308,027
Materials	407,560	320,801	1,257,533	1,083,671	37,983	32,501	6,824,494	7,444,551
Contracted services	170,789	161,020	62,067	196,047	290,291	152,217	8,510,677	7,594,350
External transfers to others	1,037,539	915,211	-	-	-	-	1,158,056	1,020,887
Revaluation of asset retirement obligation	-	(25,364)	-	(397,827)	-	-	-	(2,100,636)
Accretion	2,739	4,027	69,203	88,860	-	-	354,547	465,209
Amortization	39,247	49,167	373,958	375,460	-	-	3,995,047	3,947,474
	3,437,630	3,189,165	3,056,297	2,707,534	571,681	417,593	29,342,707	26,735,846
Net revenues (expenses) before undernoted item	(1,217,234)	(1,331,858)	(2,051,598)	(1,890,858)	(508,644)	(410,804)	8,955,294	7,928,308
Gain (loss) on disposal of tangible capital assets	-	-	-	-	-	-	189,048	(39,790)
Annual surplus (deficit)	(1,217,234)	(1,331,858)	(2,051,598)	(1,890,858)	(508,644)	(410,804)	9,144,342	7,888,518

DRAFT FOR DISCUSSION



REPORT

To: Mayor and Council
From: Director of Human Resources
Subject: For Your Decision: Annual Health and Safety Policy Statement
Date: June 8, 2026

Issue

- Annual review of the Municipality of Greenstone's Health and Safety Policy Statement.

Facts

- The Ontario Occupational Health and Safety Act states an employer must prepare and review at least annually a written occupational health and safety policy statement.
- A policy statement is an effective way to communicate the organizations commitment to worker health and safety. Senior management attitudes, relationships between employers and workers, community interests and technology all combine to play a part in determining how health and safety are viewed and addressed in the work place.
- A clear, concise policy statement should reflect management's commitments, support and attitude to the health and safety program for the protection of workers.
- In 2025 Council directed staff to add the annual review to the Council Calendar for the month of May each year.
- The Health and Safety policy has been reviewed and is still aligned with Council's philosophy and strategic priorities.

Analysis

Option #1 Approve the Health and Safety Policy Statement for signature by the CAO as presented - **RECOMMENDED**

- In 2025 Council directed staff to add the annual review to the Council Calendar for the month of May each year.
- The policy statement meets the required legislated requirements under the Occupational Health and Safety Act.
- The statement shows that the Municipality of Greenstone is vitally interested in the health and safety of its workers.
- Mayor and Council have made Health and Safety a priority for 2026 and this Policy Statement accomplishes one of the main objectives.

Option #2 Do not approve the Health and Safety Statement as presented.

- The Health and Safety Policy Statement has not yet been reviewed for 2026. Not reviewing it would mean the Municipality would not be compliant with Legislation and not in line with Council's direction in 2025.

Recommendation

THAT Council approves the 2026 Health and Safety Policy Statement for signature by the CAO as presented

The Mayor and Council through senior management of Municipality of Greenstone is committed to providing a safe work environment, and a work environment that promotes occupational health. Preventing employees from injury or occupational disease is a major continuing objective. We are committed to providing an accident-free workplace through effective administration, education, and training. All employees must be dedicated to the continuing objectives of reporting and eliminating the “near misses” which will reduce the risk of injuries.

Our philosophy is that the well-being of the Corporation and the Community is dependent on the health and safety of our workforce. Senior management recognizes the rights of workers to work in a safe and healthy work environment and promises that every reasonable precaution will be taken for the protection of all workers and the public.

Supervisors are responsible for the health and safety of workers under their supervision. Supervisors are responsible for ensuring that all machinery and equipment required are safe and that each worker works in compliance with established practices and procedures for each piece of equipment. Workers must receive adequate training to understand and follow those practices and procedures to protect their health and safety and the health and safety of their co-workers.

All employees, contractors (subcontractors) and visitors have the responsibility to protect their own and others health and safety by working in compliance with the *Occupational Health and Safety Act*, all applicable regulations, and follow safe work practices and procedures established by the company.

We recognize that a safe work environment can be established and sustained only through a united effort by all employees, contractors (subcontractors) and visitors. We plan to work together to create a workplace that is physically and psychologically safe. We are committed to working jointly with relevant personnel, including workers, in the development and implementation of the health and safety program. The attitude and cooperation of all employees in preventing accidents will help achieve an accident-free workplace.

Everyone from the CAO to new workers is responsible for ensuring a safe and healthy workplace. Let us all work together to prevent incidents and/or accidents.

Mark Wright, CAO
Municipality of Greenstone

Date



REPORT

To: Mayor and Council
From: CAO
Subject: For Your Decision: Delegation of authority for unforeseen expenditures requiring use of contingency related to Main Street
Date: June 8, 2026

Issue

Authorization for CAO to approve change orders and temporarily use contingency for Main Street

Facts

- The Municipality of Greenstone has received approval for funding from the Province of Ontario for the rehabilitation of Main Street
- The funding agreement dictates that all change orders resulting in the need to use contingency funding must be approved by the Province
- While the Province has stated it will work to approve any cost related change orders in a reasonable time frame, depending on the size of the change order this could take days or weeks as it potentially needs to be approved by different levels
- With a project of this scale, change order approval of up to \$800,000 (1% of project) is being requested
- Should the province not provide partial/full funding the Municipality would be required to pay for the costs which could be funded from the Roads, Bridges, Drainage & Sidewalks Reserve Fund which had a balance of \$4,105,718.08 as at December 31, 2025

Analysis

Option 1 - Approve authorizing the CAO to approve change orders that have a cost and require use of contingency with an upset limit of \$800,000 - **Recommended**

- At times, change order work is time sensitive and may slow progress of the project if approvals are required by the funding agency
- In an effort to ensure work remains on target, staff are requesting approval to grant reasonable change orders prior to Provincial approval (and therefore have the risk, albeit low, of not being funded)
- This is intended as a short term signing authority to allow the project to proceed without significant delays and/or increased costs with the intention of being reimbursed by the Province
- This is not intended to replace the \$268,750 contingency allowance for items that are ineligible for funding under the Transfer Payment Agreement (TPA). That contingency would be used for items that are known to not be eligible under the TPA

Option 2 - Not approve authorizing the CAO to approve change orders that have a financial impact

- Change orders are to be expected on any project. Not authorizing the CAO (or another staff member) to authorize change orders that require use of the contingency would almost definitely delay the project and ultimately increase costs going forward
- It is expected the Province would ultimately approve the change orders (resulting in little to no cost to the Municipality) but that these approvals would be delayed.

Recommendation

THAT Council authorize the CAO to approve reasonable project change orders that have a cost and require use of contingency with an upset limit of \$800,000; and

THAT Council approve the funding of any change order costs not reimbursed by the Province from the Roads, Bridges, Drainage & Sidewalks Reserve Fund.



REPORT

To: Mayor and Council
From: Director of Planning, Communication, and Economic Development
Subject: For Your Decision: Changes to the Building Permit Fee
Date: June 8, 2026

Issue

Changes to the Building Permit Fees to reflect CPI based increases annually.

Facts

- At the May 25, 2026 Regular Meeting of Council, Council directed staff to prepare a By-Law to amend Appendix A of By-Law 01-58 as previously amended by By-Law 25-16 to include an annual CPI based increase to be implemented by March 31 each year going forward.
- A mandatory Public Meeting was held on Monday, May 25, 2026 at 6:00 p.m. at the Municipal Council Chambers.
- Required Public Notice in compliance with Section 7(6) of the Building Code Act, as amended, and Division C, - Part 1, Article 1.9, Sentence 1.9.1.2 of the Ontario Building Code O. Reg.163/24 has taken place.
- Council directed that:
 - staff prepare an amendment to the Building Permit Fee By-Law to implement a Consumer Price Index (CPI) adjustment to the Building Permit Fee Schedule for the 2026 calendar year; and
 - the amended Building Permit Fee By-Law include a provision establishing an annual automatic adjustment to building permit fees based on the annual Consumer Price Index (CPI) published by Statistics Canada in order to maintain alignment between building permit revenues and the anticipated reasonable costs of administering and enforcing the Building Code Act; and

- the by-law provide that the annual CPI adjustment be applied to the Building Permit Fee Schedule no later than March 31 of each year; and further.

Analysis

Option #1: Approve the By-Law as presented to amend By-Law 01-58 Appendix A as amended by By-Law 25-16 accordingly - **RECOMMENDED**.

- Implementing a CPI-based adjustment would represent a balanced and prudent approach that aligns with Council's previous direction, supports long-term financial sustainability of building services, and ensures gradual and predictable fee adjustments for residents and builders.
- Modest annual adjustments help avoid larger periodic increases while providing predictable and transparent fee updates for permit applicants.
- Applying the adjustment by March 31 each year allows the Municipality to use the finalized CPI value published by Statistics Canada.

Option #2: Not approve an amendment to By-Law 01-58 Appendix A to implement an annual CPI-based adjustment.

- Automatic annual increases limit Council's ability to review permit fees each year based on actual municipal financial needs, development activity, and economic conditions.
- As the Municipality does not currently impose development charges, modest annual CPI-based adjustments to building permit fees may provide a reasonable and predictable method to help offset increasing administrative and enforcement costs while continuing to support development within the community.
- Does not align with the direction previously given by Council at the May 25, 2026 Meeting.

What is the financial impact?

Implementing an automatic annual CPI adjustment within the Building Permit Fee By-Law would improve administrative efficiency and maintain alignment between permit revenues and the ongoing costs of administering and enforcing the Building Code Act.

How does this tie to the Strategic Plan?

While the project does not directly correspond to a Strategic Plan Objective, one of the Municipality's Core Values is a commitment to fiscal responsibility in all activities of the Municipality.

Recommendation

THAT Council approve By-Law xx being a By-Law to amend Appendix A of By-Law 01-58 as previously amended by By-Law 25-16.

THE CORPORATION OF THE MUNICIPALITY OF GREENSTONE

BY-LAW 26-XX

Being a By-Law to amend By-Law 01-58, the Building By-Law, as amended by By-Law 25-16, to establish a Building Permit Fee Schedule for the Corporation of the Municipality of Greenstone.

WHEREAS Section 391(1) of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, authorizes a municipality to impose fees or charges on persons for services or activities provided or done by or on behalf of it;

AND WHEREAS Section 7 of the *Building Code Act, 1992*, S.O. 1992, c.23, as amended, authorizes a municipality to pass by-laws respecting the charging of fees for the administration and enforcement of the Act;

AND WHEREAS Council of the Corporation of the Municipality of Greenstone enacted By-Law 01-58, as amended by By-Law 25-16 to establish Building Permit Fees;

AND WHEREAS a mandatory Public Meeting was held on Monday, May 25, 2026, regarding proposed amendments to the Building Permit Fee Schedule to implement an annual Consumer Price Index (CPI) adjustment;

AND WHEREAS Council deems it necessary and expedient to amend By-Law 01-58, as amended, to provide for annual automatic adjustments to Building Permit Fees based on the annual Consumer Price Index (CPI) published by Statistics Canada in order to maintain alignment between building permit revenues and the anticipated reasonable costs of administering and enforcing the Building Code Act;

NOW THEREFORE THE CORPORATION OF THE MUNICIPALITY OF GREENSTONE ENACTS AS FOLLOWS:

1. **THAT** By-Law 01-58, as amended by By-Law 25-16, is hereby amended to include the following provision:
“The Building Permit Fee Schedule attached as Appendix ‘A’ shall be automatically adjusted annually based on the annual Consumer Price Index (CPI) as published by Statistics Canada.

The annual CPI adjustment shall be applied to all building permit fees no later than March 31 of each calendar year.

The Chief Building Official or designate is authorized to administratively update Appendix ‘A’ to reflect the annual CPI adjustment without requiring a further amending by-law, provided that the adjusted fee schedule shall be made available to the public.”

2. **THAT** all other provisions of By-Law 01-58, as amended, shall remain in full force and effect.
3. **THAT** this By-Law shall come into force and effect upon the final passing thereof.

PASSED and **ENACTED** this 8th day of June 2026.

Kristina Miousse, Clerk

Matthew Donovan, Deputy-Mayor



COUNCIL REPORT

To: Mayor and Council
From: Councillor Koning
Subject: GANRAC Meeting – May 13, 2026
Date: June 8, 2026

Presentation of the Kenogami Forest Report for last year

- Terrace Bay mill is still idle, no prospective buyer at this time
- Harvest levels on the Unit are far below the planned harvesting
- No new primary or branch roads are planned
- 855 km of road was maintained last year
- 3 million seedlings were planted, silviculture is still going on
- Current fibre users: Lecours, Nakina mill, Resolute
- The forest audit was completed, focused on directives related to identified issues on the forest or in the FMP
- An amendment has been proposed to decommission water crossings on the Jackfish branch road due to road use strategies and to protect Indigenous cultural values

Ogoki Audit

- There were 6 non-compliance issues found during the audit
- The issues will be resolved after discussion on how best to address each issue

Other News:

- The Blueberry bridge at km 24 is getting repairs this year



COUNCIL REPORT

To: Mayor and Council
From: Councillor Koning
Subject: OPP Detachment Board Meeting May 22, 2026
Date: June 8, 2026

- First order of business was to elect a new chair for the Board, Marcel Donio of Bingwi Neyaashi Anishnaabek was elected for the position
- First quarter of 2026 policing report: assaults up, increase in thefts, increase in fraud (rise in phone scams). Top violation groups: failure to comply, assaults, thefts, break and enters, provincial statutes.
- Other policing news: 4 more recruits as of May 4, 2 more coming on June 1; the detachment is looking ahead at increased patrolling once the Ring of Fire is developed, they are looking at the possibility of partnering with NAPS; they are receiving questions from the public about the use of the building in Longlac as a jail.
- The Board was presented with the 2026 Action Plan for this detachment.
- The plan includes: increased patrols, including foot patrols; training and mentorship for the recruits; road safety; youth programming; reduction in victimization (reminding the public to lock cars, etc.); offender management.
- The detachment will be at its full capacity of officers in June



COUNCIL REPORT

To: Mayor and Council
From: Councillor Koning
Subject: Superior Country Meeting – May 7, 2026
Date: June 8, 2026

This meeting addressed the following items:

- Finalization of the budget for the upcoming marketing year
- Budget is projected to be a deficit budget due to the unknown visitation of American visitors to the area
- However, the organization is in good financial shape despite the potential of a deficit spending year
- Dan presented the marketing initiatives for the year to the Board
- Two communities are now employing Superior Country to administer their marketing budgets under their MAT initiative
- A new marketing idea is to market to the other states that lie in proximity to our area – Michigan, Upper Michigan, Ohio. This should help the Greenstone area in particular attract more outdoor tourists



GREENSTONE COUNCIL CALENDAR

JANUARY

- Planning Report

FEBRUARY

- Report on Taxes Receivable from the Treasurer
- Report to Council on Annual Review of Municipal Emergency Response Plan by CEMC
- Disposal of Municipal Assets Report
- Presentation: Ontario Clean Water Agency Quarterly Operations Report Q4
- Reporting of Council Directions

MARCH

- Reserve Transfers
- Loomex Group Annual Report
- Annual Report of Reserve and Reserve Funds
- Annual Report on Fees and Costs of Administering and Enforcing the Building Code Act s.7 (4)

APRIL

- Investment Report – Due annually per Policy. Shall include outline of investments held by the Municipality
- Identified Performance Expectations – Performance Management Policy 22-36
- Planning Report

MAY

- Semi-annual Complaints Report (Reported every 6 months)
- Auditor's Presentation of Annual Audit (Dependant on Auditor's availability)
- Annual Review of Workplace Anti-Violence, Harassment and Sexual Harassment Policy
- Annual Review of Annual Health and Safety Policy Statement
- Presentation: Ontario Clean Water Agency Quarterly Operations Report Q1
- Reporting of Council Directions

JUNE

- Review of Asset Management Process – Due by July 1 of each year as per Strategic Asset Management Policy 19-22
- Review the Reconciliation Action Plan
- Succession Plan Update

JULY

- Planning Report

AUGUST

- January – June Variance Report
- Identified Performance Expectations – Performance Management Policy 22-36
- Presentation: Ontario Clean Water Agency Quarterly Operations Report Q2
- Reporting of Council Directions

SEPTEMBER

- Budget Schedule

OCTOBER

- Planning Report

NOVEMBER

- Identified Performance Expectations – Performance Management Policy 22-36 (Election Year)
- Semi-annual Complaints Report
- July – September Variance Report
- CAO Performance Assessment Review (Election Year)
- Presentation: Ontario Clean Water Agency Quarterly Operations Report Q3
- Reporting of Council Directions
- Fees and Charges By-Law

DECEMBER

- Report to Council on After Action Report from Emergency Exercises
- Annual Integrity Commissioner Report
- Temporary Borrowing By-Law
- CAO Performance Expectations - Performance Management Policy 22-36
- Review the Reconciliation Action Plan
- Succession Plan Update
- Interim Tax Billing Report
- Committee of Adjustment By-Law

THE CORPORATION OF THE MUNICIPALITY OF GREENSTONE

BY-LAW 26-XX

A By-Law to confirm the proceedings of a meeting of Council for the 8th day of June 2026

WHEREAS Subsection 5(1) of the *Municipal Act, 2001*, c. 25, as amended, provides that the powers of a municipality shall be exercised by its Council;

AND WHEREAS Subsection 5(3) of the said *Act*, as amended, provides that a municipal power shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS Council considers it appropriate to confirm and adopt its proceedings and actions at this meeting by by-law;

NOW THEREFORE The Council of The Corporation of the Municipality of Greenstone **ENACTS AS FOLLOWS:**

1. **THAT** the actions of the Council of The Corporation of the Municipality of Greenstone at its meeting held on June 8, 2026 in respect to each report, motion, resolution or other action recorded and taken by the Council at its said meeting, except where the prior approval of any Board, Tribunal or other authority is by law required, are hereby adopted, ratified, enacted and confirmed as if all such proceedings and actions had been expressly embodied in this By-Law.
2. **THAT** the Mayor and the proper officials of The Corporation of the Municipality of Greenstone are authorized and directed to do all things necessary to give effect to the said proceedings and actions of the Council as referred to in Section 1 hereof and the Clerk is authorized and directed to affix the Corporate seal of the Municipality to any documents which require it.
3. **THAT** this By-Law comes into force on the date it is passed.

ENACTED AND PASSED this 8th day of June, 2026.

Kristina Miousse, Clerk

Matthew Donovan, Deputy Mayor